



RICS®

AWARDS
2026

Hong Kong

Winners

Showcasing professional excellence across the built environment

A message from the Chair of the Judging Panel

'As Chair of the Judging Panel for the RICS Hong Kong Awards, I am truly honoured to be part of recognising the outstanding achievements across our industry. This year's submissions reflect not only a high level of professionalism and innovation, but also a genuine commitment to shaping a more sustainable and resilient built environment.

I have been particularly encouraged to see how participants continue to push boundaries while upholding strong ethical standards, even amid evolving challenges. These awards celebrate more than excellence - they highlight the positive impact our professionals are making on society and inspire the next generation to continue driving meaningful progress in our industry.'

Ada Fung FRICS

RICS APAC World Regional Board Member, Hong Kong Regional Advisory Board Chair;
Chief Operating Officer, Head of Advisory Services, CBRE Hong Kong



Judging Panel Members



Wong On Wa, Edward
Deputy Director of Architectural
Services, Architectural Services
Department



Ir Jason Cheung
Project Manager, Hip Hing
Construction Company Limited



Lily Chiu Lee - Lee, JP
Deputy Director (Specialist),
Lands Department



Mark K F Hahn MRICS
Director, Henderson Property
Agency General Manager, Sales 2
Department, Henderson Land



Wendy Gan MRICS
Chairman of Campus
Development and Planning
Committee, Council of the
University of Hong Kong



Graeme Torre MRICS
Chief Executive, HK Central,
Hongkong Land



John Saunders FRICS
Executive Director & Chief Investment
Officer, Link Asset Management
Limited



Ling Lam FRICS
Consultant, North Asia,
Rider Levett Bucknall



**Prof. Ng Shiu Tong Thomas
FRICS**
Provost-designate and Chair
Professor of Sustainable
Development, Hong Kong
Metropolitan University



Prof. Isabelle Chan MRICS
Associate Dean (Teaching and Learning),
Faculty of Architecture; Director of
BSc(Surveying); Associate Professor,
Department of Real Estate and
Construction, The University of Hong Kong



Hon Ar. Julia Lau
Legco Councillor; President, The Hong
Kong Institute of Architects (HKIA); Director
/ Architect / Urban Planner, Urbantraces
Ltd; Justice of The Peace (HKSAR)



**Ma Suk Ching Mabelle
MRICS**
Chief Development Officer,
Swire Properties Limited



Steven Yiu MRICS
Executive Director,
Airport Operations,
Airport Authority

Lifetime Achievement Award



Recipient

Philip LO FRICS

Mr. Philip Lo is a Steward of the Hong Kong Jockey Club. He is the former Chairman of Rider Levett Bucknall China and Hong Kong, and had served as Rider Levett Bucknall Global Board Chairman from 2013 to 2015. Philip is a Fellow of RICS and sat on the RICS UK Management Board from 2011 to 2016, alongside his extensive leadership roles within RICS Hong Kong. Apart from his involvement with the Hong Kong Jockey Club, his commitment to public service remains strong through his current key roles with the Hong Kong Housing Authority and the Hong Kong Housing Society, and as an Adjunct Professor in the Department of Real Estate and Construction at The University of Hong Kong.

Lifetime Achievement Award



Hong Kong



AWARDS
2026

Project Award Categories



Winner



Jones Lang LaSalle Management Services Limited - The Bay Hub

The Bay Hub management team, led by Jones Lang LaSalle Management Services Limited (JLL), has demonstrated exceptional excellence in Strategy Asset Repositioning in Kowloon East CBD2. By implementing a comprehensive rebranding strategy and modernizing facilities through innovative Turnkey Solutions, we transformed a traditional financial center into a vibrant tech hub. Their focus on ESG - driven, cost - effective management propelled occupancy from 43% to 64%, securing 190,000 sq. ft. of new leases despite a challenging market. This remarkable turnaround underscores JLL's excellence in property management and establishes a new industry benchmark for driving value through sustainable asset evolution.

Commercial Property Project of the Year



Hong Kong



AWARDS
2026

Winner



Hong Kong Housing Authority – Diamond Hill Water Feature Park

The Diamond Hill Water Feature Park in Hong Kong exemplifies excellence in Corporate Social Responsibility by transforming a former squatter settlement into a 2.76 - hectare "urban living room". Led by the Housing Department, the project team integrated environmental stewardship with social value by converting a flood channel into a vibrant ecosystem using sustainable filtration technology. By relocating the "Three Treasures of Tai Hom" and creating the "Bruce Lee Path," the park preserves local heritage for future generations. This "people - oriented" approach, shaped by community workshops, fosters social cohesion and ecological resilience.

Corporate Social Responsibility Project of the Year



Hong Kong



AWARDS
2026

Team Award Categories



Winner



JLL - Office Leasing Advisory Team

JLL's Office Leasing Advisory team had a record - breaking year, advising on all three largest new letting transactions in Hong Kong – one in Kowloon and the two largest Central new lettings in the past 20 years. The team completed 520 transactions, totaling 4.88M sq. ft. This unprecedented success led to a 38% share of total transactions and these landmark transactions represented a turning point sentiment and Hong Kong's overall office market, with a return to rental growth in core areas.

Agency Team of the Year



Hong Kong



AWARDS
2026

Winner



Architectural Services Department & China State Construction Engineering (Hong Kong) Limited – Design and Construction of Chinese Medicine Hospital and Government Chinese Medicines Testing Institute in Hong Kong

The nominated team, led by China State Construction Engineering (Hong Kong) Limited and the Architectural Services Department, is recognized for delivering Hong Kong's first Chinese Medicine Hospital (CMH) and Government Chinese Medicines Testing Institute. By pioneering the CSIM Modular Hospital Series and integrating 7D BIM with the C - Smart platform, the team successfully delivered a complex, 400 - bed facility using advanced Modular Integrated Construction (MiC). This project deserves recognition for its ground-breaking innovation, achieving a BEAM Plus Provisional Platinum rating, and establishing a new global benchmark for sustainable, high - precision healthcare infrastructure through collaborative "One Team" excellence.

Construction Project Management Team of the Year



Hong Kong



AWARDS
2026

Winner



Facilities Management Team of the Year

Hang Seng Bank Limited & JLL

"Surveyors for Managing Sustainable Excellence" The Hang Seng Bank Headquarters, a 27-storey tower built in 1991, underwent a major renovation achieving LEED Platinum, BEAM Plus, WELL Gold, and HKIS BSA + accreditation. The true challenge lay beyond construction: sustaining next - generation ESG features in daily operations. Our FM team, comprising Surveyors as "Building Health Carers and Doctors" - embedded innovation into daily stewardship. We integrated WELL, ISO 14001, and ISO 45001 into a single operational blueprint. Through AI - driven HVAC optimisation, microalgae CO₂ removal, Energized Pedal, and cloud - based lighting controls, we transformed an aged building into a living, learning building of sustainable excellence.



Hong Kong



AWARDS
2026

Winner



Facilities Management Team of the Year

Swire Properties Management Limited - Citygate - Driving Excellence
in Facilities Management through Exemplary Sustainability Strategy

Citygate has demonstrated outstanding facilities management by integrating building performance, user satisfaction and community impact into a unified strategy. Through AI - driven energy management, retro - commissioning, plant optimisation and other efficiency initiatives, Citygate strengthened operational performance and long - term resilience, earning the ASHRAE Technology Award 2025/26. User satisfaction was enhanced through longstanding IAQ Excellent Class achievement, Smart IAQ monitoring with transparent real - time air quality information, and tenant engagement programmes including the Green Performance Pledge and Green Kitchen Initiative. Community impact was advanced through biodiversity programmes and climate resilience measures, reflecting innovation, professionalism and sustainable placemaking.



Hong Kong



AWARDS
2026

Winner

AIRSIDE

Nan Fung Property Management – AIRSIDE

AIRSIDE is a premier 1.9 million sq. ft. mixed - use landmark in Kowloon, integrating a Grade A office tower and retail podium with a sustainable, “Wholeness” urban - lifestyle concept. Our property management team is the driving force behind this vision. To ensure operational excellence by overseeing smart building systems, managing eco-conscious initiatives like urban farming, and curating vibrant cultural spaces. Through diligent tenant engagement, sustainability monitoring, and seamless daily operations, the team maintains a safe, efficient, and welcoming environment. By harmonizing innovation with community - focused service, our team sustains AIRSIDE as a resilient, world - class hub for art, nature, and commerce.

Property Management Team of the Year



Hong Kong



AWARDS
2026

Winner



Housing Department, HKSAR (Quantity Surveying Section) -
SmartCOST+ (Construction Cost Data Management Platform)

The Quantity Surveying Section of the Housing Department develops a one-stop construction cost data management solution – SmartCOST+ which pioneers a revolutionary shift in quantity surveying practice. The platform transforms two decades of construction data, serving as the Hong Kong's largest housing construction cost database. Further, its powerful automated tools relieve professionals of exhausting manual work. As a major highlight, it expedites pre-tender pricing from days to just 15 minutes. By synthesizing data with dynamic cost analysis, the system empowers surveyors to be strategic value - creator. SmartCOST+ doesn't just digitize workflows; it secures a sustainable, AI-ready future for next - generation quantity surveyors.

Quantity Surveying Team of the Year



Hong Kong



AWARDS
2026

Winner



Architectural Services Department & Yau Lee Construction Company Limited – The Light Public Housing at Vacant School Premises (St. Joseph / Holm Glad / Ma Kam Chan)

Project Management Branch 2 of the Architectural Services Department alongside the contractors and multidisciplinary professionals with expertise, successfully delivered the Light Public Housing at Vacant School Premises. This landmark adaptive reuse project transformed three disused campuses into dignified homes for over 1,350 residents. By systematically reconfiguring institutional grids into inclusive, high - quality living environments, the team addressed urgent housing needs with unprecedented speed. The project is deserving of recognition for its seamless integration of technical innovation, economic responsibility, and community - centric design, establishing a sophisticated, replicable model for revitalizing aging urban assets while prioritizing resident dignity and social value.

Refurbishment / Revitalisation Team of the Year



Hong Kong



AWARDS
2026

Winner

ARUP

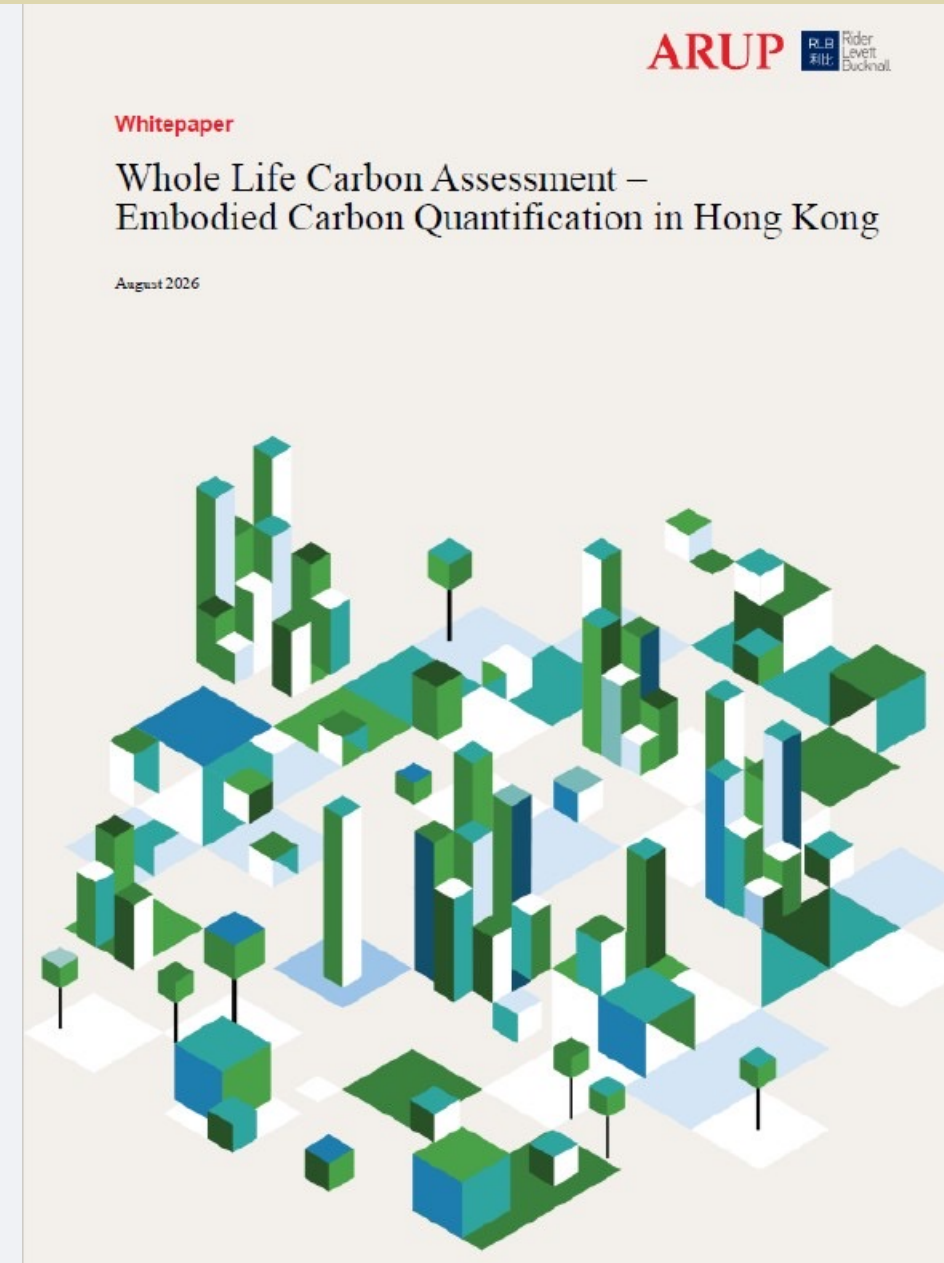
x

RLB
利比
Rider
Levett
Bucknall

Rider Levett Bucknall + Arup - Whole Life Carbon Assessment - Embodied Carbon Intensity Framework in Hong Kong and Mainland China

The built environment accounts for nearly 40% of global carbon emissions, arising from both embodied and operational sources across buildings. Meaningful carbon reduction therefore requires a clear understanding of how emissions are distributed across individual building elements. In response, Arup and Rider Levett Bucknall jointly undertook Hong Kong's first comprehensive study to quantify embodied carbon across all major building components, including substructure, superstructure, envelope, space planning, MEP systems, and external works. By extending assessment boundaries beyond structural elements alone, this research fills a critical data gap and establishes a robust foundation for evidence-based carbon reduction strategies in the region.

Research Team of the Year



ARUP

RLB
利比
Rider
Levett
Bucknall

Hong Kong



AWARDS
2026

Winner



Valuation Team of the Year

Cushman & Wakefield - Masterminds Behind Development:
Shaping Hong Kong's Future With Valuation Expertise

Cushman & Wakefield's Valuation Team is helping Hong Kong build a future-ready city driven by sustainability, innovation, and lasting value. With 35 years of Greater China presence, we partner with the Hong Kong Government and private - sector visionaries to shape the infrastructure and public services that matter - spanning transport, utilities, healthcare facilities, and urban renewal. As a total solution hub, we connect end-to-end expertise across valuation, advisory, ESG, financing and feasibility to turn ambition into action. In 2025, we reinforced our market leadership, including #1 in Hong Kong valuation team size, RICS professionals, and key valuation market share.



Hong Kong



AWARDS
2026

Special Category Awards



Winner



Alibaba Group Holding Limited, Cushman & Wakefield – Anchoring the Global Digital Hub: Alibaba & Ant Group's Overseas Headquarters at One Causeway Bay, facilitated by Cushman & Wakefield

Cushman & Wakefield successfully facilitated the HK\$7.2 billion acquisition of One Causeway Bay, the largest office asset transaction in Hong Kong since 2021. By leveraging long - term vendor relationships, unique resources, extensive coverage of global technology and fintech leaders, deep market expertise, and strategic advisory, this landmark deal marks a new chapter for Hong Kong's real estate market and demonstrates the city's appeal to international technology companies seeking headquarters facilities. Adhering to RICS standards, C&W maintained professionalism and integrity throughout, showcasing expertise, extensive client reach, and long - term commitment to clients, the industry and the future of Hong Kong.

Best Deal of the Year



Hong Kong



AWARDS
2026

Winner



Jones Lang LaSalle Limited - JLL Capital Markets: Brookfield Asset Management and Uni - China Group Strategic Acquisition of Tsing Yi Industrial Site

JLL Capital Markets demonstrated unrivaled market leadership by orchestrating a HK\$660 million landmark transaction that outperformed a stagnant industrial sector. JLL occupied a unique position as the sole intermediary aligning divergent sentiments of three industry titans: alternative asset management giant Brookfield, HK-based conglomerate Swire, and prominent local operator Uni-China Group. The team overcame immense structural hurdles, bridging the gap between a global investor's cautious sentiment and a major corporate seller's requirement for a premium exit in low liquidity. By architecting a complex Joint Venture, JLL transformed a traditional sale into a high-yield infrastructure platform, securing 100% occupancy and unlocking capital.

Best Deal of the Year



Hong Kong



AWARDS
2026

Winner



Architectural Services Department - Advancing Net Zero - Toilet Blocks at Pet Garden of Central and Western District Promenade

Toilet Blocks at C&W Promenade have been reimagined as vibrant, user - friendly public utilities, sustainability and innovation. Featuring unisex facilities, kid-friendly toilets and water bottle fillers, it fosters inclusivity while enhancing wellness with natural ventilation and daylights. Using low - carbon materials and passive design, the project achieves a 60% reduction in embodied carbon, while renewable energy systems like AIPV walkable solar panels and wind turbines cutting operational carbon emissions by 70%, aligning with Hong Kong's sustainability goals. Collaboration with local research institutes on 3D-printed concrete benches further highlights its innovation, setting a new benchmark for sustainable urban public spaces in Hong Kong.

Environmental Impact Award



Hong Kong



AWARDS 2026

Winner



Savills Property Management Limited - Kingston International Centre

Kingston International Centre (KIC), managed by Savills Property Management Limited, transformed a conventional Grade A office building into a high-performing sustainable ecosystem. Achieving BEAM Plus Existing Buildings v2.0 Final Platinum (95/100), KIC integrated circular biochar production, Black Soldier Fly bioconversion, vertical greening, and a LoRaWAN-enabled IoT platform to embed measurable ESG performance into daily operations. In 2025 alone, the project conserved over 11 million litres of water, diverted organic waste, and reduced reactive maintenance by 15%. Independently verified outcomes, structured governance, and scalable innovation make KIC a benchmark for sustainable asset transformation.

Environmental Impact Award



Hong Kong



AWARDS
2026

Winner



Savills Property Management Limited – Savills Smart Control Hub

Savills Smart Control Hub is a flagship PropTech platform that transforms property management through a fully integrated, AI-and IoT-enabled operating model. Launched in 2023 and aligned with the HKSAR Government's Smart City Blueprint, SCH centralises real-time monitoring, predictive risk management and professional incident response into a scalable, auditable ecosystem. By enabling safe and compliant unmanned building operations, SCH addresses labour shortages, rising costs and regulatory pressures while enhancing safety and resilience. Supported by strong professional governance, cross - functional collaboration and a clear innovation roadmap, SCH delivers measurable cost savings, improved risk control and data-driven asset optimisation across diverse building portfolios.

PropTech Innovation of the Year



Hong Kong



AWARDS
2026

Individual Awards



Winner

Jason Leung MRICS

Assistant Research Director, Head of Land and Housing Research, Our Hong Kong Foundation

Jason Leung MRICS, is Assistant Research Director and Head of Land and Housing Research at Our Hong Kong Foundation. His work has influenced Hong Kong's built environment across multiple fronts - from reshaping housing policy and streamlining development procedures to advancing the execution and financing of the Northern Metropolis. His private housing completion forecasts have consistently outperformed official government projections, establishing him as a trusted authority in the market. A regular media commentator and active contributor to the surveying profession and student community, Jason exemplifies the highest standards of professionalism, analytical rigour, and impactful thought leadership.

Emerging Achiever of the Year



Hong Kong



AWARDS
2026

Winner

Lee Ming Kiu, Owen MRICS

Resident Engineer, AECOM

Ir LEE Ming Kiu, Owen MRICS, FCInstCES, is a pioneering Chartered Civil Engineering Surveyor who has showcased outstanding excellence in geospatial engineering. As Resident Engineer on Hong Kong's largest rock cavern project (STSTW Caverns), he invented the groundbreaking Drill-to-BIM Approach, achieving real-time clash-free digital twinning with 95% accuracy during live drill-and-blast operations. This innovation delivered zero abortive works, dramatically improved safety, and enabled concurrent physical and digital construction. Recognised with the CICES Civil Engineering Surveyor of the Year 2025 and the Construction Industry Outstanding Young Person Award 2025, Ir Lee exemplifies professionalism, innovation, and leadership in advancing the surveying profession.

Emerging Achiever of the Year



Hong Kong



AWARDS
2026

Winner

Kathy Lee

Head of Research and Retail Consultancy,
Colliers

Kathy Lee is a recognised leader in Hong Kong's built environment, with over 20 years of experience spanning urban planning, property research and retail advisory. As Executive Director and Head of Research & Retail Consultancy at Colliers Hong Kong, she bridges policy, market intelligence and delivery to address complex urban challenges. Her work has shaped outcomes in senior living, student accommodation, retail-led regeneration and strategic land-use planning, while championing diversity, mentoring future professionals and advancing ESG-led thinking. Kathy demonstrates how rigorous analysis, ethical judgement and inclusive leadership can translate insight into resilient, people-centred urban solutions.

Woman of the Built Environment Award



Hong Kong



AWARDS
2026

Highly Commended



AWARDS
2026

Highly Commended

CBRE

CBRE Advisory Hong Kong Limited - Capital Markets

CBRE's Capital Markets team is a market leader in both transaction volume and productivity. Comprising 20 real estate professionals, the team completed 52 sale transactions and 46 referral deals in 2025 across leasing, advisory, and valuation mandates. Moving beyond traditional large-scale commercial sales, the team has evolved into a highly diversified, full-service platform spanning hospitality, student housing conversions, receivership assignments, luxury residential, educational leasing, car park disposals, and capital advisory, including fundraising and joint ventures. Leveraging CBRE's extensive global network, the team consistently delivers optimal client outcomes through innovative, out-of-the-box solutions.

Agency Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



CBRE Advisory Hong Kong Limited - Office Leasing

CBRE's Office Leasing Team exemplifies the qualities of an RICS Agency Team of the Year through exceptional professionalism, collaboration, innovation, and sustainable impact. Despite unprecedented and challenging market, the team completed 420 transactions totalling nearly 3 million sf, supporting 285 clients globally with trusted, ethical, research-backed insights and evidence-based advice. Multidisciplinary collaboration enables the successful delivery of complex mandates and many marquee landlord representation projects, while innovative, data - driven strategies and Green Lease Consultancy advance ESG outcomes. Guided by an integrated solutions mindset, the team consistently delivers optimal results across functions, setting a benchmark for excellence in the industry.

Agency Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



tmtplaza

tmtplaza under Sino Group is nominated for Commercial Property Project of the Year for its landmark repositioning in 2025. As the largest mall in the Northwest New Territories, tmtplaza redefined market positioning and community engagement through the launch of tmtpl commons, a 10,000+ sq. ft. rooftop sports sanctuary, wellness anchors like EFX24 gym, and high-profile festive IP campaigns. Achieving 98% occupancy, record-breaking footfall, and measurable ESG milestones, the project exemplifies innovative management, sustainable operation, and commercial success—setting a new benchmark for excellence in Hong Kong's property sector.

Commercial Property Project of the Year



Hong Kong



AWARDS
2026

Highly Commended

Construction Project Management Team of the Year



Architectural Services Department & Hip Hing Engineering Company Limited – Expansion of the Legislative Council Complex

This is the first building expansion in Hong Kong to construct Modular Integrated Construction (MiC) modules on top of an existing structure while keeping the building fully operational. The high-profile project expands the Legislative Council Complex to accommodate an increase in Members from 70 to 90.

Architectural Services Department is the project manager, and Hip Hing Engineering Company Limited is the Design and Build main contractor. With current office space supporting only 75 Members, the Complex faces a critical shortage. The expansion adds about 12,000 sqm GFA and achieves 36% overall MiC adoption with 88% applied to new Members' Offices.



Hong Kong



AWARDS
2026

Highly Commended

Construction Project Management Team of the Year



Hong Kong Housing Authority - Diamond Hill Comprehensive Development Area

The Diamond Hill Comprehensive Development Area (CDA) is a landmark urban regeneration development that transformed the former Tai Hom Village into a sustainable and multi-functional modern community. The Project Management Team showcased excellence through an “Inclusive Leadership” framework, harmonizing eight government departments and the MTRC. By integrating the “Three Treasures” heritage conservation with “multi-layer” urban planning - placing a vibrant park atop transit infrastructure - the team optimized land scarcity and connectivity. The project redefines public housing, merging technology with human - centric co - creation to deliver a resilient, culturally rich community that sets a global benchmark for professional surveying and management standards.



Hong Kong



AWARDS
2026

Highly Commended

Construction Project Management Team of the Year

WHEELOCK
PROPERTIES
會德豐地產

WE 偉工建築有限公司
WECON CONSTRUCTION & ENGINEERING LTD.

Wheelock Properties (Hong Kong) Limited, Wecon Construction & Engineering Limited – Spring Garden

Spring Garden is a benchmark for the surveying profession, proving that professional resilience can turn a crisis into a strength. Through RICS - standard leadership, a “One Team” culture, and a commitment to “Wellness” sustainability, the team delivered a cost-effective, high-quality landmark. It stands as a beacon of how commercial stewardship and architectural triumph can coexist to provide long-term value for the developer, residents, and the Hong Kong community.



Hong Kong



AWARDS
2026

Highly Commended

Corporate Social Responsibility Project of the Year



Active Real Estate National Advisory Services Limited – Sports Real Estate platform

Sports Real Estate platform can do more than activate space, it can activate lives. Acting as a facilitator and enabler, ARENAS connected landlords, NGOs and sports organisations to unlock latent social value within urban assets. Through City Runners and the Wartime Historical Walk, under-utilised spaces became inclusive community infrastructure, delivering health, connection and resilience at scale. By embedding physical activity into daily environments, the project proved that social value and asset value are complementary. This Sports Real Estate Platform promotes a professional model of repurposing before rebuilding, creating shared value through places. As the project affirms, “ Sports Shape Lives ! ”



Hong Kong



AWARDS
2026

Highly Commended

Dr Douglas Au FRICS

Associate Director, Mace Limited

Dr Douglas Au FRICS is Associate Director at Mace Consult and Cost and Contracts Lead for CEDD's Northern Metropolis PMO. He has delivered quantity surveying, cost management, contract advisory, claims, BIM and commercial leadership services for public and private clients. His portfolio spans cultural venues, residential and commercial developments, healthcare facilities, civil works and regional programmes. Douglas combines quantity surveying excellence with BIM innovation, contract expertise, sustainability and education. He is a CIC-Certified BIM Manager, BEAM Pro, RICS APC Chairman and university lecturer. Through measurable achievements and dedicated service to the profession, Douglas exemplifies the qualities of an Emerging Achiever.

Emerging Achiever of the Year



Hong Kong



AWARDS
2026

Highly Commended

Jonas Wong MRICS

Senior Director, Planning & Land Advisory Services, Knight Frank

Jonas Wong is an emerging leader who transforms complex land challenges into exceptional social outcomes. Armed with a strong sustainability mindset and cross-disciplinary expertise forged across Knight Frank's Capital Markets and Planning & Land Advisory Services teams, he combines commercial sharpness with technical excellence and purpose-driven thinking. Over the past decade, Jonas has achieved an aggregate reduction of HK\$2.3 billion in land premium and waiver fees, handled over 50 land applications, and played a pivotal role in urban renewal as a valuer, mediator, volunteer and auctioneer. By embracing technology and collaboration, he is driving meaningful change for the surveying profession.

Emerging Achiever of the Year



Hong Kong



AWARDS
2026

Highly Commended

Environmental Impact Award



Savills Property Management Limited

Savills Property Management Limited has demonstrated exceptional leadership in sustainable urban infrastructure through the V-ZAP™ Bio - engineering Sewage Solution. By replacing carbon - intensive mechanical cleaning with an automated in-situ biological treatment system, the project advances environmentally responsible facilities management. This 100% natural, locally produced solution has delivered measurable outcomes, including a 92% reduction in operational carbon emissions, a 95% reduction in freshwater consumption, and a 70% reduction in air quality complaints. Through strategic integration of IoT technology and biotechnology, Savills advances circular economy principles, enhances occupant well-being, and strengthens long-term asset resilience. These achievements make the initiative a strong exemplar of Awards.



Hong Kong



Highly Commended



Hospital Authority – Creating a Safe and Reliable Healing Environment through Transformative Facility Management

The Hospital Authority is responsible for managing public hospitals services in Hong Kong since December 1991, including 43 hospitals and institutions, 49 Specialist Out - patient Clinics and 74 Family Medicine Clinics, serving over 7 million population. Its facility management (FM) team has pioneered a transformative approach to hospital operations, ensuring safe, reliable, and patient - centered environments. By integrating innovation, sustainability, and resilience into daily practice, the team safeguards lifesaving services through robust risk management and contingency planning. With “Invest-to-Save” strategies, digital transformation, advanced technologies, and a strong safety culture, the FM team exemplifies excellence in healthcare facility management.

Facilities Management Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



Jones Lang LaSalle Management Services Limited – Montego Bay

JLL's Montego Bay Property Management Team transformed Yau Tong's former industrial district into a premium residential community under our guiding principle "Sense the unspoken, design unbroken." We overcame community challenges including cement plant removal, adjacent construction disturbance, road flooding, and coastal concerns, while securing improved public transport links. Supported by triple ISO certifications, in-house PropTech, AI, and robotic innovations, 100% ESG framework completion delivers proven energy savings, enhanced safety resilience, and thoughtful warm resident services for the elderly and vulnerable. Our scalable practices uphold RICS standards and create lasting public value for the Yau Tong community.

Property Management Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



Jones Lang LaSalle Management Services Limited

The JLLMS IT, PropTech and Innovation Committee co-developed HK's first Water Tank Cleaning Robot with HKPC and Versatech - eliminating dangerous human entry into confined water tanks. With 300+ industry attendees, it delivers zero-risk cleaning, full regulatory compliance, and measurable cost savings. Now deployed across JLL's Hong Kong portfolio - including Grand Homm and Bank of America Tower. It replaces inconsistent manual work with standardised, auditable, HD-monitored operations. Recognised by Ming Pao, TVB, and JLL's 2025/26 Best Innovation Award, this solution proves property professionals can lead ethical, scalable PropTech that protects people, water, and assets. A true triple win: safety, quality, sustainability.

PropTech Innovation of the Year



Hong Kong



AWARDS
2026

Highly Commended

PropTech Innovation of the Year



TRANSCENDENCE Company Limited – Smart Fire Services Inspection
with AI

This AI-powered fire safety inspection system, led by Ir Simon Ng of Transcendence Company, integrates proprietary algorithms with handheld SLAM scanners to automatically identify building components in 3D point cloud models, extract spatial coordinates, and compare as-built conditions with design drawings to generate reports. The innovation significantly reduces on-site inspection time, enhances accuracy, minimizes human error, and boosts operational efficiency by 30%, marking a major advancement in Hong Kong's fire safety management practices and earning industry recognition for smart fire safety technologies.



Hong Kong



Highly Commended



Architectural Services Department – Light Public Housing project

The Quantity Surveying Branch (QSB) of the Architectural Services Department specializes in cost and contract management, supporting the delivery of the fast-tracked Light Public Housing project. Staying dynamic and agile, QSB has adopted a range of innovative measures, including pioneering direct procurement of MiC modules and piloting an AI-driven Payment Assessment System for post-contract administration. Our forward-looking approach, cross - disciplinary teamwork, and commitment to digital transformation have successfully addressed policy directives and community needs. This also demonstrates QSB's excellence in professionalism, collaboration, innovation, and support for the sustainable development of the QS profession and the local construction industry.

Quantity Surveying Team of the Year



Hong Kong



AWARDS
2026

Highly Commended

Quantity Surveying Team of the Year



Rider Levett Bucknall Ltd.

An award-winning independent QS consultant, RLB demonstrates sustained excellence through recognised industry achievements, project accolades and individual honours, together with active participation in sector initiatives and leadership roles within professional institutions. Guided by its Values-Truth, Trust, Together and Tomorrow - RLB brings together multidisciplinary expertise to deliver cost-effective, timely and high-quality services. Distinction is further reinforced through digital innovation, including AI-enabled cost intelligence, and a strong sustainability focus evidenced by measurable carbon reduction and green building achievements. With a people-first culture and commitment to developing future talent, RLB continues to create lasting value for clients, communities and the built environment.



Hong Kong



AWARDS
2026

Highly Commended



Jones Lang LaSalle Limited – The Law Society of Hong Kong
Office Refurbishment Project

This nomination recognises the effective delivery of a thoughtfully fit-out space that redefines the traditional office by combining functionality with a welcoming membership and staff working environment. Delivered by a multidisciplinary team, the project showcases excellence in design, project management, and cost tracking. Through strong collaboration with stakeholders, the team balanced operational needs with an engaging, flexible, and high-quality member-facing space. Sustainability, user experience, and long - term value were central to the approach, resulting in a revitalized environment that supports collaboration, community building, and hybrid engagement while meeting programme, budget, and performance objectives.

Refurbishment / Revitalisation Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



Link Asset Management Limited, Prime Up Consultants Limited - Asset Enhancement Works at Yat Tung Shopping Centre

Link initiated the revitalization of Yat Tung Shopping Centre, appointing Prime Up Consultants to transform the 193,000 sq. ft. hub into a vibrant, modern destination. The professional team strategically reconfigured retail layouts to capture contemporary needs while modernizing aging infrastructure. Key enhancements included upgraded façades, improved accessibility, and refined interior spaces, all designed to reverse declining foot traffic and elevate the community retail experience. This project reflects a commitment to sustainable development and social responsibility. By integrating energy - efficient design, the project aligned with Link's environmental goals. This holistic approach ensures the asset remains a resilient, inclusive, and eco - friendly commercial hub.

Refurbishment / Revitalisation Team of the Year



Hong Kong



AWARDS
2026

Highly Commended

CBRE

CBRE Limited - Asia Pacific Research

Based in Hong Kong for more than 25 years, CBRE Asia Pacific Research applies multidisciplinary professional expertise in fields including real estate, financial modeling, valuation and economics to serve as primary and highly regarded source of intelligence on the regional commercial real estate market. In 2025, the team provided data-led insights, market forecasting, and deep local intelligence across a diverse range of sectors including office, logistics, retail, capital markets and data centres as well as emerging hot topics such as sustainability and AI, solving complex problems and providing innovative solutions for property occupiers, investors and other key stakeholders.

Research Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



Colliers x Hassell - Research Report: Senior Living in Dense Cities

The Colliers – Hassell Research Team demonstrated excellence by reframing senior living from a welfare typology into essential urban infrastructure that can be delivered in dense cities. Their 2026 white paper, “Senior Living in Dense Cities: Building Dignity and Choice”, combines real estate analysis, policy interpretation, lived - experience research and design-led prototyping to move the debate from aspiration to implementation. The research identifies our “missing middle” in senior housing and translates regulatory constraints into five investment - grade, vertically stacked prototypes with clear delivery pathways. It gained cross-sector validation, major media coverage and follow-on collaboration invitations, demonstrating thought leadership with tangible market and public-interest impact.

Research Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



CBRE Hong Kong Advisory Limited - Valuation and Advisory Services

CBRE HK Valuation & Advisory team has demonstrated exceptional resilience, innovation, and professionalism amid a year of economic uncertainty and market volatility, successfully delivering over 15,000 assignments valued at over HKD1.4 trillion. The Team involved in major projects aligned with government's significant policies, such as the Northern Metropolis and the Hostels in the City Scheme, acting as a bridge between the public and private sectors. The establishment of comprehensive ESG Services under VAS has incorporated deep sustainability analysis into the entire valuation workflow. The Team's steadfast commitment to client-centric solutions and sustainable practices continues to set new benchmarks in the industry.

Valuation Team of the Year



Hong Kong



AWARDS
2026

Highly Commended



Jones Lang LaSalle Limited

JLL's Hong Kong Value and Risk Advisory team is nominated for its outstanding professionalism, innovation and impact across complex valuation assignments. In 2025, the team delivered landmark outcomes in dispute resolution, transaction support, digital transformation and public - interest analysis, helping clients navigate critical decisions with confidence. From resolving a long - running rating appeal and supporting major acquisitions to building Easi-Val, a valuer - led digital platform that expanded coverage and improved productivity, the team consistently combined technical rigour with forward - looking thinking. Their work also extended beyond traditional valuation, applying data and GIS insight to support more informed and inclusive community planning.

Valuation Team of the Year



Hong Kong



AWARDS
2026

Thank you to our sponsors

Headline sponsor



Premium sponsor



Cocktail partner



Agency partner



Silver sponsors



Supported by





RICS®

AWARDS
2026

Hong Kong

Winners

Showcasing professional excellence across the built environment