Terrace is located at the heart of an old and established district in urban Hong Kong. The challenge was to respect, sustain and complement the existing urban pattern of open space and traffic and circulation systems. Nesting through the development is a series of public landscaped terraces. Lifts and stairs form part of an elaborate and efficient route that links the two plateaus of the sloping site and allows 24-hour pedestrian access through it. The journey is a pleasant and surprising one, almost like an oasis and a maze combined. Environmental comfort has not been neglected; the apartments are configured so that they all face predominantly north and south—despite a very difficult site. Overlooking between apartments is effectively avoided, so occupants have the option of pulling back blinds for daylight. And, despite the small unit size, most living areas are capable of being cross-ventilated.

Both Verbena Heights and Hollywood Terrace were designed for the Hong Kong Housing Society—a provider of cheap and affordable housing. Little advanced technology or gadgets are employed but identity and dignity are provided through sustainable design.