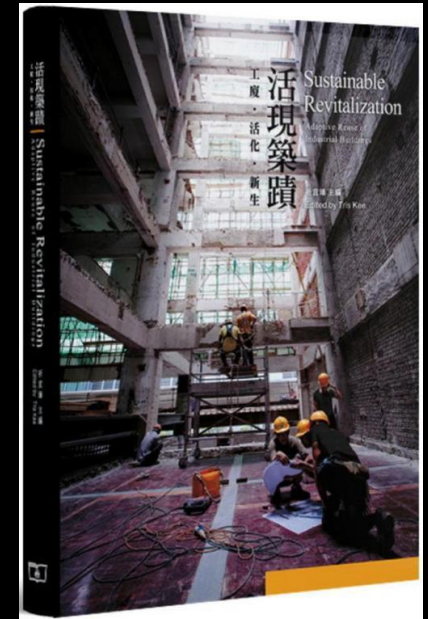


# International Real Estate Society (IRES) – Global Women in Real Estate (GWIRE) Spring Session Meeting”

Adaptive re-use/Conversion of old buildings

21 May 2024



## Sustainable Revitalization: Adaptive Reuse of Industrial Buildings

by Dr. Tris Kee

Associate Professor

Department of Building and Real Estate

The Hong Kong Polytechnic University (PolyU)



International Real Estate Society (IRES) –  
Global Women in Real Estate (GWIRE)  
Spring Session Meeting



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學

20240521

Dr. Tris Kee

- Registered Architect & HKIA Member
- Authorized Person in HK
- PhD in Architecture, M.Arch, B.Arch
- HKIDA, HKICON, RAIC member
- 2011 HK/SZ Architecture Biennale co-curator
  - used old industrial buildings for adaptive reuse
- - Publication on adaptive reuse “Tai O Police Station”, We Own the City

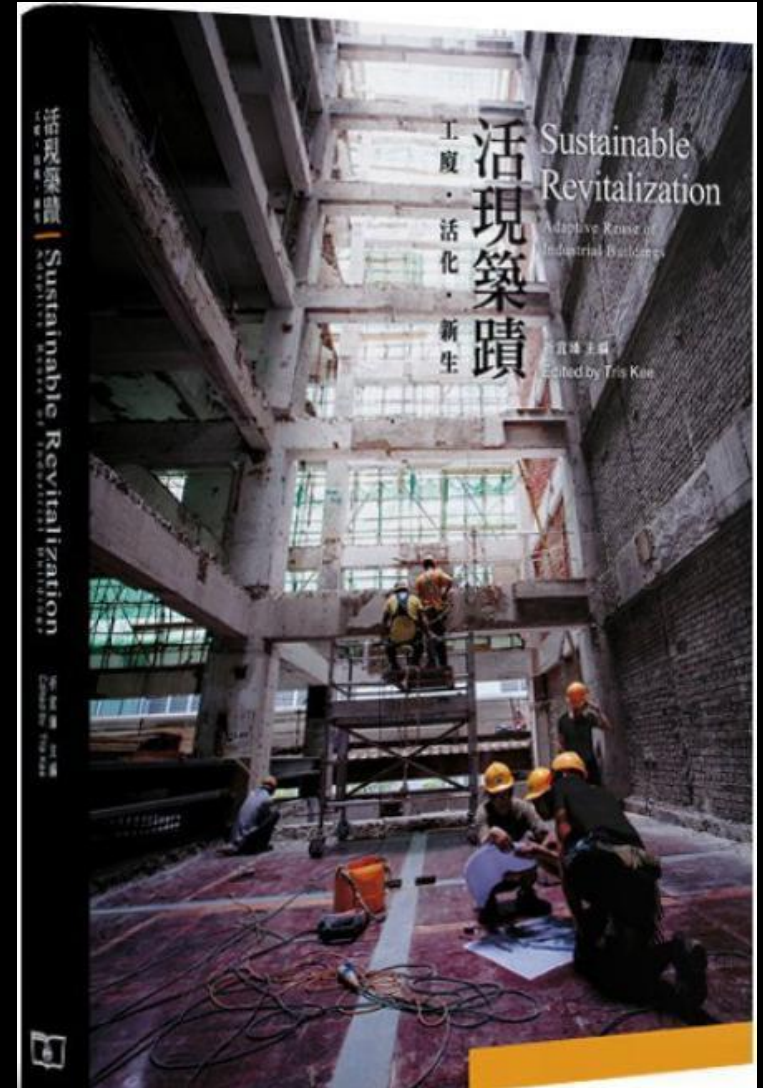


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- 活現築蹟 -- 工廈 . 活化 . 新生
- Sustainable Revitalization: Adaptive Reuse of Industrial Building
- Dr KEE Yee Chun Tristance
- Book Publication Date 2019
- ISBN 9789620765582
- Commercial PRESS
- Kee, T., Chung, T., Lee, H., & Ho, P. P. (2019). Sustainable Revitalization—Adaptive Reuse of Industrial Buildings: 活現築蹟--工廈 活化 新生. In Sustainable Revitalization—Adaptive Reuse of Industrial Buildings: 活現築蹟--工廈 活化 新生. Commercial Press of Hong Kong.



# Publications on adaptive reuse In Sustainable Development

**Sustainable Development** 

RESEARCH ARTICLE

## Adaptive reuse of heritage architecture and its external effects on sustainable built environment—Hedonic pricing model and case studies in Hong Kong

Tris Kee  Kwong Wing Chau

First published: 13 September 2020 | <https://doi.org/10.1002/sd.2108> | Citations: 7

**Funding information:** Research Grants Council of the Hong Kong Administrative Region, China, Grant/Award Number: UGC/IDS25/16

[Read the full text >](#)  PDF  TOOLS  SHARE

Abstract

[Kee, T., & Chau, K. W. \(2020\). Adaptive reuse of heritage architecture and its external effects on sustainable built environment—Hedonic pricing model and case studies in Hong Kong. \*Sustainable Development\*, 28\(6\), 1597-1608.](#)

[Kee, T., & Chau, K. W. \(2020\). Economic sustainability of heritage conservation in Hong Kong: The impact of heritage buildings on adjacent property prices. \*Sustainable Development\*, 28\(1\), 308-319.](#)

[Kee, T. \(2019\). Sustainable adaptive reuse—economic impact of cultural heritage. \*Journal of Cultural Heritage Management and Sustainable Development\*, 9\(2\), 165-183.](#)

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**Sustainable Development** 

RESEARCH ARTICLE

## Economic sustainability of heritage conservation in Hong Kong: The impact of heritage buildings on adjacent property prices

Tristance Kee  K.W. Chau 

First published: 19 November 2019 | <https://doi.org/10.1002/sd.2004> | Citations: 5

**Journal of Cultural Heritage Management and Sustainable Development**

Sustainable adaptive reuse - economic impact of cultural heritage  
Tris Kee,

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1- Background – Heritage conservation and adaptive reuse in Hong Kong

2- HK Industrial Heritage – an under-researched area

3- A case study of adaptive reuse in Hong Kong



# Contributors – adaptive reuse experts in Hong Kong

Academics + Conservation Experts + Practitioners

HKU, ACP, CUHK, NUS, Commercial Press, URA, Dev B. HKSAR



## Background – Heritage conservation and adaptive reuse in Hong Kong



Currently there are 1444 historic buildings that are categorized as historic buildings under Antiquity Advisory Board

Categories under AAB:

- Declared Monument
- Grade 1: Buildings of outstanding merit; every effort should be made to preserve if possible
- Grade 2 : Buildings of special merit; efforts should be made to selectively preserve
- Grade 3 : Buildings of some merit; preservation in some form would be desirable and alternative means should be considered if preservation is not practicable

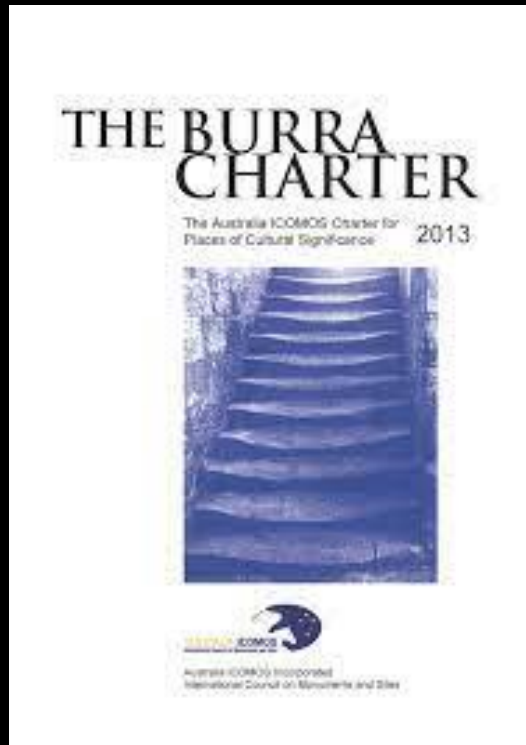
Under Venice Charter, Burra Charter: different practices on Preservation, conservation, Adaptive Reuse.

Preservation – eg. Retain original structure and function of the building, ie. Temples

Adaptive Reuse – eg. Use of new function in an existing building envelop

# My research interest in adaptive reuse

1. study impact of heritage preservation on adjacent community
2. examine major attributes to HK. adaptive reuse in architectural, urban, social, aesthetic, economic etc. and cultural significance (using Burra Charter)
3. Explore Industrial Heritage possibilities through literature and exhibiltons



# Case studies from Hong Kong

Total 8 Case Studies  
4 HK Case Studies



Blue House



7 Malory Street



Lui Seng Chun



JCCAC

## Case studies

- 4 Overseas Case Studies



**Lingotto** building in Turin - once housed a car factory built by Italian automotive company Fiat and today houses the administrative headquarters of the manufacturer and a multipurpose centre by architect Renzo Piano



**Ghirardelli Square** is a landmark public square with shops and restaurants and a 5-star hotel in the Marina area of San Francisco



The largest slaughterhouse in Shanghai at the time, **Shanghai 1933** now is a **creative hub of culture and art**

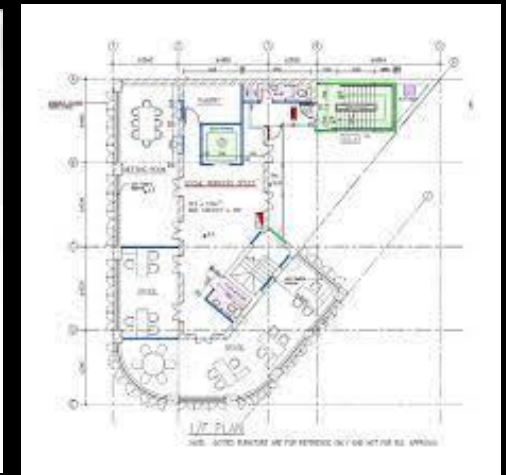


**Boat Quay** next to the Central Business District is home to many waterfront dining establishments

## – Concepts of Adaptive Reuse

- shifting paradigm change on heritage conservation
- explores HK unique typologies – Tong Lau, Industrial heritage ...monuments

- How to define Values – cultural, architectural, aesthetic, social
- what is adaptive reuse? How? Why? Where?



## HK Industrial Heritage – an under-researched area

Factories development in HK since 1950's

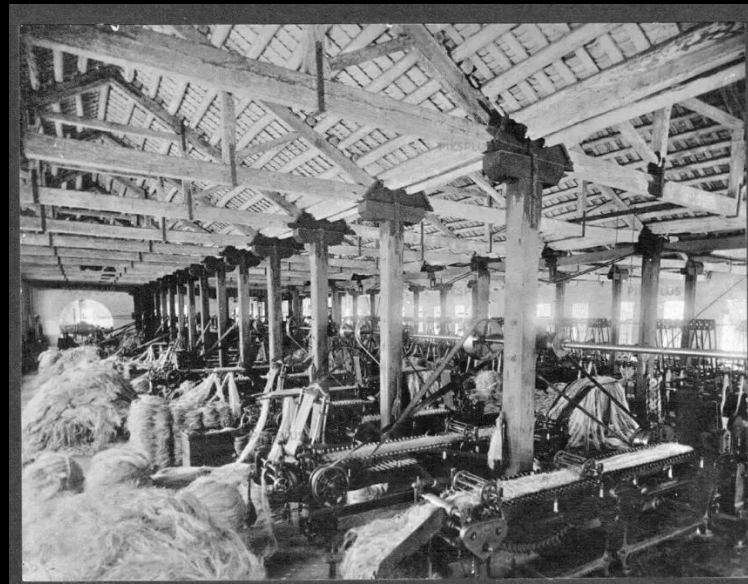
90's development and major shift of use in HK factories

Recent Revitalization projects – The Mills, Central Market



## HK Industrial Heritage

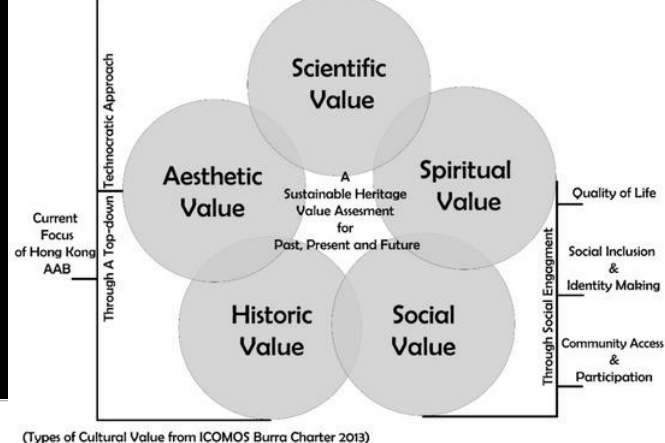
HK factory building typologies – varied and fascinating








ROPE FACTORY  
HONG KONG, CHINA

# HK Industrial Heritage

## Values and significance Former factories vs active estates



The former factory estates were:

Name and location	Notes	References	Photographs
<p>Chai Wan Factory Estate (柴灣工廠大廈)</p> <p><a href="#">22.264738°N 114.236419°E</a></p>	<p>Built in 1959. The second factory estate built in Hong Kong by the Public Works Department after Cheung Sha Wan Factory Estate. Listed as a <a href="#">Grade II historic building</a> in 2013.<sup>[7]</sup> No lift. 5-storey building with 378 units.<sup>[3]</sup> The estate was renovated and reopened in 2016 as the residential <a href="#">Wah Ha Estate</a> (華廈邨),<sup>[8]</sup> with 187 apartments.<sup>[9]</sup></p>		
<p>Cheung Sha Wan Factory Estate (長沙灣工廠大廈)</p> <p><a href="#">22.335637°N 114.157249°E</a></p>	<p>Built between 1957 and 1965. Block 1 was demolished in 1990. The remaining 5 blocks were demolished in 2006.</p>		
<p>Jordan Valley Factory Estate (佐敦谷工廠大廈)</p> <p><a href="#">22.323053°N 114.216742°E</a></p>	<p>Built in 1959. Demolished in 2005. Now the site of the Ngau Tau Kok Bus Terminus.<sup>[10]</sup></p>		
<p>Kowloon Bay Factory Estate (九龍灣工廠大廈)</p> <p><a href="#">22.316555°N 114.213735°E</a></p>	<p>Built in 1975.<sup>[4]</sup> Two seven-storey blocks. No lift. A total of 807 units, each of a standard size of 24 m<sup>2</sup>. Vacating completed in 2010.<sup>[11]</sup> Demolished.</p>		
<p>Kwai Chung Factory Estate (葵涌工廠大廈)</p> <p><a href="#">22.368643°N 114.130809°E</a></p>	<p>Built between 1966 and 1973. Four 7-storey blocks, which were located directly adjacent to the <a href="#">Kwai Chung Estate</a>.<sup>[7][12]</sup> Demolished in 2001. The site is now part of the redeveloped Kwai Chung Estate, occupied by Pak Kwai House (百葵樓) and Hop Kwai House (合葵樓), completed in 2008.</p>	<p><a href="#">picture</a> <a href="#">picture</a></p>	
<p>Kwun Tong Factory Estate (觀塘工廠大廈)</p> <p><a href="#">22.315054°N 114.217147°E</a></p>	<p>Built in 1966. Two seven-storey blocks. No lift. A total of 817 units, each of a standard size of 24 m<sup>2</sup>.<sup>[13]</sup> Vacating completed in 2008.<sup>[14]</sup> Demolished in 2008.</p>		

# Chapter 5 = HK Industrial Heritage

## Active estates

### Active estates [\[edit\]](#)

The following factory estates, owned by the Hong Kong Housing Authority, are still active as of January 2014:<sup>[21]</sup>

Name and location	Notes	References	Photographs
<p>Chun Shing Factory Estate (晉昇工廠大廈) Kwai Fuk Road, Kwai Chung <a href="#">22.36111°N 114.119713°E</a></p>	<p>Built in 1982. 1 block. 26 storeys.<sup>[22]</sup> 1,646 factory units. Total floor area: 41,079 m<sup>2</sup>. With lift service.<sup>[5]</sup></p>		
<p>Hoi Tai Factory Estate (開泰工廠大廈) Kin Fat Street, Tuen Mun <a href="#">22.399547°N 113.968565°E</a></p>	<p>Built in 1982. 1,764 factory units. Total floor area: 44,663 m<sup>2</sup>. With lift service.<sup>[5]</sup></p>		
<p>Kwai On Factory Estate (葵安工廠大廈) Tai Lin Pai Road, Kwai Chung <a href="#">22.360571°N 114.132995°E</a></p>	<p>Built in 1979. 766 factory units. Total floor area: 19,210 m<sup>2</sup>. With lift service.<sup>[5]</sup></p>		
<p>Sui Fai Factory Estate (穗輝工廠大廈) Shan Mei Street, Fo Tan <a href="#">22.396348°N 114.193697°E</a></p>	<p>Built in 1982. 1,597 factory units. Total floor area: 41,725 m<sup>2</sup>. With lift service.<sup>[5]</sup></p>		
<p>Wang Cheong Factory Estate (宏昌工廠大廈) Lai Chi Kok Road, Cheung Sha Wan <a href="#">22.333965°N 114.15205°E</a></p>	<p>Built in 1984. 1,020 factory units. Total floor area: 26,648 m<sup>2</sup>. With lift service.<sup>[5]</sup></p>		

## Adaptive reuse of Industrial Heritage – a case study in Hong Kong

The revitalization of industrial buildings - in areas under the urban renewal project

Kwun Tong, Sham Shui Po and Kwai Chung

### Observation

The scheme of revitalization of industrial buildings was announced by the Government of Hong Kong in the 2009-2010 Policy address

The aims of the scheme is to provide more floor spaces for suitable uses in order to meet Hong Kong's changing social and economical needs. It aims to redevelop unused and affordable industrial buildings into space for new businesses - "six pillar industries"



## Effective or not?

Luen Tai Industries Building 2012 – 2017



## Value added ?

Some elements of green

Community engagement

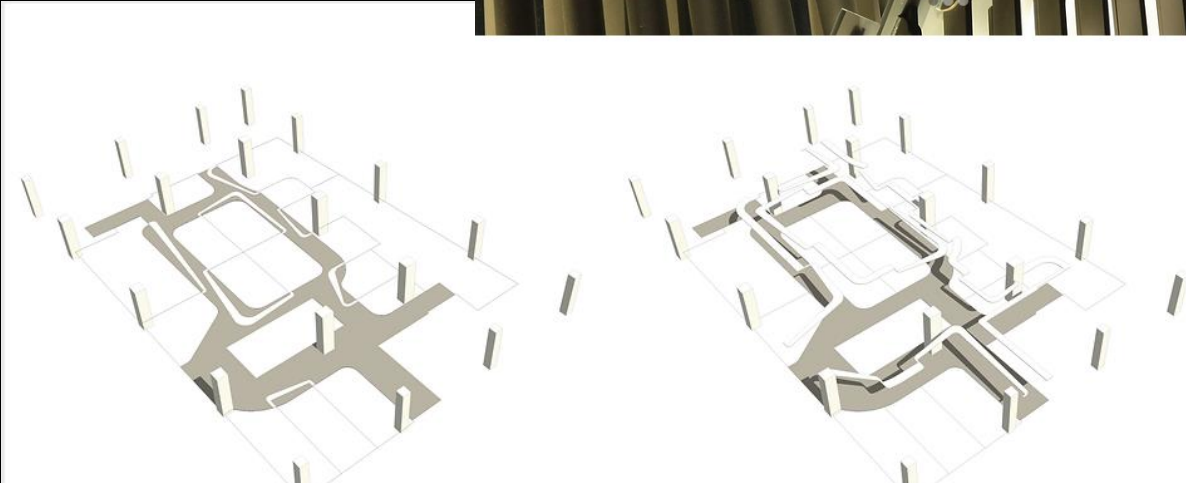
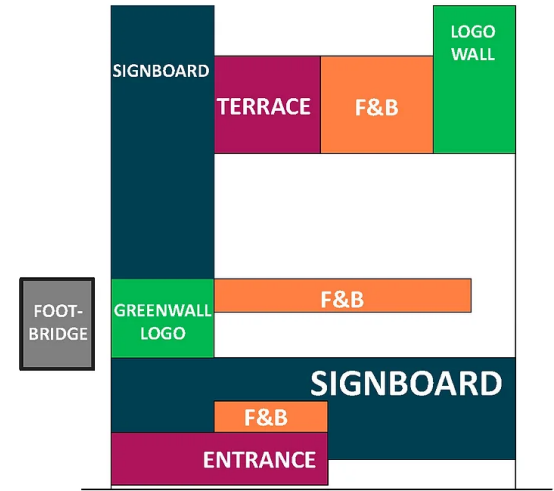
Commercial and recreational

Connectivity to existing transportation hub



# Effective or not?

- Fabrication
- Experimentation
- Collaboration
- Recontextualization



# Effective or not?

## Hong Kong vs London



Thank you  
Q & A

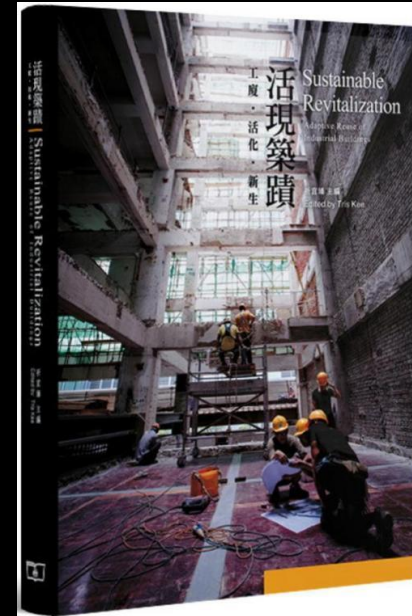
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