

# BRE DISTINGUISHED LECTURE

## Revitalisation of Aged Industrial Buildings - The Past and the Future



### Speaker:

Sr Augustine WONG Ho Ming, JP

- Executive Director and General Manager of the Property Development Department, Henderson Land Development Company Limited
- Recipient of the Outstanding BRE Alumni Award 2018, The Hong Kong Polytechnic University

### About the Speaker:

Sr Augustine Wong Ho Ming, JP, as the Executive Director and General Manager of the Property Development Department of Henderson Land Development Company Limited, oversees the property development opportunities and manages the land holdings of Henderson, a prominent player in the property development field and a blue chip listed company in Hong Kong. He specializes in the acquisition of aged properties in the urban areas for redevelopment purpose as well as acquisition of agriculture land in the New Territories for conversion to development sites. Henderson has the largest land holdings in urban redevelopment sites and agricultural land in Hong Kong.

Augustine has been well equipped with the extensive and in-depth knowledge gained previously in a leading surveying consultancy firm on land administration, town planning, valuation and marketing after graduating from the then Hong Kong Polytechnic with the Advanced Higher Diploma in General Practice Surveying in 1983. He is a fellow of the Hong Kong Institute of Surveyors and served previously as a council member of the General Practice Division and the Board of Membership. He also holds a Master Degree of Science in E-Commerce for Executives by The Hong Kong Polytechnic University and a Master Degree of Economics by the University of Hong Kong.

Augustine also actively serves the community and the alma mater as members of various advisory boards. He is currently a member of the Radio Television Hong Kong (RTHK) Board of Advisor, the Statistics Advisory Board, and the Appeal Board on Public Meetings and Procession; a chairman of the Real Estate Services Training Board of the Vocational Training Council and a convener of the Legal Sub-Committee of the Real Estate Developers Association of Hong Kong. He was a member of the Housing Authority, the Estate Agents Authority, the Long Term Housing Strategy Steering Committee, the Land and Building Advisory Committee, the Commission on Strategic Development Committee on Economic Development and Economic Cooperation with the Mainland, the Estate Agents Appeal Board and a part-time member of the Central Policy Unit of the Government of the HKSAR. For the alma mater, he served as a member of the Departmental Advisory Committee and an external examiner of the Building and Real Estate Department. He was appointed as Justice of Peace in 2008. He has also been contributing in various ways to the housing issues of the people in need. He is a chairman of the Estate Committee and a co-opted member of the Scout Council as well as a member of the Executive Committee.

### About the Lecture:

In the old days, the economies of Hong Kong depended very much on manufacturing. The manufacturing sector contributed only 1.1% of the HK GDP in 2017 while it was 21.7% in 1987. The total private flatted factories at the end of 2017 was 16,525,600 sq m. while the figure at the end of 1987 was 14,461,300 sq m. About 39% of the current stocks are built in pre 1980. From the above figures, it is clearly that transformation of aged industrial space is inevitable. Substantial amount of the existing stocks should have been changed to non-industrial uses. It is just a matter whether we leave this to the market entirely or guided by the government policies in a tidy manner.

Major comprehensive redevelopments were motivated by market forces. Examples are Taikoo Shing, Whampao Garden, Amoy Garden, Tai Hing Garden etc. All these are large pieces of land owned by single owners. Piecemeal redevelopments of aged industrial buildings owned by single owners were not uncommon too. Quite a number of cases of conversion of aged buildings to commercial use happened after the nil premium policy adopted by the government about 10 years ago. But we still have no policy to tackle the situation of multi-owned factory space. Should we encourage redevelopment or refurbishment? How can we get the owners to come together? These are fundamental questions which solutions are needed.



#### Date

11 April 2019 (Thursday)

#### Time

6:30pm – 8:00pm

(Registration from 6:00pm)

#### Venue

ST111, 1/F, Core S,  
The Hong Kong Polytechnic  
University, Hung Hom, Kowloon

#### Medium

English

#### Fee

Free of Charge

*All interested are welcome.*

For details and reservation, please visit

