



How do we balance between development and conservation?

Sr Olivia Tsang

Whenever we talk about conservation, we tend to immediately think of its consequences, such as constraints on re-development. But is it true that we cannot conserve our valuable historic buildings while also transforming the surrounding area into something economically useful?

A seminar titled, "How do we balance between development and conservation?" was held on 14 March. The Speaker, The Honourable Tony Tse Wai Chuen, Legislative Councillor in the Architectural, Surveying and Planning sector, highlighted some successful conservation projects in Hong Kong, namely One Wan Chai, 1881 Heritage, Wing Lee Street, and Central Market. Most of these cases had been or would be revitalized for other adaptive uses. Apart from local examples, Tony also shared

revitalization examples in other countries, like the former Tokyo Station in Japan. To encourage more private sector participation in conservation, he suggested transferring development rights. Last, but not least, he encouraged general practice surveyors to engage with their communities more actively and provide more professional opinions on conservation.



Visit to the JingAn Kerry Centre, Shanghai

Sr Iris Lee, Chairlady of Shanghai Forum

A half-day CPD event was held on 16 March 2013 (Saturday) for HKIS members in Shanghai. With the kind arrangement of Mr. William Chan, Executive Director of Kerry Properties Limited, a group of more than 40 professionals from the HKIS and HKIA visited the JingAn Kerry Centre on Nanjing West Road. The locale is a comprehensive development with a GFA of about 450,000m². Designed by KPF with Wong & Quay as the Executive Architect, the project comprises a super high-rise tower with a Shangri-La Hotel cum Grade A office; an office tower; a retail podium; a retail basement; and a car park. The project will be completed in June 2013.

For this social gathering of real estate professionals working in Shanghai, lunch was arranged before the project visit. About 25 participants joined the luncheon at a Japanese restaurant. Everyone was so busy eating and chatting that we forgot to take photos during the meal.

After lunch, the CPD event started with a visit to the "Experience Centre" at the old Kerry Centre. We then walked to the new office tower sample floor where William gave us a talk. He introduced the use of PMIS in the Project, which is a useful tool for process control and documentation. All submissions, amendments, and approvals have to be made via the system to ensure that they are properly handled on time. William mentioned that the investment in this system was minimal when compared to its construction cost, which was nearly RMB4 billion. The advantages of having the system have outweighed its costs.

William also shared with us his key notes for large projects: never think that it is just another large project; it is a complex project that demands devotion and a vision of the future. As projects in China are often large-scaled, people may easily overlook the uniqueness of each project, each organization, and each team.

Apart from William, we also invited Ms May Lok, Head of the Commercial Relations Division of the Hong Kong Economic and Trade Office in Shanghai, to introduce the work of SHETO in Shanghai. We look forward to having more collaboration between SHETO and the HKIS for the benefit of our members based in Shanghai.

After the talk, we toured the construction project, which is nearing completion. William invited us to visit Kerry Centre again when it opens in June. To that, we say, "Why not?"

