

Dean's Roundup

Friday, November 1st, 2013

Roundup: *Ceiling function*, the mathematical operation of rounding a number up to the next higher integer.

Roundup: a term in American English referring to the process of gathering animals into an area, known as a "Muster" in Australia.

Rounding up: when a helmsman cannot control a boat and it heads into the wind

Roundup: the plan for an invasion of northern France by Allied forces during World War II (Wikipedia)

Dean's Roundup: part blog, part bulletin; part honour roll, part curatorial [**cu'ra-to'ri-al** (ky^{oo}'r^{ee}-tô'r^{ee}-al, -tô'r^{ee}-)] n. nounised by the Dean from curator + editorial]

Dear All,

Three house-keeping notices to start with this week:

1. Our GIS-BIM Lab UDF proposal (16M HKD) got through the first round this week. I now need to complete a full proposal and submit by mid December. Thanks to those who helped work on the text, technical and financial details.
2. A big thank you to those who organized, spoke at, attended and financially and in other ways supported the Eric Lye event last Saturday. (Poonam, is taking bookings for organizing the weddings of Faculty children up to 2023). The event was a huge success. As a follow-up I am writing a letter to all participants, letting them know how the generously donated funds (1M HKD gross) will be allocated: dedicated to our goal of ensuring that our students have merit-based access to international learning experiences, regardless of parental financial position. This will include re-instating an annual scholarship for a HKU student to go to Princeton (Eric Lye's Alma Mater) as an exchange student for a year.
3. The vote for our new 'trading name' fell to HKUrbanLab. Unless I hear any objections or amazing alternatives in the next 24 hours, I propose that we adopt this as a new trading title for the faculty.

On pirate-ships, rules and space

Those who attended Saturday's afternoon Eric Lye Memorial Forum: 'Beyond the Master Plan', will have heard me make reference to George Mason University's Peter Leeson's article and book on Pirate ships (Leeson P 2011, *The Invisible Hook*, Princeton University Press; see also <http://www.peterleeson.com/an-amgh-chy.pdf>). The 'invisible hook' is, of course, a smart reference to Adam Smith's 'invisible hand' (of the market) and Leeson's thesis, following Nobel economist Douglas North's seminal arguments, is that over time, the laws governing pirates (in the 17th and 18th century Caribbean) evolved to maximize the value of a pirate ship. My points in Saturday's discussion <http://fac.arch.hku.hk/ericlye/programme/forum/> (Part I of the videos) were two:

- (a) It is intellectually and practically instructive to ask 'how might the laws governing the city evolve over time to maximize the value of a city?' The proposition that they do is plausible in contemporary China, where the most powerful interests in the land development process are government land-owners personally incentivised to maximized revenue. There are variants on the research question: *Have urban laws in fact evolved to maximize the value of the city in recent China? Whose value has been maximized by the governance rules that have evolved in China over*

the last 30 years? In what way have laws *changed* over the past 30 years and under what pressure and in pursuit of increasing what nexus of value? (see Zhao Yanjing and Webster CJ (February 2011) Land dispossession and the enrichment of Chinese urban villagers. Urban Studies 48(3) 529-551).

- (b) It is likely that it is not just the laws of governance that evolve over time (how are decisions made, voting rules over different matters, pecking order etc) but the physical environment in which the piracy business was carried out. The institutional and physical design of a pirate ship would have co-evolved to maximize the ship's economic value.

Since this seems to have resonated with discussants in and after the Forum, I would like to invite colleagues – designers and institutional thinkers to give some thought to the urban pirate ship metaphor.

The metaphor comes to life in a different way when you link in the 'Robber Baron' theory of the origin of territorial governance. He (and it would have been a he) who wields the most effective army and offers the most effective protection, traditionally in history, won the right to govern land, territory, towns and cities. This was feudalism, and its economics if not morality, was compelling under the conditions that pertained for vast period of history. There has been something of this going on in Mainland China over the past 30 years.

But notwithstanding this, the pirate ship metaphor is a nice one for thinking about the role of master plans, along with other governance devices, in ordering cities. If master planned urban extension projects were a good device for maximizing the value of a city in the urban growth period of the last 30 years in the Mainland, what modification of that device or replacement, might evolve for the next phase of urbanization, where urban evolution replaces urban growth; urban economic deepening replaces urban market formation; land-lease urban financing is replaced by property taxation; mature competitive secondary property markets replace immature primary monopoly land markets; 'design and build' is replaced by 'renovate and manage' as an approach to city planning; and 'acupuncture planning' (Weijen Wang's nice term) replaces comprehensive area planning?

This is one agenda arising from the Eric Lye Forum that could guide research grant, PhD and Post Doc applications in our new HKUrbanLab.

Another is to make a systematic study of the co-evolution of space with rules. This is a unique intellectual agenda not being pursued in any other center of excellence as far as I know. It relates to many avenues of architectural theory (for example Christopher Alexander's 2002-2004 four-volume treatise on the nature of order) and political science theory (Friedrich von Hayek's work on subjectivity, spontaneity and market order for example). But the mix would be unique. It suggests bringing together the world-class design expertise in HKUrbanLab with the our new Ronald Coase Centre for Property Rights Research and its network of eminent scholars including Douglas North mentioned above. If anyone is interested, I will contact Peter Leeson to see if he would like to share his raw data on pirate ships with a designer to tell the co-evolving physical and institutional design story.

If that doesn't inspire, the case study of a housing genre, a village, or a city, analysed from this strong theoretical view point could deliver any number of seminal PhDs, articles and books. A kind of cross-over architectural design + law and economics intellectual project. Will put HKUrbanLab on the map for certain.

Congratulations to colleagues listed below. I have just received a list of those who have been awarded matched research/donor funds by the university over the last two years, so some retrospective thanks – as well as those who put in fundable, but not funded, GRF applications in the 2012/13 round.

Chris

Faculty of Architecture

- I. The Sixth Government Matching Grants made for Faculties/Non-faculty units on a 2:1 (donation: matching grant) basis in respect of all the eligible donations received by our Faculty/Unit from August 1st, 2012 to June 30th, 2013 have been approved as per the summary list below:

Name of Donor(s)	Donation Amount (HK\$)	Matching Grant (HK\$)
Intelibuild Technyx Asia Ltd	10,000.00	5,000.00
Rider Levett Bucknall Limited	5,000.00	2,500.00
Luke Him Sau Charitable Trust	600,000.00	300,000.00
Power of Love Limited	20,000.00	10,000.00
Dr. Jason Yuen King Yuk	1,000.00	500.00
Ho & Partners Architects Engineers & Development Consultants Ltd	10,000.00	5,000.00
Michael W K Yuen Architect	1,000.00	500.00
Mr. Chan Cheung Tak	1,000.00	500.00
Mr. Ng Yook Man	3,000.00	1,500.00
Mr. Ronald Lu	2,500.00	1,250.00
Barrie Ho Architecture Interiors Ltd	200,000.00	100,000.00
Institute for Integrated Rural Development, Hong Kong	50,000.00	25,000.00
Institute for Integrated Rural Development, Hong Kong	50,000.00	25,000.00
Institute for Integrated Rural Development, Hong Kong	25,000.00	12,500.00
Institute for Integrated Rural Development, Hong Kong	25,000.00	12,500.00
Mr. Ho Tit Sing	200,000.00	100,000.00
Chinachem Agencies Limited	20,000.00	10,000.00
Consulate General of the Kingdom of the Netherlands	23,925.00	11,962.50
Great Growth Development Ltd	10,000.00	5,000.00
Nan Fung Development Limited	80,000.00	40,000.00
China Green Building (Hong Kong) Council Ltd	200,000.00	100,000.00
Baumschlager Eberle Hong Kong Ltd	28,860.00	14,430.00
Wuxi Civil Architectural Design Institute Co. Ltd	313,400.00	156,700.00
Aedas Limited	30,000.00	15,000.00
Miss Yiu Yuen Man	1,000.00	500.00
Mr. Timothy Yuen Tai Yan	30,000.00	15,000.00
The Hong Kong Institute of Architects	4,000.00	2,000.00
HKIE-SSC	20,000.00	10,000.00
Total	1,964,685.00	982,342.50

2. Congratulations to the following PIs for being awarded the University's incentive payments for their General Research Fund (GRF) and Early Career Scheme (ECS) applications in 2013-14:

List of Incentive Award for GRF 2013-14:

Department	PI	Project Title	Panel
Architecture	Mr. Tom Verebes	Mass-Customised Cities	H
Real Estate and Construction	Dr. Tas Koh	The Role of Social Capital and High Reliability Organising (HRO) in Improving Construction Project	E
Real Estate and Construction	Professor Anita Liu	The Roles of Culture, Leadership, and Information Processing in Fostering Innovation in Facilities Management in the Public Healthcare Sector	E
Real Estate and Construction	Professor Steve Rowlinson	Safety leadership: a great leap forward	E
Real Estate and Construction	Dr. Wilson Lu	To BIM or not to BIM? Understanding the effects of facilitating technologies on project-based organisations and project performance using a novel social network	E
Real Estate and Construction	Professor K W Chau	The impact of public-sector-led urban renewal projects on nearby housing prices in densely populated areas	H
Real Estate and Construction	Professor Berry Hsu	Judicial Independence and Temporary Judges	H
Real Estate and Construction	Dr. Roine Leiringer	Delivering value for money in major infrastructure projects – building client capabilities in the public sector	H
Real Estate and Construction	Dr. Kelvin Wong	School Quality and Housing Prices: A natural experiment	B
Urban Planning and Design	Dr. Roger Chan	Development beyond growth poles: new districts in the Greater Pearl River Delta Region	H
Urban Planning and Design	Professor Rebecca Chiu	Transferability of housing policy from liberal interventionist to marketized socialist systems: the cases of Hong Kong, Singapore and Shanghai	H
Urban Planning and Design	Dr. Raul Lejano	City as Network: Mapping the Connections Between Built Form, Social Ties, and Carbon Footprints	H

List of Incentive Award for ECS 2013-14:

Department	PI	Project Title	Panel
Architecture	Ms. Dorothy Tang	An Atlas of Gold: Mining, Environmental Change, and Urban Development in Johannesburg	H
Architecture	Mr. Yan Gao	Study of Yizao Fashi as Systematic Traditional Chinese Architectural Codes with Parametric and Informational Modeling	H
Real Estate and Construction	Dr. Julia Gao	Interaction and Alignment of Technology, Organization, and Process in VDC/BIM Implementations on Construction Projects	E
Urban Planning and Design	Mr. Weifeng Li	Planning for Low Carbon Neighbourhoods in China: Treating Residence and Mobility as a Latent Bundle of Urban Lifestyle	H

Department of Architecture

1. Dr. Lynne DiStefano (ACP Adjunct Professor)

Mission to Evaluate China's Latest World Heritage Application – "Chinese Section of the Silk Road"

- was appointed by the International Council on Monuments and Sites (ICOMOS) as a Technical Evaluator, and completed a two-week evaluation mission for China's latest World Heritage application: "Silk Roads: Initial Section of the Silk Roads, the Routes Network of Tian-shan Corridor" (description of this site on the World Heritage Tentative List: <http://whc.unesco.org/en/tentativelists/5335/>). The geographical extent of this nominated World Heritage Site covers multiple provinces on land as well as at sea. Lynne was responsible for part of the first section of the Land Route, which spans three provinces and one autonomous region (Henan Province, Shaanxi Province, Gansu Province and the Xinjiang Uyghur Autonomous Region). In the official entourage that accompanied Lynne on her mission is a full-time staff member of the State Administration of Cultural Heritage (SACH) – he is our ACP 2009 graduate, Mr. Simao Ye. Lynne's next World Heritage mission: ICOMOS-appointed Expert for the reactive monitoring of China's inscribed World Heritage Site "Ancient Building Complex in the Wudang Mountains" (see: <http://whc.unesco.org/en/list/705>).

2. Dr. Hoyin Lee (ACP Director)

- was the Co-organizer and Coordinator of the *HKU Heritage Fiesta 2013 Guided Tours*, organized by the HKU Communications and Public Affair Office, supported by the ACP alumni. This event, part of the Heritage Fiesta 2013 organized by the Commissioner for Heritage's Office, involved organizing and coordinating alumni of ACP as volunteer docents to conduct guided tours to graded historic buildings and declared monuments on the HKU Main Campus, carried on four Sundays in October 2013 (October 6th, 13th, 20th, 27th). See: http://www.heritage.gov.hk/en/whatsnew/events_37.htm.

3. Mr. Tom Verebes

- book launch for his "Masterplanning the Adaptive City" book, hosted at The Architectural Association in London. Discussion Event with Brett Steele, Patrik Schumacher, Marina Lathouri and Christopher Lee. Attendance: 220 people
- delivered an evening lecture on October 16th at the Bartlett School of Architecture, UCL, London, in their International Lecture Series.
- participated as a critic in a Design Studio Review in Phase II Thesis projects of the post-professional MArch programme, Design Research Lab, at the Architectural Association, London

I. Dr. Daniel Ho

- was featured in Ming Pao on October 24th, 2013. The article entitled "Balancing investment returns and conservation in urban renewal" was an interview of Dr. Ho, in his capacity as Chairman of the Royal Institution of Chartered Surveyors (RICS) Hong Kong Board. It focused on issues related to sustainability of conservation and urban renewal projects, and emphasized the importance of public participation, mutual understanding, and balance of interests of stakeholders. There was coverage of Dr. Ho's research interests and latest development of his research on sustainability assessment of heritage conservation projects.

地產 明報 圖業網 走在樓市最前線 property.mppfinance.com 編輯 徐貴坤 明報

RICS 香港分會主席何志榮： 重建發展 賺錢保育要平衡

名人樓市論壇

香港政府近年為了積極覓地建屋，發展和保育的矛盾時有出現。就如快將書樓的灣仔利東街（鐘錶街）重建而成的鐘樓，便有批評它是「假活化」和過於傾向豪宅化。

新任英國皇家特許測量師學會（RICS）香港分會主席、香港大學房地產及建設系副教授何志榮認為，官方和民間合作重建或發展項目難以避免，但就一定要做好跟市民和地區的溝通工作，且不要過於側重重建的物業價值，持續發展和市場利益要取得平衡，以淡化「官商勾結」的印象。

明報記者 何建邦



何志榮檔案

現任職位 英國皇家特許測量師學會（RICS）香港分會主席、香港大學房地產及建設系副教授

研究範圍 建築物業質、表現評估和設施管理。例如在2003年SARS時期創立樓宇健康監察指數（BHHI）。

創樓宇健康指數 助評估市區保育

何志榮主席研究建築物業質和表現評估，並在2003年SARS期間，為了評估樓宇設備及衛生質素，他創立了樓宇健康衛生指數（BHHI），現時該指數已作出改良，並應用於不同領域，例如市區重建及古物保育等不同地方。

SARS時創立 已出改良版

何志榮表示，改良後的指數與原有指數的框架非常相似，但具體細節則有不同程度的修改，並可應用於市區重建上，「情況比較差的可能建議重建或重建，不太差的則可能只需要維修」。

他又表示，指數考慮的範圍很大，由樓宇本身的狀況，對社區影響以致工程因素（如樓宇和石屎質素）都在考慮之列。經改良後的指數亦可應用在古物保育上，例如用作「可持續發展評估」，相關計劃已開展近一年。

辣招不宜訂日落條款

另外，香港人口政策是近期熱門話題，政府要積極考慮引入雙非兒童家庭來港，填補各地不足的青壯年人口，但內地不為令相關政策步履艱難，市民紛紛指內地人來港搶地產。

他表示，市區的焦點是放錯位置，過於著眼於內地人爭職位和學位等資源問題。「香港老齡人口太多，出生率太低，因此我們應思考香港需要什麼人才，擴長長遠的經濟發展」。

何志榮又認為，樓市辣招仍會維持一段時間，亦不認同政府要為增補訂下日落條款，「我相信政府內部一定有討論過相關議題，亦有計劃修訂，但是否撤回不宜向外界公布，這如違背修訂時間都不會大變立論，否則諮詢便會失去效力」。

何志榮指出，政府保育文物古蹟的方法選擇其實不多，他表示，政府提出的「活化再使用（Adaptive Reuse）」方案其實不是一個好方式，「以往傳統的保育方式，例如大新報館和即即止康復地等，都是透過漸進式發展，與政府合作參與。但這未必是最佳的可持續發展方法，相反在角力爭奪活化一個由一個大學營運的中醫藥大廳，可持續的能力則較低」。

需足夠溝通 避「官商勾結」

問及內地市場的決定投資者令令這項項目的面貌，與市民期望背道而馳，造成民意反彈，例如灣仔利東街（鐘錶街）重建而成的鐘樓，就被外界指是「假活化」，傾向發展豪宅。何志榮認為，公眾人士現時太集中留意重建後的物業價值，強調政府必須適時的問詢這方面的問題；他強調，「政府要和私人市場合作，而發展可以令發展項目能持續，可盡量減少及避免「官商不同調」，很容易演變成官商勾結，因此必定要有足夠溝通」。

他亦指出，投資及保育兩者要取得平衡，不可以過分傾斜，例如尖沙咀舊水警總部，即現時的「1881 Heritage」可能太商業化，而偏向和古物的大理的高級餐

廳亦未必人人可以享受得到。但他表示，政府目前的保育工作已經非常好，因為香港的古物和外國並不一樣，散落在不同地方，亦以單項式為主，保育限制較多，因此有現時的效果也算非常理想。

大澳警署變酒店 首年訪客22萬

另一個例子則是，去年3月開幕的大澳文物酒店，前身是舊大澳警署，數據顯示，酒店首年錄得逾22萬人次到訪，入住比率更達九成，因此屬可持續發展的例子，「警察署改建是博物館，但採取三層樓的做法，未必符合成本效益，反而透過一定私人市場的投資，可以將舊警署收入用作修復用途，達至雙贏局面」。

近年政府開地荒，有建議希望賣地內的地皮地價比可以提高，從而提高建築密度，用盡每寸土地。何志榮表示，現時問題核心並非只是地地，而是整個配

套，「屋務局圖要有交通網絡，社區設施甚至教育職位，要有發展願景」。他又表示，早前政府提出將土地由商業用途，例如由地以外填海及發展可別，都是值得討論的建議。

提高地積比 考慮配套問題

何志榮認為，提高地積比考慮配套問題，包括該區設施的承載力，「市區設施由於較固定，發展會較困難，而欠區發展則較可行」。雖然北區發展區是珍貴的土地資源，因此變成應與發展計劃，但他亦認為政府與當區居民的溝通可以做得更好，「反應一定會大，但政府若一遇到意見就放手，那沒有問題可以解決得到」。

他續稱，與居民溝通的工作並不能一步到位，「溝通是必要持續，才能夠表達到政府的誠意，不然市民會覺得你假」。

2. Sr Wong Bay

- led a study tour of the Year 2 IDM class to Shanghai and held an integration workshop to study the interdisciplinary design and management practices there. The sites visited include: Putong CBD, Shanghai IFC, Shanghai Xintiandi, Tongji University, Henderson Metropolitan Centre, and Shanghai Centre. The group also studied the development trends of both the Shanghai and Hong Kong real estate markets, its project time line and life cycle of development, mixed development strategies, green initiatives and cultural differences between the two markets, from October 18th to 21st, 2013