

# 2024 ULI Hong Kong Housing Conference

Co-creating Better Housing for All

5 - 6 March 2024



**Programme  
And Site Tours**

# 2024 ULI Hong Kong Housing Conference

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Housing has long been considered a key challenge for Hong Kong. While much attention is paid to public housing, 53% of Hong Kong residents live in housing developed by the private sector. Can this be part of the solution, increasing attainability, with all players working together to enable better outcomes?

Join us for the ULI Hong Kong Housing Conference on 5 & 6 March 2024, where we will focus on impactful and actionable conversations on housing and shaping Hong Kong's future as a liveable, sustainable international city. Exclusive site tours are lined up for 5 March and a full day conference on 6 March, stay tuned for more exciting updates.



**WEDNESDAY, 6 MARCH 2024**



**8:00AM - 7:00PM**



**HYATT REGENCY HONG KONG**

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China Real Estate Chamber of Commerce Hong Kong and International Chapter Limited



For more information: [hongkong.uli.org](http://hongkong.uli.org)



5 - 6 March 2024 | In-person Event  
**Programme**

**2024 ULI Hong Kong  
Housing Conference**

**Tuesday, 5 March 2024 | Site Tours**

**Wednesday, 6 March 2024 | Hyatt Regency Hong Kong**  
8:00 AM - 7:00 PM

**8:00 AM - 8:30 AM : Registration & networking**

**8:30 AM - 9:00 AM: Welcome and introductions**

**9:00 AM - 9:30 AM: Morning keynote**

**9:30 AM - 10:15 AM: A Conversation with Roger Nissim**

Coffee break

**10:45 AM - 11:30 AM: Panel 1- The gap in product offerings - Who do we need to serve and why? Innovative approaches to private attainable housing for a range of demographics**

Lunch

**12:45 PM - 1:40 PM: Panel 2 - The role of urban regeneration in Hong Kong's housing crisis**

**1:40 PM - 2:20 PM: In conversation: a capital markets perspective on private housing in Hong Kong**

Coffee break

**2:40 PM - 3:35 PM: Panel 3 - The role of the third sector and the private sector in addressing community building and social mobility**

**3:35 PM - 4:30 PM: Panel 4 - Public-Private Partnerships - Models and best practices for Hong Kong's consideration**

**4:30 PM - 5:00 PM: Fireside chat and closing remarks**

**5:00 PM - 7:00 PM: Cocktails @The Chin Chin Bar**



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**Site Tours**

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### Site Tour 1: To Kwa Wan Sub-divided Unit Visit and Community Tour

Join us for an enlightening tour providing a deep-dive into the community, sub-divided units, and the poverty issue prevalent in To Kwa Wan. This tour is designed to shed light on the life stories of our community residents and the challenges they face in their daily lives.

The tour includes home visits that offer a rare, intimate glimpse into the realities of living in sub-divided units. It is an opportunity to understand the pressing housing issues that exist in Hong Kong from a first-hand perspective.

**Time:** 9:30am – 12:30pm

**Venue:** To Kwa Wan

**Registration Fee:** HKD 200

**Language:** Cantonese



### Site Tour 2: Transitional Housing Project Tour - Pok Oi Kong Ha Wai Village

Join us at ULI Hong Kong's Pok Oi Kong Ha Wai Village tour, Hong Kong's largest transitional housing project. With its site provided by Henderson Land and completed in 2023, the project encompasses a total of 1,998 units, along with a full suite of amenities and community service. The project, operated by Pok Oi Hospital, was thoughtfully designed, and developed to provide low-income residents with a comfortable and affordable place they can call home.

The tour includes exploring the neighborhood and a presentation sharing on the MIC method, operating model, and project's sustainable development.

**Time:** 3:00pm – 4:00pm

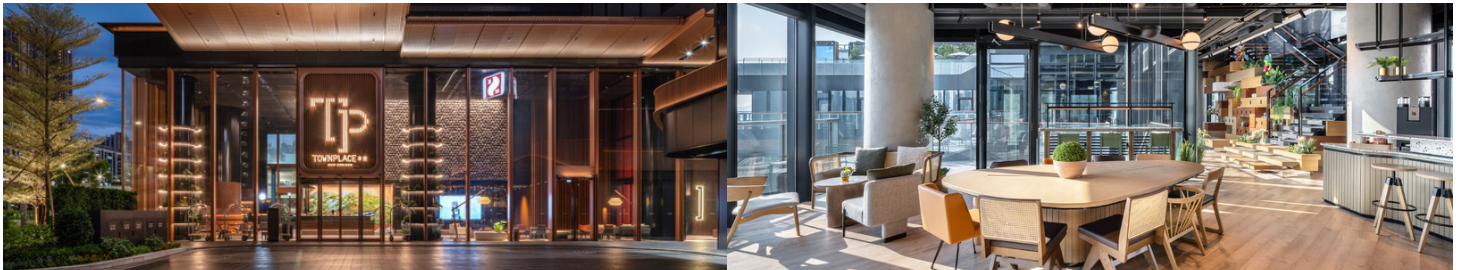
**Venue:** Pok Oi Kong Ha Wai Village 71 Kam Sheung Road, Yuen Long

**Registration Fee:** HKD130 (Includes shuttle bus transportation)



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### Site Tour 3: Guided Tour - TOWNPLACE WEST KOWLOON

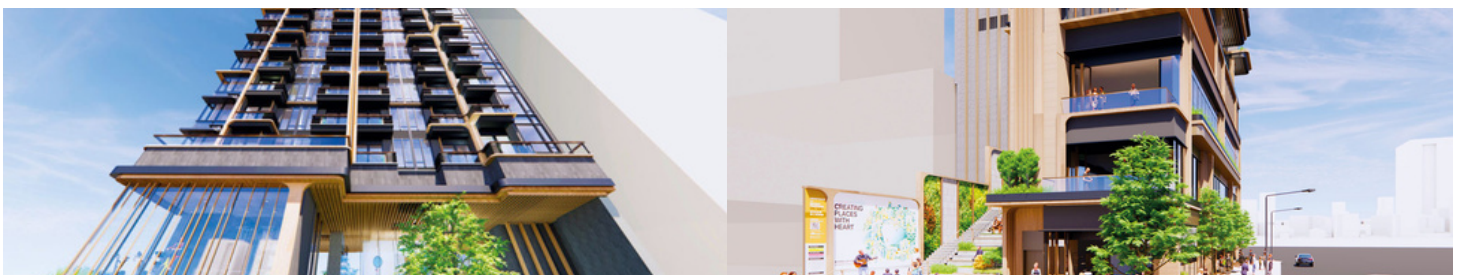
Join us for a guided tour to explore TOWNPLACE WEST KOWLOON, a pioneering Aparthotel model catering to young professionals. This innovative living solution by Sun Hung Kai Properties offers flexible housing options with short and long-term leases, addressing an overlooked aspect of housing: accommodations for young professionals.

The tour promises to reveal insights into the housing needs of top talents, the supply of prime rental housing, and TOWNPLACE's significant role in this market. We will also delve into TOWNPLACE's successful business model and the concept behind the TP SOCIAL CLUB and Community, elements that together offer a "Bleisure" lifestyle.

**Time:** 4:00pm – 5:00pm

**Venue:** TOWNPLACE WEST KOWLOON, 10 Lai Ying Street, West Kowloon

**Registration Fee:** Free



### Site Tour 4: Chinachem Group & URA - Tonkin Street Development Project Site Tour

Tonkin Street Development Project is the first private residential project in Hong Kong to adopt Modular Integrated Construction (MiC) by private developer. The project is a composite development comprising one private residential tower, a retail podium, urban plaza, club house and sky garden.

Seeking to bring positive impact to society through Chinachem's corporate philosophy that puts equal priority on People, Prosperity and the Planet, the designers and project team have integrated humanistic design with construction technologies to create a greener environment and enhanced quality of life in the district of the city.

The tour includes a visit to the sample floor showcasing four residential units, followed by a presentation on the project design, MiC production and construction technologies.

**Time:** 4:30pm – 6:00pm

**Venue:** 28 Tonkin Street, Cheung Sha Wan, Hong Kong

**Registration Fee:** Free

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## Programme Highlight

### Opening Remarks

8:30 AM - 9:00 AM



**Susheela Rivers**  
Managing Partner Hong Kong and Co-Chair Real Estate Sector  
DLA Piper  
ULI Hong Kong Chair



**Eli Konvitz**  
Expert in sustainable urban development  
ULI Hong Kong Vice Chair – Mission Advancement



**Ariel Shtarkman**  
Managing Partner  
Undivided ventures  
ULI Hong Kong Vice Chair – Finance



**Richard Zen**  
Director  
FIT Investment Corporation



**Wilfred Ma**  
Executive Director  
Head of Hong Kong Investments  
Phoenix Property Investors

### Morning Keynote | Roger Nissim

9:00 AM - 10:15 AM

The Morning Keynote from Roger Nissim will address the existing housing gaps in Hong Kong in the context of the history of land administration, and provide an in-depth look at the city's housing future, including a look at the Northern Metropolis Development Strategy (NMDS).

### A conversation with Roger Nissim



**Susheela Rivers**  
(Interviewer)



**Roger Nissim**



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**Panel 1 | The Gap in Product Offerings**

**Who do we need to serve and why? Innovative approaches to private attainable housing for a range of demographics**

10:45 AM - 11:45 AM

This panel takes a deep dive into the gaps in current product offerings and the demographics that are being underserved. With a rapidly aging population and a burgeoning young professional demographic, the housing requirements in Hong Kong are diverse. The panel will discuss the need for innovative approaches to private housing that cater to a range of demographics - from senior living and student housing to accommodations for singles, young professionals, and single-parent families.

In addition, the panel will explore how physical design, including new builds and retrofitting and conversion, can be optimized to better serve these demographics. They will also discuss different management models such as co-living and build-to-rent/multifamily, and how these can be utilized in Hong Kong's unique market.



**Ho Chun Kit, Charles**  
Project Director  
Hong Kong Council of  
Social Service



**Professor Paul S. F. YIP**  
Chair Professor, Department of  
Social Work and Social  
Administration  
The University of Hong Kong  
(HKU)



**Blake Olafson**  
Partner  
ACRE



**Wendy Chan**  
GBA Growth Director, Value and  
Risk Advisory, Greater China  
JLL  
(Moderator)

**Panel 2 | The role of urban regeneration in Hong Kong's housing crisis**

12:45 PM - 1:40 PM

Hong Kong faces rapid aging of its 4,000 buildings that are 50 years or older, increasing by 500 annually. Despite governmental and agency efforts like the URA and HKHS, unsatisfactory conditions persist due to inadequate maintenance, unauthorized modifications, and poor hygiene, all posing health and safety risks.

Limited urban sites make redevelopment crucial for housing. Many developers now focus on acquiring old tenement buildings at lower-than-market prices, though this requires more effort and time.

The panel will address key questions including: identifying the main barriers slowing urban redevelopment in Hong Kong, understanding the challenges encountered during redevelopment, and exploring any incentives or mechanisms that could expedite the process.



**Alvin Leung**  
Director, Investment  
Management  
LOFTER Group



**Alnwick Chan**  
Managing Director,  
Professional Services  
Knight Frank



**Claire Tang**  
Co-Chief Investment Officer,  
Asia Pacific & Head of Greater  
China  
LaSalle Investment Management



**Edward Law**  
Managing Director  
Yu Tai Hing Company  
Limited  
(Moderator)



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**In conversation: A capital markets perspective on private housing in Hong Kong**

1:40 PM - 2:20 PM

This panel will delve into key questions such as:

- Where are the potential opportunities for investment in private housing in Hong Kong?
- Could private rental housing and build-to-rent fill a gap in the market?
- What are the potential sources of funding and what would be the benefits for the community, government and the investor?
- What are some of the best practices from other markets that could be adapted to Hong Kong?



**Graeme Torre**  
Managing Director and  
Head of Real Estate  
APG Asset  
Management Asia



**Andrew Taylor**  
Managing Director  
Ardgour Capital Services



**Sarah Cooper**  
Managing Director, Global  
Head, Real Estate Equity  
Sales  
Bank of America Merrill  
Lynch  
(Moderator)

**Panel 3 | The role of the third sector and the private sector in addressing community building and social mobility**

2:40 PM - 3:35 PM

What are the hardware and software that can enable social mobility and the ability to move up the housing ladder?

This panel will look at the current structure of affordable housing for various demographics, and explore how social enterprises, NGOs and the private sector could work together to provide a pathway from public housing to private housing, whilst providing greater accessibility to social welfare and related support, such as elderly care, childcare, employment training, and education. The ultimate goal being to unlock opportunities for career development, thus empowering individuals and families to move up the housing ladder and achieve greater financial resilience.



**Dr Grace Seo**  
Assistant Professor,  
Department of Applied  
Social Sciences  
The Hong Kong  
Polytechnic University



**Francis Ngai**  
Founder and Chief  
Executive Officer  
Social Ventures Hong  
Kong



**Ricky Yu**  
Founder and CEO  
Light Be



**Sai Kit Choi**  
Assistant Planning  
Officer (Service  
Development),  
Community Services  
Division  
Tung Wah Group of  
Hospitals



**Eric Ho**  
Director and Co-  
Founder  
Architecture Commons  
(Moderator)





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**Panel 4 | Public-Private Partnerships**  
**Models and best practices for Hong Kong's consideration**  
3:35 PM - 4:30 PM

Navigating the complex landscape of public-private partnerships is a critical challenge for Hong Kong's housing sector. This panel discussion will delve into various models of public-private partnerships (PPPs) both locally and internationally, aiming to identify the most appropriate strategies for Hong Kong's unique housing situation.

The private sector can bring innovative solutions, efficiency and improved service delivery, but it's critical to generate sufficient interest and engagement and incentives for private entities for PPP's to succeed. This panel will delve into practical strategies to foster such interest, drawing on successful case studies and expert opinions.



**Ir Dr. Pang Yat Bond,  
Derrick, JP**  
Chief Executive Officer  
Asia Allied Infrastructure Holdings  
Limited



**C.K. Lau, JP**  
Managing Director  
Colliers



**Kirsten Mundy**  
Director in Government and  
Infrastructure Advisory  
KPMG China



**David Faulkner**  
Consultant  
ULI Asia Pacific  
(Moderator)

**Fireside chat and closing Remarks**  
4:30 PM - 5:00 PM



**Professor SO Wai-man  
Raymond, BBS, JP**  
Assistant Executive Director  
Vocational Training Council (VTC)



**Ryan Ip**  
Vice President and Co-Head of  
Research  
Our Hong Kong Foundation

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