

# Past & Present



## 保育·更新

## Preservation & Modernisation

We often talk about preservation in *Past & Present*, but that doesn't mean it's not important to keep up with the times! At a casual glance, modernisation seems to be the antithesis of preservation. Yet in some cases they are required to work hand-in-hand.

Take built heritage as an example. No matter how well its structure is being preserved, it also needs to be put to good use, otherwise it would be an empty shell. But as far as practicality is concerned, modernisation would come into play one way or the other. Especially if the building is to be used as a place of abode, then modern convenience cannot be overlooked.

The Kadoorie Estate is a perfect example. This 'garden city' created in the 1930s has retained its tranquillity and charm after all these decades. But as if the painstaking tasks of preserving the original architecture within the estate were not challenging enough, in order to ensure the comfort of the tenants, the management team has also done a marvellous job of developing state-of-the-art facilities every time a property undergoes renovation. In this issue of *Past & Present* we take a sneak peak at one recent renovation to witness this fine balance between preservation and modernisation.

The purpose of preservation, after all, is for us to appreciate our own heritage, which serves as a guiding light for our ventures into the future. In that sense, preservation should always be complementary to modernisation, and vice versa.

我們在「傳承」中經常會談到保育，但這並不代表我們忽略了與時並進的重要性！驟眼看來，更新似乎與保育背道而馳，其實並非盡然，某些情況下兩者可以共存並互相配合。

就好像一座文物建築，儘管其結構保存得如何完美，如果不能為它找到用途，它永遠只能是一個空殼；但如果要好好地利用它，更新的工程就在所難免。如果它是會被用作居住或工作的地方，現代化的便利更是不可或缺。

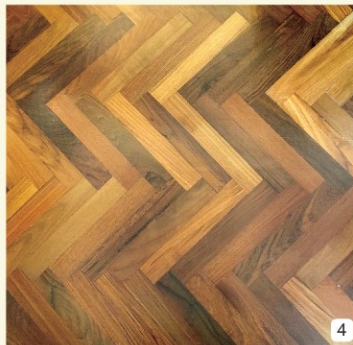
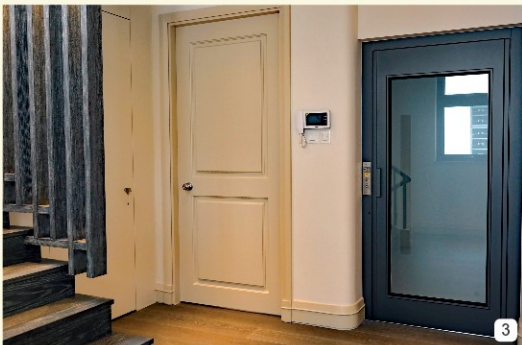
加多利山住宅區就是一個很好的實例。這個建於1930年代的「花園城市」寧靜而優雅的環境可謂十年如一日，管理團隊除了一絲不苟地盡量保留區內建築的本來風貌外，每次有樓房裝修都會乘機引進嶄新的設施，確保住客的舒適起居。今期「傳承」我們有機會看看區內剛翻新的房子，見證一下保育與更新如何取到細緻平衡！

保育的目的其實是鼓勵我們欣賞往昔，以過去的經驗作明燈，照耀我們走進未來新時代的道路！從這個角度而言，保育與更新絕對是相輔相成！



# Garden City Updated

## 花園城市的進化



Eighty years since the establishment of a 'garden city' on Kadoorie Hill, this verdant, tranquil residential community remains very much the same. A rare peek into its latest renovated properties reveals how the estate's management dovetails preservation and modernisation.

It is rare that one gets the opportunity to glimpse up-close at the houses. 'We renovate only after tenants move out, but our tenants are very loyal. A number of them have lived here for over three decades. They and our company have a shared penchant for greenery, heritage and space which is hard to find elsewhere in Hong Kong', remarked Nick Colfer, Director of Kadoorie Estates Limited (KEL), who personally has a keen interest in the history of the Kadoorie Hill. Kadoorie Hill residents, however, are facing the problem that no mortals can avoid - aging. 'We had outgoing tenant families who would rather stay. But walking up and down the stairs posed a big challenge to their elderly members.'

Their concern did not go unheeded. For the first time in the Kadoorie Estate's history, lifting platforms were installed in its houses as part of the renovation in the hope that elderly tenants could continue to stay with their families and enjoy the close-knit neighbourhood as well as the lush and spacious environs. Each lifting platform is large enough to carry a wheelchair and a caretaker. Entrances to bathrooms have been widened and bathing facilities re-designed to be elderly-friendly.

That was one example of refurbishment that offers tenants the comfort of modern living. But at

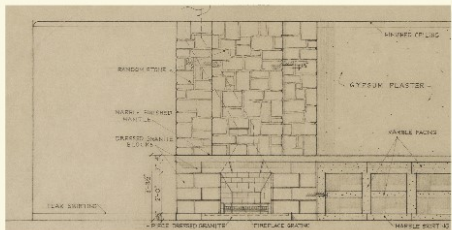
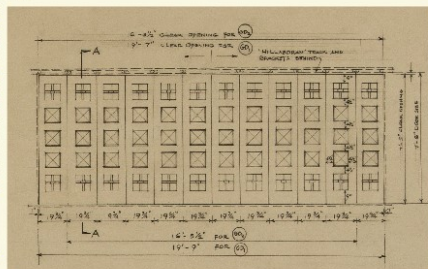
the same time, the estate's management would make sure that the architectural and decorative features of the properties which have lent the Kadoorie Hill its unique historical characters are retained.

'The original teakwood floor tiles from the 1950s are recycled and arranged in new patterns. We also keep the classic teakwood staircase handrails for a historical touch', said Raymond Ho, General Manager of KEL.

Dedication in preserving the Estate's distinctive architectural heritage is easily discernable - the smooth white walls, sprawling balconies, iron railings, and rounded corners, all reminders of the Streamline Moderne school which emphasises curving forms, long horizontal lines, and nautical elements, developed during the rapid growth of transportation in the 1930s. Together with their functional, non-embellished design typical of the Bauhaus traditions, the Kadoorie Hill is indeed a gem in Hong Kong's architectural history. It is also the only remnant of the garden city movement in the 1920s, which was the first attempt to incorporate urban planning ideas such as green belts and communal amenities into property development.

The Estate is now considered an oasis in the middle of a bustling city. 'Preservation and modernisation are not necessarily antagonistic to each other,' commented Colfer. 'With a people-oriented approach, they could be complementary'.





- 1) First houses on Kadoorie Hill were completed in 1937  
加多利山首批洋房於1937年落成
- 2) Greenery is a key feature of the Kadoorie Hill  
加多利山物業裡裡外外均綠意盎然
- 3) Lifting platform (right) installed for the first time in the Kadoorie Estate  
嘉道理置業旗下物業首次安裝升降台
- 4) Refurbishing teakwood flooring and handrail cost more than installing new ones, but they provide a touch of history that money can't buy  
翻新重用原裝柚木地板和扶手，成本比用新的高，不過其歷史感實非金錢所能衡量
- 5) KEL endeavours to preserve the exteriors of its properties and thus the charm and style of old Hong Kong  
嘉道理置業致力保存區內建築物外觀，讓該區洋溢舊香港風情
- 6) The renewed garage gate and fireplace are shown with their respective original design sketches circa 1962  
翻新後的車房木門與壁爐，旁為兩者於1962年初建時的設計草圖

1937年建立於加多利山的「花園城市」，八十年來一直保留著翠綠寧靜的氣息。負責管理加多利山住宅的嘉道理置業，最近將旗下兩幢物業翻新，「傳承」有機會先睹為快，深入了解如何在傳統和更新之間達致和諧。

參觀加多利山住宅的機會可以說是非常難得。嘉道理置業董事高富華說：「有租客遷出我們才會考慮翻新物業，但我們的租客都非常長情，當中不少已住了超過三十年。他們和公司一樣，都喜愛區內遼闊開放、綠葉成蔭的環境，和充滿歷史質感的生活空間，這些條件實在很難在香港別處找到。」不過，部份住客年事漸高，想在此處頤養天年，有某些因素都要認真考慮。「儘管他們都想繼續租住，但居於多層房舍內，長者上落樓梯實有點不容易。」

公司因而意識到，面對人口老化，住宅的配置和設計必須切合長者生活需要，於是在翻新過程中安裝了升降台，在旗下物業中屬多年來首創，方便坐輪椅的長者及陪人上落；並加闊浴室入口、重新設計便利長者的沐浴設施，讓他們可居家安老，繼續享受天倫樂和鄰里情，以及清幽怡人的居住環境。

這是其中一個令住宅設施得以與時並進的例子，與此同時，嘉道理置業不忘致力保存區內獨有的建築和設計特色。

嘉道理置業總經理何兆璋表示：「五十年代原裝的柚木地板，我們沒有摒棄，而是提昇再用，砌出新的圖案。我們又保留了樓梯的柚木扶手，為室內空間保留一點傳統感覺。這樣的製作成本比轉用全新物料要高得多，但我們覺得都是值得的。」

環顧區內，處處可見山上建築物都得到悉心保護。純白和帶圓角的外牆、寬敞的露台、鐵鑄的窗框，設計展現的曲線、修長橫線和航海年代的象徵，都是流線型現代主義的主要視覺元素；加上以功能主導、簡約實用的包浩斯式設計，令加多利山這些樓房在香港建築史上穩佔一席位。這處亦是1920年代由英國傳入的「花園城市運動」在香港植根的最後見證，運動提倡以社區規劃概念發展土地，強調社區綠化和均衡發展。

昔日的市郊住宅，成為今天鬧市中的綠洲。高富華認為：「翻新不一定是和保育對立，只要以人為本，兩者其實可以互補並存。」