

# Hong Kong Rediscovered™

A celebration of the city we call home



## 2019 ULI Hong Kong Conference: Hong Kong's Past, Present, and Future

5 March 2019 | Tai Kwun

0900	Coffee & Registration
0930	Welcome & Opening Remarks
1000	A Brave New World: Hong Kong, Greater Bay Area, China
1100	Polishing a Pearl of Hong Kong Past: The Making of Tai Kwun
1200	Experience the Food of Tai Kwun
1300	Art X Real Estate: A Value Creation Tool for a World City
1340	Spotlight on an Asset Class: Solving Hong Kong's Housing Crisis
1420	A Connected Community: Future-Proofing the City
1500	Coffee Break
1530	Looking to the Future: Hong Kong's Next Generation
1630	Home-Kong: Placemaking & the Public Realm
1710	Open for Business: Hong Kong at the Intersection of Commerce & Culture
1750	Building Better & Investing Smarter: The Evolution of Real Estate
1820	Closing Remarks
1830	Cocktails

## 香港再發現 Hong Kong Rediscovered™

在我們回顧和展望香港的過去、當下與未來時，希望從中淬鍊和分享城中別具一格的社區、商舖以及遠足踏青的好去處，通過這些最地道、最貼近生活的深入探索，多面向領略香港這座風華絕代的城市紋理。

「香港再發現」是由城市土地學會的企業會員 Spectra Partnership 獨創的系列活動，旨在重新探索和認識香港的新舊靈魂，表達對這座被稱之為「家」的地方的熱愛。

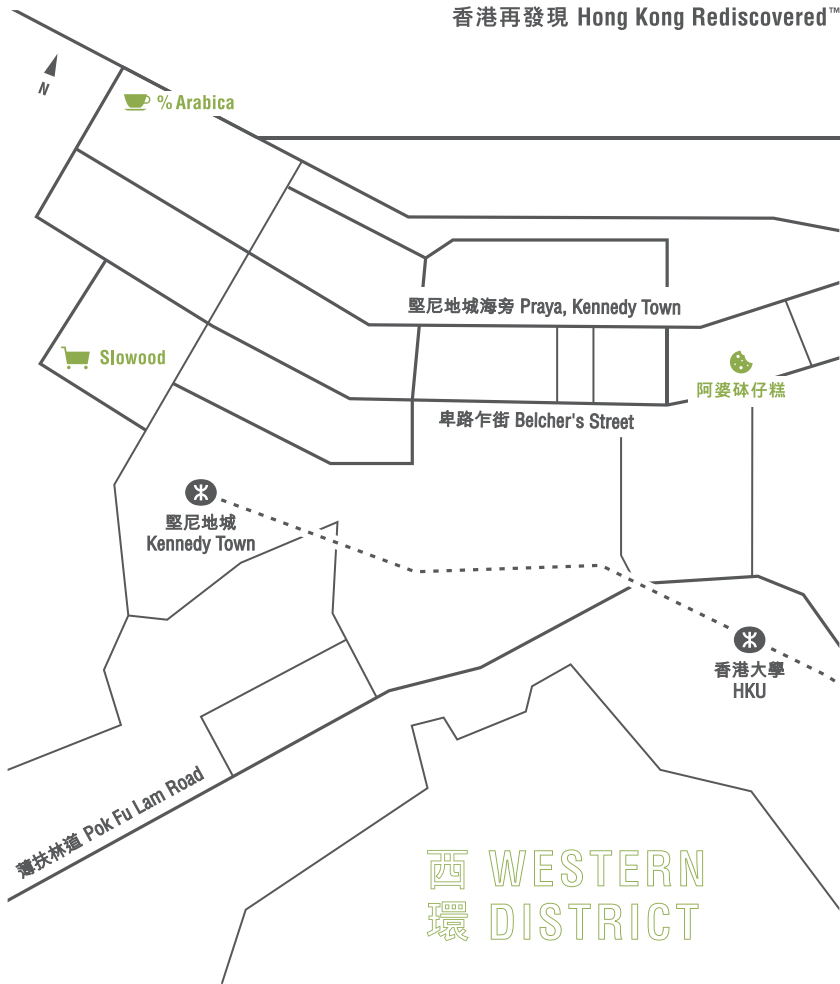
Spectra 聯手城市土地學會收集了來自城市土地學會會員的誠心推薦，展現每個人心中流連忘返的城市地標—地區覆蓋新界至港島的獨特景緻。我們希望藉此探索城市的新鮮事，重新發現真實的生活體驗和樂趣。

As we look at Hong Kong's past, present and future, we want to share the unique places, shops, hikes and experiences that form the fabric of our city.

Hong Kong Rediscovered™ is an event series created by Spectra Partnership, a ULI corporate member, as a celebration of what we love about the city we call home.

Spectra and ULI have teamed up to gather recommendations from ULI members showcasing the places they love around town – covering new and old, Hong Kong Island up to the New Territories. We hope it will be an inspiration to explore something new and rediscover authentic experiences around town.

## 香港再發現 Hong Kong Rediscovered™



### Slowood

西環爹核士街11號浚峇地舖1-3號  
Shop 1-3, The Hudson  
11 Davis Street, Western District

### % Arabica

西環爹核士街1號裕福大廈4號舖  
Shop 4, Grand Fortune Mansion  
1 Davis Street, Western District

### 阿婆砵仔糕

西環卑路乍街3號益豐大廈地下  
G/F, 3 Belcher's Street  
Western District

### Slowood

一家提倡永續生活方式與回歸自然的雜貨店。它涉獵來自國際和本地的各類生活品牌，提供具有環保意識的陶器和家居用品，同時提供散裝食材香料等。

An eco-lifestyle grocery store, sources from international and local brands to provide a wide range of eco-conscious crockery and homeware, as well as offering grocery staples in bulk.

### % Arabica

由 Kenneth Shoji 於 2014 年於京都創辦的咖啡名店 % Arabica，目前在堅尼地城開分店，您可品嚐咖啡的同時，享受一覽無遺的維港海景，是不少創意人士的理想放空地。

Founded by Kenneth Shoji in Kyoto in 2014, % Arabica's Kennedy Town store on the waterfront offers panoramic views of the harbour, and is the ideal spot for creative minds to wander.

*Recommended by: Phil Kim  
Managing Director, Asia, Jerde Partnership*

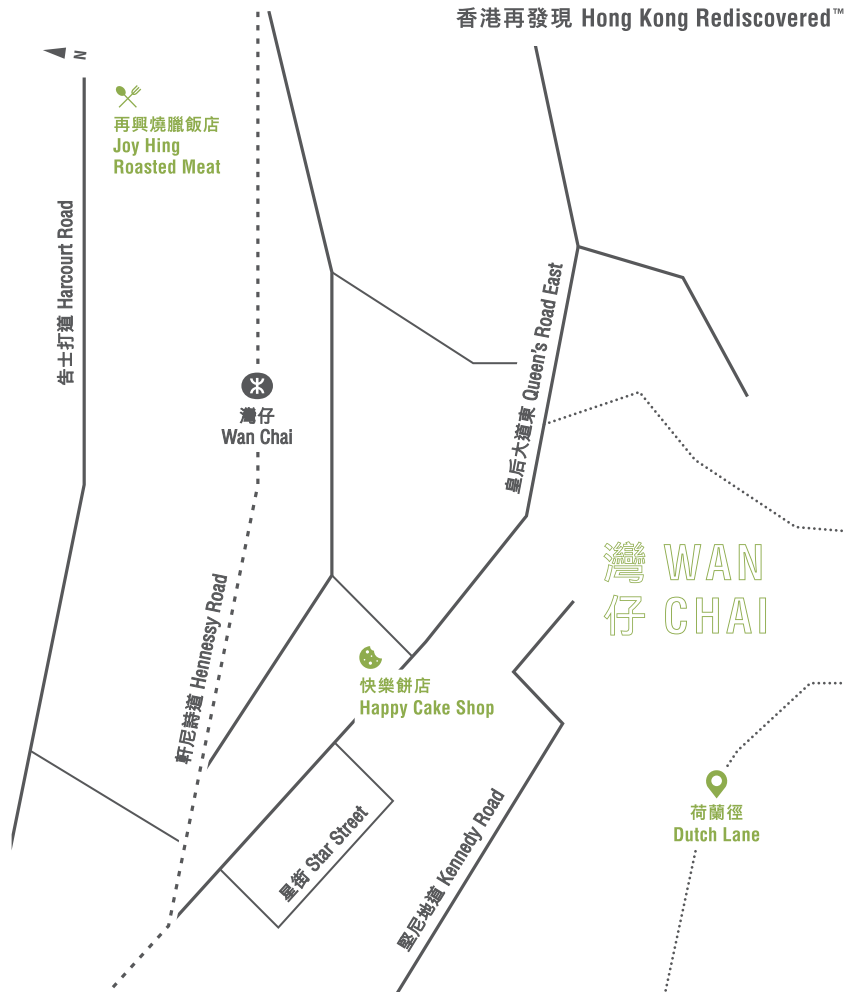
### 阿婆砵仔糕

九旬砵仔糕婆婆早已深入人心，她精心炮製地道砵仔糕，深受街坊喜愛。婆婆的攤檔搬過幾次，但美味香甜的味道一直未變。目前你可以在卑路乍街找到她。

An icon of the district, run by a 90-year lady who is renowned for her homemade red bean pudding. The stall has moved a few times, but the pudding is unchanged in its perfection.

*Recommended by: Raymond Chow  
Executive Director, Hongkong Land*

## 香港再發現 Hong Kong Rediscovered™



### 再興燒臘飯店 Joy Hing Roasted Meat

灣仔軒尼詩道 265-267 號地下 C 座  
Block C, 265-267 Hennessy Road  
Wan Chai

### 快樂餅店 Happy Cake Shop

灣仔皇后大道東 106 號地下  
G/F, 106 Queen's Road East  
Wan Chai

### 荷蘭徑 Dutch Lane

灣仔荷蘭徑  
Dutch Lane, Wan Chai

## 灣 WAN 仔 CHAI

### 再興燒臘飯店 Joy Hing Roasted Meat

餐廳看起來非常的不起眼，卻憑藉叉燒和中式例湯深受附近居民的熱捧。您可以去附近的修頓球場觀看足球比賽的同時享用一頓美味的叉燒外賣，感受一把在地的港式體驗。

An unassuming place that consistently serves the best char siu and Chinese soup in the neighborhood. For the full experience, get it for takeaway and eat while watching an amateur football match at nearby Southern Playground.

### 快樂餅店 Happy Cake Shop

舊式餅櫃、花磚牆、馬賽克地磚和白底紅字的牌匾是快樂餅店的記號，屹立灣仔幾十年為街坊每天準時帶來香氣四溢的港式麵包。

Owner Wong Siu-ping has run the bakery since 1979 and the shop retains its retro window display, mosaic tiles and red signage. It offers Hong Kong-style bakery items to a loyal customer base.

*Recommended by: Mabelle Ma,  
Director, Development & Valuations,  
Swire Properties Ltd.*

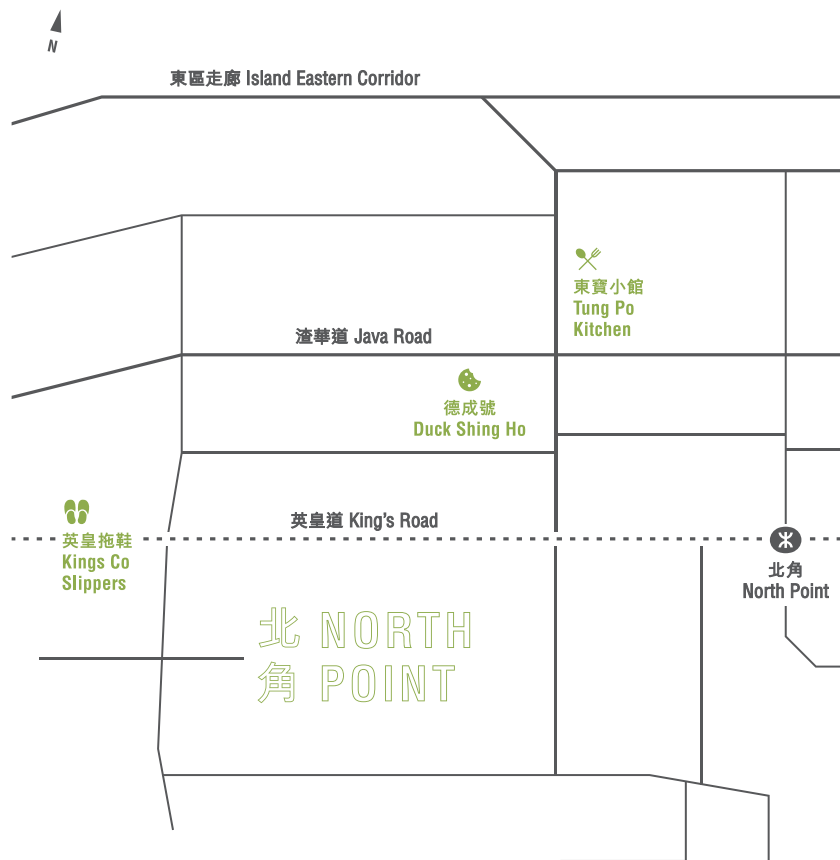
### 荷蘭徑 Dutch Lane

荷蘭徑距離灣仔市中心僅有10分鐘的步行路程。這條隱於鬧市的靜謐叢林小徑很適合散步。沿途可欣賞到荷蘭風車、瀑布、匍匐的藤蔓和茂密的植被。

Tucked away above Bowen Road, and just 10 minutes' walk from Wan Chai, Dutch Lane is a quiet jungle trail with waterfalls, creeping vines and lush vegetation which feels miles from the city.

*Recommended by: Alison Cooke, Managing  
Director – Real Estate, Starr International  
Investment Advisors (Asia) Limited*

## 香港再發現 Hong Kong Rediscovered™



### 德成號 Duck Shing Ho

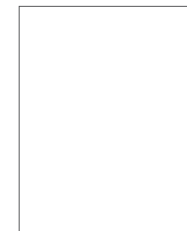
北角渣華道64號  
64 Java Road, North Point

### 英皇拖鞋 Kings Co Slippers

北角英皇道315號麗宮大廈地下  
G/F, Majestic Apartment  
315 Kings Road, North Point

### 東寶小館 Tung Po Kitchen

北角渣華道99號渣華道市政大廈2樓  
2/F, Java Road Municipal Services  
Building, 99 Java Road, North Point



### 德成號 Duck Shing Ho

香港最受歡迎的蛋捲店，在過去的60年裡，每天早上5點開始，顧客就會在店外排隊。

The most popular egg roll shop in Hong Kong for the past six decades, customers still queue up outside the shop starting from 5am every morning.

### 英皇拖鞋 Kings Co Slippers

早於1960年代開業的英皇拖鞋見證北角區的變遷，顧客只要踏進充滿特色的走廊，就能細看櫥窗內整齊陳列的中式繡花鞋，每一款也叫人一見難忘，愛不借手。

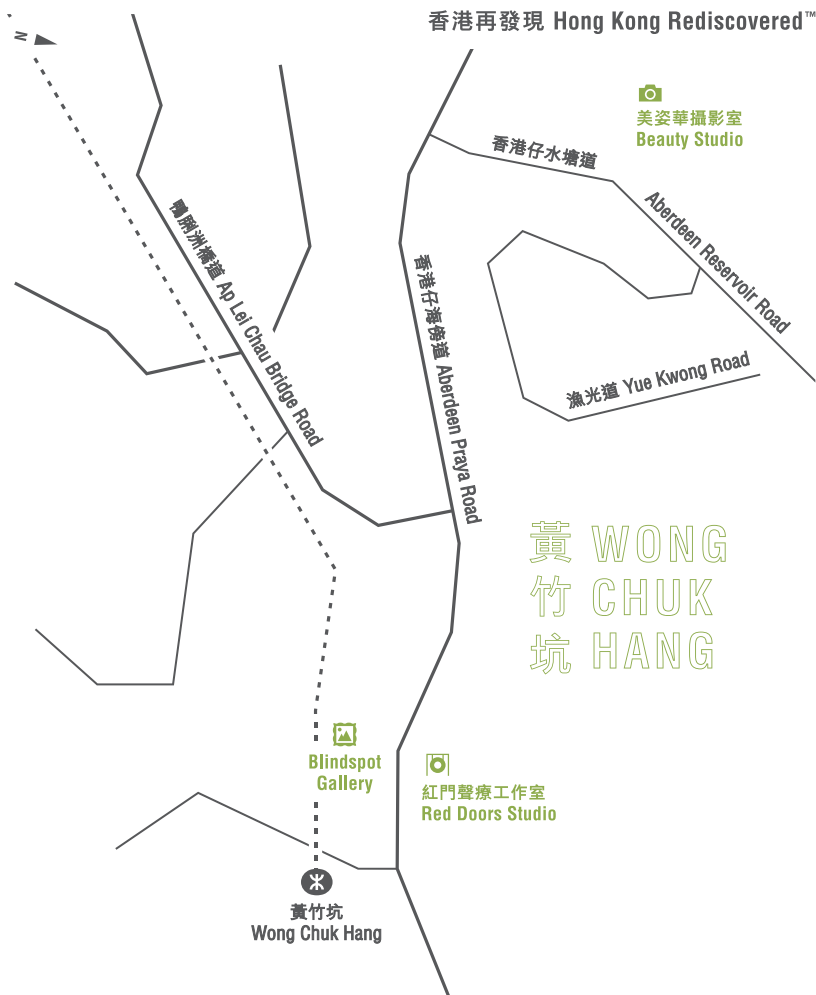
A neighbourhood fixture since the 1960s, this traditional slipper shop is basically a glass display case in a hallway. Blink and you'll miss it, but look closer and you'll find rows and rows of beautifully stitched slippers adorned with classic Chinese motifs.

### 東寶小館 Tung Po Kitchen

東寶小館以美食馳名之外，其熱鬧的用餐環境也是一大特色。在廣東流行歌的襯托下，加上店主Robby非凡的舞藝及熱情的款待，每名食客也開懷大嚼，當然少不了比拚酒量的藍白色戰鬥碗。

The flavors are sublime and spirited, as is the atmosphere – with Cantopop blaring at top volume and owner Robby Cheung moonwalking to tables to deliver beer, famously served in blue and white bowls.

## 香港再發現 Hong Kong Rediscovered™



### 📷 美姿華攝影室 Beauty Studio

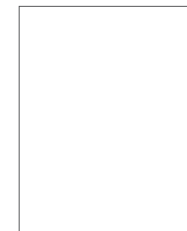
香港仔大道210號一樓A室  
Room A, 1/F  
210 Aberdeen Main Road

### 🎨 刺點畫廊 Blindspot Gallery

黃竹坑道28號保濟工業大廈15樓  
15/F, Po Chai Industrial Building,  
28 Wong Chuk Hang Road

### 🚪 紅門聲療工作室 Red Doors Studio

黃竹坑道31號利基中心21樓A室  
Flat 21A, Lee Fund Centre,  
31 Wong Chuk Hang Road



### 📷 美姿華攝影室 Beauty Studio

坐落在香港仔大道旁邊的影樓「美姿華攝影室」，營業半個世紀以來依然屹立不倒，它見證了那些年逝去的光影和記憶。

This vintage photo studio has been in operation for more than half a century – and still looks like it belongs to another decade. Its nostalgic feel helps it to survive and thrive.

### 🎨 刺點畫廊 Blindspot Gallery

刺點畫廊是一間當代藝術畫廊，它以當代攝影及影像的創作為重點，同時亦展出其他當代藝術媒介。畫廊致力培養和展出新晉和著名藝術家的作品。

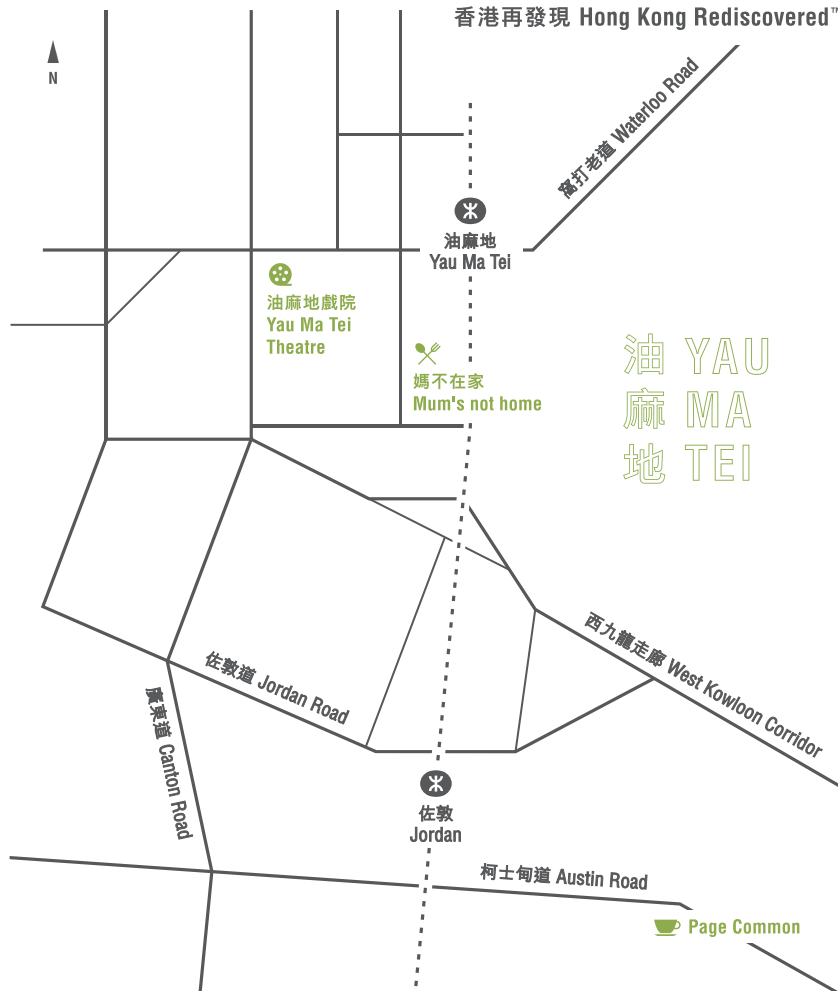
A modern art gallery representing emerging and established local artists. It began with a primary focus on photography and image-based art, evolving to include diverse media.

### 🚪 紅門聲療工作室 Red Doors Studio

一家能夠幫助心身平靜的瑜伽練習工作室。通過一系列專業訓練模式，讓頭腦、身體和精神達到最佳平衡。同時引入了歷經時代考驗的古代聲音療法、冥想銅鑼、步行冥想迷宮及昆達利尼瑜伽。

The Studio exists to bring balance, calm and focus to one's mind, body and spirit. It uses ancient, time-tested practices including sound healing with meditation gongs, walking meditation on labyrinths, and Kundalini yoga.

## 香港再發現 Hong Kong Rediscovered™



### ☕ Page Common

尖沙咀柯士甸道 148 號  
148 Austin Road  
Tsim Sha Tsui

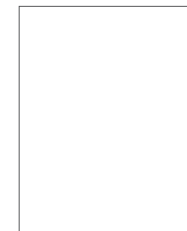
### 🎭 油麻地戲院 Yau Ma Tei Theatre

油麻地窩打老道 6 號  
6 Waterloo Road  
Yau Ma Tei

### 🍴 媽不在家 Mum's not home

油麻地上海街 302 號 1 樓  
1/F, 302 Shanghai Street  
Yau Ma Tei

### ☕ Page Common



### ☕ Page Common

這間精品咖啡店位於 Page148 酒店大堂內。主打手沖咖啡以及提供各類美味輕食甜點。客人們於此翻閱用心安排的書籍、雜誌和城市地圖，深入領略城市多面向。

A coffee house forms the lobby of Page148 Hotel, offering a selection of artisanal coffee and curated dishes. Locals and guests can enjoy events and a library of books, magazines, maps that reveal new sides to our city.

### 🎭 油麻地戲院 Yau Ma Tei Theatre

油麻地劇院建於 1930 年，於 1998 年被列為二級歷史建築，是九龍唯一的二戰前劇院。它於 2012 年修復並活化為戲曲活動中心。

Built in 1930 and classified as Grade 2 historic building in 1998, Yau Ma Tei Theatre is the only remaining pre-World War II theatre in Kowloon. It transformed into a Cantonese opera house in 2012.

*Recommended by: George Hongchoy  
CEO, Link Asset Management Limited*

### 🍴 媽不在家 Mum's not home

由一對情侶打造的復古異域咖啡館，他們在旅行中收集有趣的飾物令整個空間概念更「搞鬼」，除提供食物外，還販售衣服以及觀看現場表演。

A colourful art space and cafe by a couple who travel around the world to collect interesting bric-a-brac for sale. You can browse knick-knacks from near and far, buy clothes, eat, and watch live music.





深 SHAM  
水 SHUI  
埗 PO

 店小二  
Shop Little Two

深水埗南昌街100號  
100 Nam Cheong Street  
Sham Shui Po

 公和荳品廠  
Kung Wo Beancurd Factory

深水埗北河街118號地下  
G/F, 118 Pei Ho Street  
Sham Shui Po

 Midway

深水埗基隆街132B 地下  
132B Ki Lung Street  
Sham Shui Po

 店小二  
Shop Little Two

深水埗的一間舊舖看來平平無奇，卻收藏了許多奇珍異寶。以跳蚤市集形式開設舊物店，售賣各種各樣搜羅回來或是別人寄賣的本土古物。Antique lovers who step into this flea market-style store can rummage through their collection of gems gathered in random corners in the city and via personal donations.

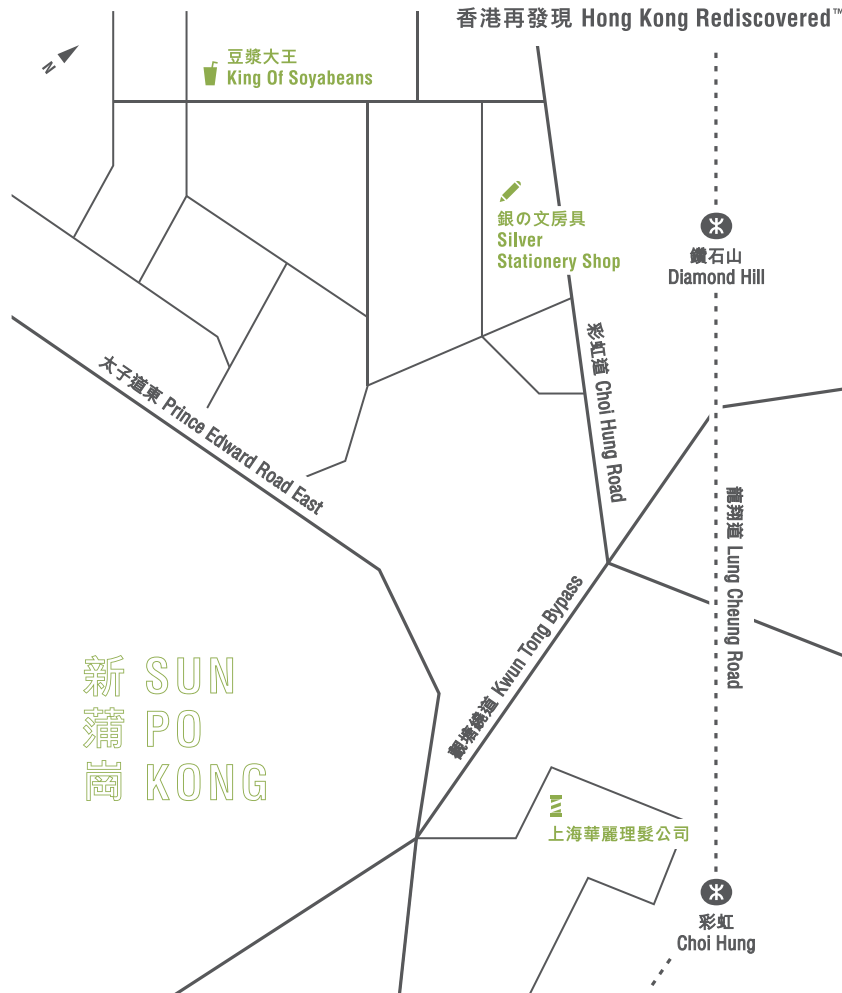
 公和荳品廠  
Kung Wo Beancurd Factory

傳承百年的公和荳品廠無疑是香港地道香煎豆腐以及其他手工豆製品的始祖，由開店沿用至今的裝潢令人仿如走進了時光隧道。The best place in Hong Kong for old school fried bean curd and the most amazing variety of tofu dishes, in an authentic setting. Recommended by: Ariel Shtarkman, Founder, Orca Capital

 Midway

由夫妻檔設計師開設的以旅遊為題的特色小店，旨在記錄與分享人、物、地的相遇。店舖裡出售的商品大部分都是源自於兩人撰寫過的旅遊文章，在途中遇過的人和事，將物件背後的故事從文字變成實體。Founded by two travel-passionate young designers, products in the shop come from their own travels, inspired by the people and experiences they encounter during their journeys.

## 香港再發現 Hong Kong Rediscovered™



新  
蒲  
崗  
SUN  
PO  
KONG

### 上海華麗理髮公司

彩虹邨金碧樓 33-34 號地下  
G/F, 33-34 Kam Pik House,  
Choi Hung Estate

### 銀の文房具

#### Silver Stationery Shop

新蒲崗盛景工業大廈 1012 室  
Room 1012, Shing King Industrial  
Building, San Po Kong

### 豆漿大王

#### King Of Soybeans

新蒲崗大有街 34 號新科技廣場 9 號舖  
Shop 9, New Tech Plaza,  
34 Tai Yau Street, San Po Kong

### 上海華麗理髮公司

在 1964 年開業的上海理髮廳，多年內堅守於平民區的彩虹邨內，內部裝修和工具仍保持 60-70 年代的風格，也因其獨特的懷舊味道常被借作場地拍攝。

Opened in 1964, it is one of the most iconic Shanghaiese salons that still retains its furniture and tools from the 1960s and 1970s.

### 銀の文房具

#### Silver Stationery Shop

文具店隱藏在一個不起眼的工業大廈內，這個神秘商店充滿懷舊氣息。於此，你會發現那些消失在童年時期的文具。

Tucked away inside an unassuming industrial building, this hidden store is known for its local nostalgia vibe. You'll be taken back in time as you find stationery that you haven't seen since childhood.

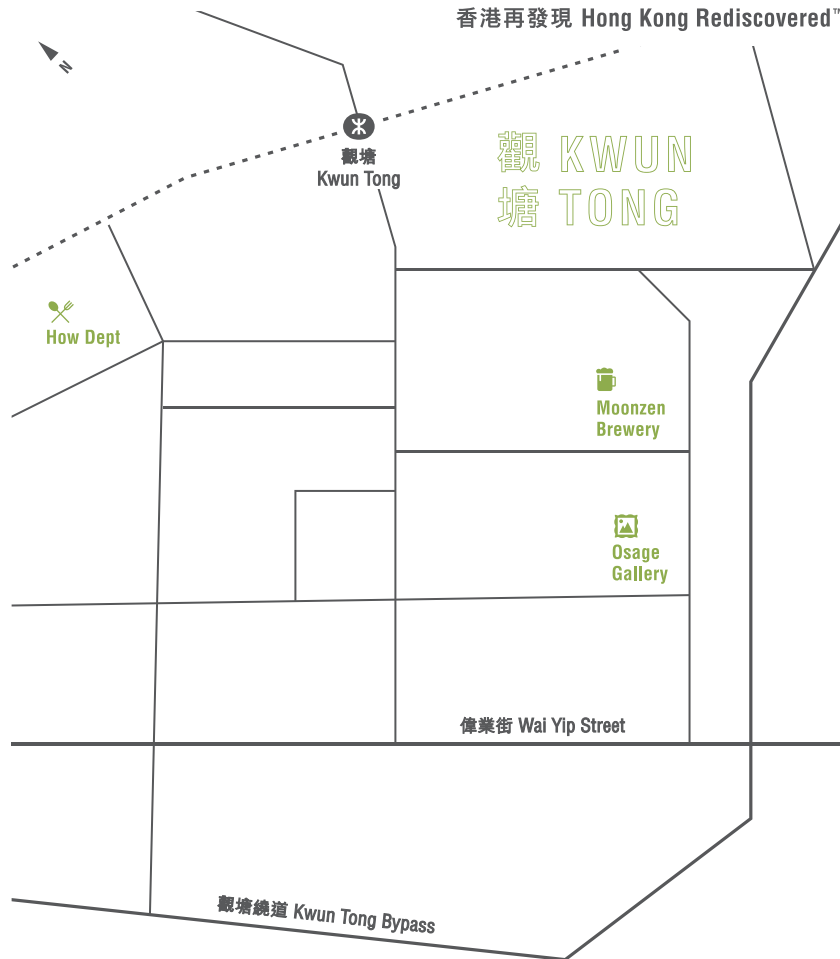
### 豆漿大王

#### King Of Soybeans

菜飯即場製作，口感尤佳；鹹甜豆漿及其他豆製品亦不容錯過。傳承自老店上海師傅，其他配料也講究，泰國糯米、寧波炸菜，肉鬆要用高級版的油鬆，即曾炸過軟香口。

Enjoy freshly made Shanghaiese sticky rice rolls, soy milk, and other bean curd snacks. The signature rice rolls are crisp and soft – using Thai glutinous rice wrapped around starch with a touch of pork floss and chopped Ningbo pickled mustard root.

香港再發現 Hong Kong Rediscovered™



#### Osage Gallery

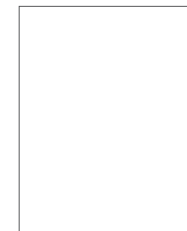
觀塘興業街20號  
聯合興業工業大廈4樓  
4/F, Union Hip Yip Factory Building  
20 Hing Yip Street, Kwun Tong

#### Moonzen Brewery

觀塘成業街18號  
新怡生工業大廈2A室  
2A, New East Sun Building  
18 Shing Yip Street, Kwun Tong

#### How Dept

觀塘巧明街99號  
巧明工廠大廈3AB室  
3AB, How Ming Factory Building,  
99 How Ming Street, Kwun Tong



#### Osage Gallery

隱匿於觀塘工業區的畫廊和展覽空間。Osage 每年舉辦包括本地和海外藝術家等展覽，推動國際和亞洲當代視覺藝術的使命，借不同的展覽去探討亞洲地區之間以及與世界多樣和複雜的關係。

Osage is a large warehouse style contemporary art space in Hong Kong. Promoting emerging and mid-career local artists, you can find some cracking exhibitions at this gallery.

#### Moonzen Brewery

門神啤酒廠由一對夫妻檔經營，推動本土啤酒釀造產業。逢星期五開放啤酒品酒會，並可參觀啤酒廠。招牌手工啤包括「雷公啤酒」、「玉皇大帝 IPA」，名字個個不同凡響。

A big part of Hong Kong's craft beer revolution. The husband and wife team open up the brewery on Friday nights for tastings and tours – visit to find out how to make a Thunder God pale ale or Jade Emperor IPA.

#### How Dept

平平無奇的工業大廈中，隱藏着一個潮人聚腳點。日式生活概念店兼餐廳 How Dept 擺放簡約傢俬、家品、服飾、藝術飾品等，環境舒適安靜，適合假日與三五知己上去閒聊。

A hidden hipster gem in an old industrial building, How Dept combines both a Japanese lifestyle store and restaurant. Adorned with cosy, modern wooden décor, you can scout out simplistic furniture, homeware, clothing and artisanal accessories.

## 香港再發現 Hong Kong Rediscovered™



### 朗屏士多啤梨園 Long Ping Strawberry Farm

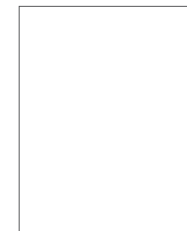
元朗大棠路大棠村A段  
Part A, Tai Tong Road,  
Tai Tong Village

### 爽爽麵店 Song Song Noodle Shop

元朗鳳攸北街5號順豐大廈5號舖  
Shop 5, Shun Fung Building,  
5 Fung Yau Street North

### 屏山天水圍文化康樂大樓 Ping Shan Leisure and Cultural Building

屏山天水圍翠星路1號  
1 Tsui Sing Road, Ping Shan



### 朗屏士多啤梨園 Long Ping Strawberry Farm

位於元朗的大型有機農場擁有200,000平方英尺的土地，以供應最新鮮、多汁的當季草莓和葡萄。農場免費開放，但採摘草莓需收取每磅80港元。

This massive organic farm in produces the freshest, juiciest strawberries and grapes in a huge 200,000 sq ft field. The farm is free to enter and charges \$80 for every pound of strawberries you pick and take home.

### 爽爽麵店 Song Song Noodle Shop

招牌醉雞粉麵，香醇的酒味配上爽口嫩滑雞肉，加上一份濃郁上湯的粉麵，簡直一絕。每逢用餐時間一定人頭湧湧。

Shaoxing wine-infused drunken chicken and the fried pork chop are signature dishes. They work wonderfully with the rich-flavoured broth noodle. Yuen Long-ians always queue up for this one.

### 屏山天水圍文化康樂大樓 Ping Shan Leisure and Cultural Building

這座別樹一格的康樂設施建築，其設計靈感源自中式傳統的百寶架。當陽光傾瀉在玻璃幕牆上，映射出美麗的光影畫。青水石尿、木屏風等元素的運用，呈現簡約現代的風格。Inspired by the traditional Chinese treasure rack, the building is an architectural hidden gem that uses brick walls, timber and metal screens to establish a connection between heritage and modernity.

Recommended by: Douglas Wu  
Executive Director, Fairland Holdings Ltd.