



# Hochhaus Bestand



CPD Seminar  
Existing high-rise  
buildings and what  
shall we do with  
them?

27.03.2025 (Thu)  
7:00pm - 8:30pm



Roland Göttig  
Technical University of Munich

Edition **DETAIL**



[Registration form](#)

Language English	CPD Hours 1.5 hours	Admission HKIA Members - \$100 Non-HKIA Members - \$200	Delivery Hybrid (Pre-registration required)	Quota Virtual: 500 persons Physical: 50 persons (First-come-first-served)
---------------------	------------------------	---	---	--

## Synopsis

We need to rethink the way we build. The demand for resources in construction and the energy required for heating and cooling cannot continue to grow indefinitely. At the same time, people need adequate housing and workspace. A more thoughtful and strategic approach can help mitigate the most pressing challenges. Architects, urban planners, engineers, construction companies, craftsmen, and building owners all play a role in reducing the environmental impact of building activities.

However, decision-making regarding existing buildings is often constrained by various factors. In many cases, demolition seems to be the simplest option, even when a building still fulfills its fundamental purpose. According to Vitruvius, good architecture must meet the principles of "firmitas" (stability), "utilitas" (functionality), and "venustas" (beauty). In a modern context, this means that a building should:

- Have structural integrity
- Offer logical and adaptable floor plans
- Maintain architectural quality and aesthetic appeal

Determining whether an existing high-rise building is still viable is not always straightforward. Demolition and reconstruction are often seen as the easiest solutions, but are they always the best? To make a well-informed decision, a structured evaluation of key factors is essential, here:

### Urban Planning

- Building size in relation to land use
- Urban quality (e.g., alignment with city development plans)
- Architectural significance on an urban scale

### Future Viability

- Flexibility of floor plans
- Condition of the building envelope
- Efficiency of supply systems

### Resource Efficiency

- Embodied energy
- Reusability of materials
- Energy efficiency during operation

### Costs (per m<sup>2</sup>)

- Ongoing operational expenses
- Overall investment
- Expected rental income

A point-based assessment system (e.g., a maximum of 10 points per category) could provide a clearer picture of how well an existing building performs across these criteria. This system can be applied to evaluate three possible approaches: Preserving the building with minor renovations, undertaking a major modernization, such as facade replacement, and demolishing and rebuilding the structure. When making such decisions, it is crucial to consider all aspects of a category like all costs, including those related to demolition, disposal, and landfill, without overlooking the long-term financial and environmental impacts.

## Speaker



**Dr.-Ing. Roland GÖTTIG**  
Senior Researcher and Lecturer,  
Technical University of Munich

## Moderator



**Ar. Yvonne IEONG**  
Member of HKIA BLA Urban Design,  
Planning and Sustainability Committee

Organiser



Supporting organisations

