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「夥伴同行」探訪計劃

加強溝通 釋除疑慮 提供額外協助及支援

Project Engagement Team

provides additional assistance and support to residents



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「建聞」網上版請瀏覽
<http://www.connect.ura.org.hk/>



主席隨筆

Chairman's
Message



踏入2017年，過幾天便是農曆新年，我在此
謹祝大家在雞年事事順利，身體健康。

送猴迎雞，是回顧過去、展望將來的好時機。過去多年，我們一直根據2011年《市區重建策略》定下的多個目標，包括重整及重新規劃舊區、復修舊樓、保育和活化具歷史價值的建築、推動可持續發展等多元方式去推動市區更新，而在進行市區更新工作時，市建局本著「以人為先、地區為本、與民共議」的工作方針，去改善舊區居民的生活質素。我們要照顧的不僅是舊建築物，社區裡的弱勢社群，也是我們關顧的對象。

關心居民，令他們的生活得到改善，大致可從硬件和軟件兩方面下功夫。硬件所指的是居住的樓宇、環境和設施配套，我們要做好整體規劃，令環境、基建及社區設施等得以改善；我們不斷總結過往的經驗，認為市區更新不應是零星拆建的過程，而是透過較大範圍的重建規劃，改善舊區已建設的環境，建立更有效的道路網絡和公共空間，為社區帶來更大的裨益。去年，我們決定採用「以小社區發展模式」的市區更新策略，在土瓜灣區開展了五個項目，合共涉及地盤總面積約20,000平方米，有這樣大的範圍，我們可進行較大規模，以「地區為本」的規劃，突顯該區「小街小舖」的特色。例如我們會將區內的道路打通，將這五個位置相近的項目連接起來，增強整個社區的可達性和流動性。有別於市場的一般做法，我們不會在區內興建大型商場；同時，我們會在其中一個重建項目內提供一個社區停車場，以避免個別發展項目的停車場出入口佔用可作臨街地舖的面積，這樣便可以騰出更多地面空間予小舖或食肆，令已習慣惠顧小舖的居民可一如以往在區內消費。

在規劃設計之外，我們亦必須兼顧受重建影響居民的感受，了解他們不同的需要，協助他們改善生活環境。以上述土瓜灣區的項目為例，我們估計在這幾個項目的範圍內，有超過3,000個住戶，共約7,000名居民。項目涉及的

以人為先
地區為本
與民共議

People first
District-based
Public participatory

As we embrace 2017 and celebrate the Chinese New Year, I wish everyone all the best and good health in the Year of the Rooster.

I would also like to take the time at the beginning of a new year to review our past achievements and forge the way forward for the URA. Over the past years, we have adopted a diverse approach in taking forward urban renewal in Hong Kong in accordance with the 2011 Urban Renewal Strategy, which included restructuring and redesigning old districts, rehabilitating old buildings, preserving and revitalising structures of historic value, as well as promoting sustainability. The URA is committed to carrying out its urban renewal mission based on the “people first, district-based and public participatory” approach while improving the living condition of residents in old urban areas. Not only do we take care of old buildings, we also care for the underprivileged in the community.

In order to improve the living condition of residents, we have to work on both hardware and software aspects of the urban renewal. “Hardware” refers to residential buildings, environment, infrastructure and community facilities which can be enhanced through comprehensive and holistic planning. Based on the experience that we gained over the years, we believe urban renewal is not simply a “slash and burn” process, but through the regeneration of a larger area, the built environment in the old districts can be improved, road networks and public spaces can be built more effectively to bring greater benefits to the community. Last year, we adopted the “district-based” urban renewal approach in planning and implementing five projects in To Kwa Wan, involving a total area of about 20,000 square metres. With a larger site area, we are able to carry out a larger scale and “district-based” planning that can help strengthen the local “small shops” characters of the area. For example, we will open up roads to link up these five projects in the vicinity so as to enhance the accessibility and mobility of the area as a whole. Unlike the usual practice of the market, we will not build large shopping malls in these projects. Instead, we plan to build a communal car park in one of the project sites with an aim to avoid street-facing space from being occupied by car park ingress and egress points of the individual development projects. It will thereby be able to free up more space on the ground level for small shops or restaurants so that residents who used to buy from small shops can maintain their living habits.



居民人數眾多，我們更須本著「以人為先」的方針處理，方能讓項目順利推行。首先，我們有責任令居民清楚了解項目的資訊，當中包括居民最切身的賠償及遷置安排等等。因此，當項目公布後，我們會即時進行凍結人口調查，同時舉辦多次居民簡報會，講解有關重建的資訊。

然而，項目公布後，市建局需待政府批准進行，才能正式向業主提出收購建議和處理租戶安置補償。由項目公布至獲政府批准及市建局開展收購程序，整個過程往往要經過一段頗長的時間，為期由最快的九個月至超過一年不等。我們明白在這段等待的期間，受影響的居民難免對重建涉及的規劃、收購、補償等問題感到疑惑，甚至憂慮。故此，除了以往舉辦的居民簡報會以外，市建局收購及遷置部的同事額外成立一支約60人的特別團隊，於去年10月開始展開一項有系統的「夥伴同行」探訪計劃，主動走進土瓜灣這幾個重建項目內，不分晝夜接觸每個家庭和商戶，深入解釋政策，讓他們明白項目的最新進度、補償及遷置安排及時間表等等，並就每個家庭和商戶的個別情況作針對性的解說，例如提醒他們要盡早釐清業權不清的問題。遇著有特殊需要的個案，同事會再次探訪，悉心跟進，有需要時會協助轉介社工隊及有關部門處理。團隊亦送上「醒目錦囊」，以簡單易明的文字及圖像解釋不同情況的補償方案及安置安排，幫助他們更清晰了解自己的權益。而土瓜灣的地區辦事處亦特別延長平日的服務時間至晚上10時，以方便居民於下班後及休假時直接與當值的市建局同事就其個別情況作出跟進。

Apart from planning and design, we must also take into account the feelings of residents affected by redevelopment, understand their needs and help them improve their living environment. Like the To Kwa Wan projects, we estimate that there are more than 3,000 households and some 7,000 residents within the project areas. Given the large number of residents involved, the “people first” approach plays an important part in the way we deal with residents so as to facilitate a smooth implementation of the projects. First of all, we have the responsibility to help the residents understand the information about the project, including the compensation and rehousing arrangements which are their major concerns. Therefore, upon the commencement of the projects, we conducted freezing survey and follow-up residents’ briefings to explain the information about the projects.

It used to be the practice that the URA can process compensation and rehousing matters for affected owners and tenants only after obtaining the Government approval for the projects, which usually takes at least nine months to over a year. We understand that, during this long waiting period, affected residents will inevitably have doubts, or even worries, on matters relating to the planning, acquisition and compensation of the projects. In order to ease their minds, we have set up a special team, comprising some 60 members from the Acquisition and Clearance Division, to launch a “Project Engagement” exercise last October in addition to the usual residents’ briefings. This special team has taken the initiative to visit every household and business operator affected by these To Kwa Wan projects day and night to explain to them the policies in details, helping them understand the latest progress, compensation and rehousing arrangements, and timeline of the projects. Depending on the different circumstances encountered by individual households, the team also gave specific explanations, such as reminding them of the need to clarify unclear titles as soon as possible. For households with special needs, the team will visit them again to follow up their cases, or refer them to social service team or the relevant departments for assistance. The team also provided households with leaflets explaining the compensation and rehousing arrangements in simple and easy-to-understand texts and images to help them better understand their own rights and interests. The service hours of our Neighbourhood Centre in To Kwa Wan has also been extended to 10 pm on weekdays to facilitate residents who need to look for URA staff for follow-up actions on their cases after work or during their time off.

The URA team also goes the extra mile to understand the needs and difficulties faced by the affected residents. Since October last year, the team has visited close to 800 families and shop operators. Their responses have been encouraging, with the daughter of one of the households greeted us with joy saying “We are very happy. No one from the Government has ever come to visit us and care for us before.” I take pride in the URA team which upholds the principle of “people first”, shows empathy and puts all necessary effort in assisting the residents to solve their problems.

In addition to taking a proactive attitude in getting in touch with the affected residents, we also put emphasis on two-way communication. As we adopt the “public-

除此之外，市建局的探訪團隊更多走一步，悉心聆聽居民的心聲，了解他們的生活需要，甚至家庭所面對的一些困難，希望可以提供額外的協助及支援。在過去短短三個多月，團隊已探訪了近800戶家庭，居民的反應令人鼓舞。有同事在探訪一個家庭時，戶主的女兒說：「我們很高興，從沒有政府部門人員來探我們、關懷我們。」每一位同事在履行職責時均抱著「以人為本」和同理心，付出時間和精力，盡力為居民解決問題，這令我為團隊感到驕傲。

我們除了採取主動去接觸居民，更著重雙向的溝通。「與民共議」是推行市區更新的方針之一，因此，我們一直透過不同的渠道，加強與居民及各持分者的溝通，例如我們定期會見區議員，聽取社區人士的意見；亦接見不同的地區團體，聽取他們對市區更新及市建局工作的意見。最重要的，當然是直接聆聽居民的聲音，我們在不同的重建地區，包括土瓜灣區，設立地區辦事處，方便居民查詢有關項目的資料；亦設網頁、電郵及熱線，讓居民反映意見；另外，我們亦透過進行多次的地區諮詢，以及參考政府成立的市區更新地區諮詢平台所收集的民意，作為規劃社區的參考。根據市區更新地區諮詢平台2014年1月發布的九龍城市區更新計劃，九龍城區的居民表示支持以小社區的發展模式營造有特色的地區，同時希望能打通區內小街及建設連接海濱及將來的沙中線站的行人步道，方便市民出入等。這些民意，為將來規劃一個適合市民生活的土瓜灣社區，提供很重要的參考資料。

不同地區、不同人士和團體組織，對其地區發展的需求和方向也不會一樣，他們或會有著相近的理念，又或會出現意見分歧的情況。不論怎樣，公眾的支持和參與，對於市區更新的工作十分重要。我們將繼續透過不同的渠道和平台，向居民提供更多資訊，加深他們對市區更新工作的了解，從而促進更切合實際情況、更具實踐成效的「與民共議」。在這方面，市建局將繼續多做功夫，加強溝通。

市區重建的工作過程漫長而複雜，市建局團隊會繼續身體力行去實踐「以人為本、與民共議」的理念，為居民締造更美好的生活環境。



“participatory” approach in urban renewal, we have been enhancing communication with residents and stakeholders through different channels. These include regular meetings with District Council members and different community groups to listen to their views on urban renewal and the work of the URA. More importantly, we encourage direct dialogue and contact with residents. Through the URA’s Neighbourhood Centres set up in various redevelopment areas, including To Kwa Wan, we respond to inquiries from residents about our projects. We also established website, e-mails and hotlines through which residents can express their views to us. We also consulted the community through conducting several rounds of consultations at the district level, as well as making reference to the public views collected from the District Urban Renewal Forum (DURF) established by the Government. According to the Urban Renewal Plan for Kowloon City published by DURF in January 2014, the residents of Kowloon City District expressed their support to the district-based approach in the development of areas with distinctive characteristics, and their desire to open up the small streets in the district, as well as to create a pedestrian walkway connecting the waterfront and future Shatin to Central line station to facilitate public access. These public opinions will serve as important references for the future planning of a better living community of To Kwa Wan.

身體力行實踐 「以人為先」的理念

Spare no effort in putting the
“People first”
approach into practice

People from different areas and organisations may have different needs and thoughts towards the development of their respective districts. On one hand, they may share similar philosophies, and on the other, they may have different opinions. Notwithstanding this, public support and participation are important elements for urban renewal. The URA will continue to provide more information to residents through different channels and platforms to enhance their understanding of the urban renewal process with a view to promoting a more practical and fruitful “public-participatory” approach. In this regard, the URA will continue to commit to enhancing its communication and engagement with all the stakeholders.

Urban renewal is a long and complicated process. The URA team will spare no effort in putting the “people first, district-based, public participatory” approach into practice, so as to create a better living environment for the residents.



「夥伴同行」探訪計劃 加強溝通 釋除疑慮 提供額外協助及支援

**Project Engagement Team
provides additional assistance and support to residents**



更新一個舊區，不單止將殘破失修的樓宇重建為符合現代標準的新式樓宇，更可以改善社區內的環境和基建設施。而在更新的過程中，往往帶來生活和環境的轉變，因此，市建局亦十分重視關顧受影響的居民及商戶的需要。

去年，市建局以「小社區發展」模式在土瓜灣區開展了五個重建項目，涉及超過3,000個住戶。我們估計這些項目的審批時間約需要九個月或甚至超過一年。由於市建局在項目獲批後才可展開物業收購及處理租客安置補償的事宜，在這段期間，我們明白居民難免感到焦慮。故此，市建局收購及遷置部額外組成一支約60人的特別團隊，於去年10月開展一項有系統的「夥伴同行」探訪計劃，與受項目影響的住戶及商戶結伴同行走過這段重建的道路，協助他們及早預備，開展美好的新生活。

統籌這項探訪計劃的收購及遷置高級經理許乃坤說：「我們明白每個受影響的居民及商戶的處境都不同，在面對和處理重建的事情上，他們需要不同的協助。因此，除了以往舉行的居民簡報會外，這支特別團隊會不分晝



The regeneration of an old district involves the redevelopment of dilapidated buildings into new buildings of modern standards and improvement of the built-up environment and infrastructure. The renewal process always brings changes to the lives and environment of many people. Therefore, the URA attaches great importance to the needs of the affected residents and business operators.

Last year, the URA launched five redevelopment projects in the To Kwa Wan district under the "district-based" approach, involving more than 3,000 households. The approval of these projects may take about nine months or even more than one year. The URA will only commence acquisition work and arrange tenant rehousing and compensation matters after obtaining approval for the projects. During this period, we understand that the residents are likely to experience doubts and worries. Therefore, the URA's Acquisition and Clearance Division (ACD) has formed a special team of about 60 staff members to carry out a "Project Engagement" exercise starting from October last year. The team will go hand in hand with these residents and business operators affected by the redevelopment and help them be prepared for a better life.

"We understand that the situation faced by each of the affected residents and business operators is different and they have different needs for assistance and support," said Quincy Hui, Senior Manager of Acquisition and Clearance Division, who coordinates the Project Engagement (PE) Team. "In addition to the usual briefing sessions for the residents, this PE Team will take the initiative to visit every affected household and business operator day and night. We will answer their questions about redevelopment plans, compensation and rehousing arrangements, and listen attentively to what they have to say about their



夜主動探訪每一個受影響的住戶及商戶，清楚解答他們對重建規劃、收購補償和遷置安排的疑問，並細心聆聽他們分享生活狀況和家庭困難等等，從而提供適切的協助。在過去三個多月，團隊已探訪了近800多個家庭及商戶。」

許乃坤表示，項目涉及的3,000個住戶均來自不同背景及不同種族。因此，團隊特別將受影響的住戶及商戶分為不同類別，按他們的個別情況度身訂造一份資訊錦囊，以簡單易明的圖文解釋有關的補償遷置方案，使他們更了解本身的權益。「土瓜灣區內有不少少數族裔人士，他們有些看不懂中、英文，我們特別安排翻譯，將資訊錦囊的內容譯成他們的母語，以便他們理解內容。」許乃坤說目前已有三個語言版本的資訊錦囊，包括烏爾都文(巴基斯坦及印度族裔常用的語言)的版本。

另外，團隊亦做足事前的準備功夫。「公司特別邀請熟悉香港地區歷史的鄭寶鴻博士講解土瓜灣區的歷史文化及風土人情，令同事對該區有更深入的了解，與居民交談時也有不少有趣的話題。團隊亦接受專家教授溝通及處理危機等的專業技巧，以應付探訪時可能遇到的種種情況。」

我們亦考慮到有部分居民要早出晚歸，未必能抽空接受家訪，故特別把地區辦事處平日的服務時間延長至晚上10時，星期六、日亦照常開放，以方便居民在下班或休假時可以查詢有關項目的資料。

living conditions and family difficulties and so on. This will allow us to provide the most appropriate assistance and support. In the past three months, the team has visited close to 800 families and business operators."

Quincy said that the 3,000 households affected by the projects come from different backgrounds and races. As a result, the PE Team has designed tailored-made information pamphlets with simple and easy-to-understand wordings and graphics to explain the compensation and rehousing arrangements for different groups, helping them understand their own interests. "There are a lot of ethnic minorities in To Kwa Wan and some of them do not understand Chinese nor English. We have made special arrangement to translate the contents of the pamphlets into their native languages." Quincy added that there are already three language versions of the pamphlets, including Urdu (commonly spoken in Pakistan and India).

In addition, the PE Team underwent extensive preparations for the task. "We have specially invited Dr. Cheng Po-hung, who is very familiar with the history of Hong Kong, to share with the team about the history, culture and local characteristics of To Kwa Wan, so that the team members would have a better understanding of the area and have plenty of interesting topics for a chat with the residents. The team also received training in communication and crisis management from experts so as to be able to cope with the various situations that may be encountered during the visits."



「我們安排負責項目的同事在延伸的服務時間在地區辦事處當值，為居民解答疑問和提供所需資料。」許乃坤指此項探訪安排令同事與居民更加熟稔，建立更牢固的互信關係，夥伴同行這段重建歷程。

居住在庇利街/榮光街發展項目範圍內環達樓的居民互助委員會主席吳桂雄(雄哥)，指大部分街坊知道自己的居所將被市建局重建，都感到高興。「之前太多不老實的公司來收購，我們都沒有信心將層樓賣給他們。直至現在市建局來重建，我們一班街坊才安心。」

雄哥表示，業主對項目存有疑問，尤其有關補償的問題。「有個業主知道市建局要收購時，他表示不想賣，因為他的單位是出租予他人的，而他又不知從哪裡聽聞出租單位業主只可



探訪團隊成員區逸峰(左)
向居民吳先生解釋項目的資訊

Nathan Au (Left) of the PE Team
explains the project details to Mr Ng,
affected resident of redevelopment project.

"We have also taken into account the fact that some residents will not be able to take time off for home visits. The service hours of our neighbourhood centre extended to 10 pm on weekdays; and the centre is also open on Saturdays and Sundays. This will make it more convenient for residents to find out the project information they need when they get off work or have a day off. We have arranged our colleagues working on the projects to be on duty at the neighbourhood centre during the extended hours to answer inquiries and provide necessary information to the residents." Quincy said the PE exercise would help the staff to become more familiar with the residents and build stronger mutual trust.

The Chairman of the Residents' Mutual Aid Committee, Ng Kwei-hung, who lives in the Bailey Street/Wing Kwong Street development project, said that most of the residents were happy to know that their buildings would be redeveloped by the URA. "Previously, many dishonest companies came to buy our flats, and we did not have confidence selling to them. Now we are relieved as the URA has come to redevelop our buildings."

Mr Ng said that the owners always had doubts about the project, especially when it came to the issue of compensation. "One owner said he didn't want to sell to the URA because he heard from somewhere that owners of rented flats are only entitled to 70% of the compensation, while the other 30% will be given to the tenants. He felt it was unfair." Mr Ng said the owner approached him and his wife to clarify but they did not know how to answer him. "It's good that the URA staff now come to visit us and explain clearly to us how the compensation is calculated."



One of the PE Team members, ACD's Senior Officer Nathan Au, considers that the proactive contact with the residents is the most effective way to ease their minds. "Urban renewal work involves people. Apart from redeveloping old buildings, the most important thing is to care those affected residents and understand their needs so that we can help them to get adapt to a new life." Nathan added he and the whole team hoped that the exercise would help the residents to overcome their worries in the coming acquisition and rehousing process and start their new lives happily.

拿七成的賠償，其餘三成要給租客的，他感到不公平。」雄哥及其太太表示該業主曾向他們查證有關消息，他們也不知怎樣回答。「幸好你們現在來探訪，跟我們解釋清楚賠償的計算準則。」

「夥伴同行」探訪計劃 協助居民消除 對重建的擔憂

Project Engagement Exercise
helps residents to overcome
their worries about redevelopment

Nathan said the PE Team was very encouraged by the good response of the residents. Some elderly owners expressed their gratitude that the team members showed care to listen to them, so that they did not have a feeling of being abandoned by the community. During the

團隊成員之一收購及遷置高級主任區逸峰認為透過主動接觸居民，是幫助他們消除心中疑慮最有效的方法。「市區更新是一項關於『人』的工作，除了重建舊樓，最重要的是要兼顧受影響居民的感受，了解他們所需，從而協助他們適應新生活。」區逸峰表示他和整個團隊都希望能夠透過探訪計劃，協助居民消除對重建的擔憂，令他們能安心面對往後的收購及遷置過程，開開心心地開展新的生活。

visit, the team often found that many households would encounter various problems, which required a helping hand from the community. Even though some of these problems may not be related to the redevelopment projects directly, the team members will try their best to offer help to the residents.

區逸峰說居民非常歡迎這項「夥伴同行」探訪計劃，令團隊感到十分鼓舞。有一些長者業主更表示市建局同事肯花時間和用心去聽他們傾訴和閒話家常，令他們覺得自己沒有被社會遺棄。在傾談的過程中，團隊往往發現不少住戶會遇到一些棘手的難題，需要社會伸出援手，即使這些問題與重建項目沒有直接關係，但為了幫助居民渡過難關，團隊都本著同理心，盡力提供協助。





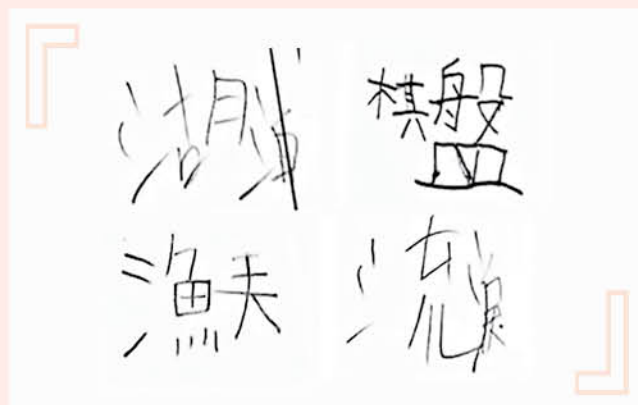
協助在職媽媽申請資助應付讀寫障礙女兒學費

Assisting a working mother with a daughter suffering from dyslexia

專隊成員鄧納文探訪其中一個家庭住戶陳太，她的女兒有讀寫障礙，但陳太對讀寫障礙的認知不多，也不知道可以從何尋求相關的支援，她沮喪地跟鄧納文訴說：「我每天放工回家已經很累，還要花額外的時間教女兒認字寫字，但無論怎樣教她，她都不懂寫，連寫字也有困難，她怎樣可以讀書呢？這一直令我很擔心、壓力很大，我也不知可以找誰幫忙。」鄧納文感受到陳太的徬徨無助，遂協助她申請資助，支援她的女兒在學習上的特別需要，同時也跟她分享有關讀寫障礙的資訊，有助她了解更多女兒學習的需要及教導的方法。



PE Team member Frankie Tang met with Mrs Chan, whose daughter is suffering from dyslexia. Mrs Chan does not know much about dyslexia and where to find support. She shared her frustration with Frankie, saying: "I come home every day after work exhausted, and I have to spend extra time to help my daughter with her reading and writing. However no matter how hard I try, she just can't read and has problems with writing. I don't know what to do. This is stressful. Who can help me?" Frankie felt Mrs. Chan's helplessness, and assisted her apply for funding to support her daughter's special needs in learning. Frankie also shared with her the information about dyslexia, helping her understand more about her daughter's special learning needs and some teaching methods.



為獨居長者申請平安鐘保平安

Helping a senior to apply for Safety Alarm Service

一位六十多歲的獨居長者陳婆婆，身有長期病患，又缺乏家人照顧，平日亦甚少有人探望，「擔心萬一在家跌倒或突然遇到事

故，我也不知有誰可以幫忙。」團隊成員楊秀瑜在探訪完陳婆婆後，便立刻幫助她申請平安鐘，並經常探訪及致電關心她，對於老人家來說，關心和陪伴是最體貼及實際的支援，團隊的關懷，確實令她感到人間有情。



The 60-year-old Madam Chan lives alone and suffers from long-term illness. She has no family to take care of her, and few people ever come to visit her. "I don't know who can help me if I fell or met an accident at home." Immediately after the visit, PE Team member Jessie Yeung helped Madam Chan to apply for the Safety Alarm Service and visited her regularly. For the elderly, showing care and being a companion are the most considerate and practical kind of support. The care from the PE Team really touched the heart of Madam Chan.



協助單親媽媽渡過無家厄運

Helping a single mother facing a homeless situation

有一位低收入的離婚媽媽，既要獨力照顧女兒，還要處理撫養權問題，更接獲業主通知要收回她所租住的單位。面對經濟壓力，以及可能與女兒分開和流離失所的打擊，孤立無援的她，對前景感到十分憂慮。團隊成員鄭熒楓得知該名女士的處境後，多次耐心聽她傾訴，安撫她的情緒，並建議她循法律途徑處理撫養權事宜，同時安排社工為她提供住宿安排上的協助。



A low-income divorced mother has to take care of her daughter by herself while dealing with the custody issues. On top of that, she received a notice from the owner that she needed to move out of her flat. Facing the financial pressure, the blow of possible separation from her daughter and losing a home, she felt isolated, helpless, and was very worried about her future. After learning her situation, PE Team member Ryan Cheng listened to her worries, and comforted her. Ryan also suggested her to deal with the custody issues through a legal procedure. At the same time, Ryan has arranged social workers to help her find an accommodation.



重建項目新進展

Progress of Redevelopment Projects



啟動萬安街/大角咀道「需求主導」重建項目 Commencement of a "Demand-led" Redevelopment Project at Man On Street / Tai Kok Tsui Road

市建局於2016年12月16日啟動萬安街/大角咀道「需求主導」重建項目的法定規劃程序。該項目是第五輪「需求主導」先導計劃下的一個項目，亦是市建局自2011年推出先導計劃以來第12個「需求主導」項目。

項目位於大角咀萬安街8至30號（雙數）和大角咀道193至199號（單數）。地盤總面積約1,770平方米，地盤內16個街號的樓宇建於1957及1958年。樓宇狀況屬失修，有劏房和僭建物，居住環境不理想。市建局初步建議在項目內提供約10,300平方米的住宅樓面面積，可建約200個住宅單位，以及約2,000平方米的非住宅樓面面積。預計項目可在2024/2025年完成。



庇利街/榮光街重建項目獲發展局局長授權進行 Secretary for Development Authorises Bailey Street / Wing Kwong Street Development Project

市建局於2016年12月9日獲發展局局長授權進行九龍城庇利街/榮光街項目。該項目於2016年3月4日開展，並隨即展開了為期兩個月的項目公布期，諮詢公眾意見。在審議所有反對意見後，市建局於2016年8月3日將該項目呈交發展局局長考慮。

庇利街/榮光街項目地盤總面積約8,000平方米，項目內的樓宇建於1957至1961年，覆蓋103個街號。市建局初步建議在項目內提供約55,500平方米的住宅樓面面積，可建約1,150個住宅單位，以及約11,100平方米的商業/零售樓面面積。預計項目可在2025/2026年完成。

The URA commenced the statutory planning process for a "demand-led" redevelopment project at Man On Street / Tai Kok Tsui Road in Tai Kok Tsui on 16 December 2016. The project is under the fifth round of the "Demand-led" Redevelopment Project (Pilot Scheme), which is also the 12th demand-led project since the introduction of the Pilot Scheme in 2011.

The project is located at No.8 to 30 Wan On Street (even number) and No.193 to 199 Tai Kok Tsui Road (odd number). The site has a total area of about 1,770 square metres. The 16 buildings on the site were built in 1957 and 1958 and are generally in varied condition with subdivided units and unauthorised building structures. The living condition is considered unsatisfactory. The URA proposes to provide about 10,300 square metres of gross floor area in the project for some 200 residential units and about 2,000 square metres of non-residential floor space. The project is expected to be completed by 2024/2025.

On 9 December 2016, the Secretary for Development (SDEV) authorised the URA to implement the Bailey Street / Wing Kwong Street redevelopment project in Kowloon City. The project commenced on 4 March 2016 and was followed by a two-month project publication period for public consultation. After consideration of all objections, the URA submitted the project to the SDEV on 3 August 2016 for consideration.

The project with a site area of about 8,000 square metres covered 103 street numbers of buildings which were built between 1957 and 1961. The URA proposes to provide about 55,500 square metres of residential floor area (about 1,150 units) and a commercial/retail floor area of about 11,100 square metres in the project, which is expected to be completed by 2025/2026.

信和置業有限公司投得九龍道/僑蔭街需求主導重建項目 Sino Land Limited Won Development Contract of Kowloon Road / Kiu Yam Street Demand-led Project



市建局於2016年9月6日邀請發展商入標，競投合作發展深水埗九龍道/僑蔭街需求主導重建項目，並於2016年10月5日截標時收到11份標書，市建局董事會按照局方制定的要求和條件及考慮有關發展商的經驗和財政能力後，決定將項目的合作發展合約批出予信和置業有限公司的全資附屬公司－億立發展有限公司。

項目地盤面積約543平方米，屬第二輪「需求主導」重建項目（先導計劃）之其中一個項目，於2013年4月展開，估計於2019/2020年完成。項目完成後，預計可提供約4,070平方米住宅樓面面積（約80個住宅單位），以及約814平方米商業樓面面積。

The URA invited developers to bid tender for in the demand-led redevelopment project at Kowloon Road / Kiu Yam Street in Sham Shui Po on 9 September 2016 and received 11 tenders on 5 October 2016. The URA Board has decided to award the development contract for the project to Elite Land Development Limited, a wholly-owned subsidiary of Sino Land Limited in accordance with the tender requirements of the project and taking into account the experience and financial capacity of the developer concerned.

The project site, which covers an area of 543 square metres, was commenced in April 2013 under the second round of the URA's Demand-led Redevelopment Project (Pilot Scheme). It is target for completion by 2019/2020, upon which it is planned to provide about 80 residential units with a total residential gross floor area of about 4,070 square metres and 814 square metres of commercial gross floor area.

卑利街/嘉咸街發展計劃地盤A招標 Invitation to Tender for Development of URA's Peel Street/Graham Street Project (Site A)



市建局於1月18日邀請42家發展商入標競投，合作發展卑利街/嘉咸街發展計劃的地盤A。

市建局早前公開邀請發展商就該項目提交合作發展意向

書，在2017年1月10日截止，一共收到43份意向書。市建局董事會設立的招標遴選小組經詳細考慮後，決定邀請42家符合資格的發展商入標。招標遴選小組將評審收到的標書，並於稍後就批出項目發展協議向市建局董事會提交建議，由董事會作最終決定。

卑利街/嘉咸街發展計劃共有三個地盤（A、B及C），分階段發展。是次發展的地盤A，位於卑利街，地盤面積約890平方米。項目完成後，地盤A預計可提供約7,830平方米住宅樓面面積（約116個住宅單位）及約1,460平方米樓面面積，作多用途活動會堂及商業用途。項目亦會提供一個不少於300平方米的公眾休憩用地，供公眾人士享用。

成功投標的發展商須按發展協議中列明有關標準與品質、可持續發展和智能系統的要求興建項目。其中智能系統包括家居用電、用水量系統、家居保健系統、智能顯示屏、家居廢物管理系統、建築信息模型以及樓宇管理系統等，以提供一個可持續發展的生活環境。

On 18 January 2017, the URA invited a total of 42 property developers to tender for the development of Site A of the Peel Street/Graham Street project.

The URA earlier invited interested developers to submit Expressions of Interest for the development, and a total of 43 submissions were received when the expression of interest exercise closed on 10 January. After careful consideration, a tender review panel under the URA Board has decided to invite 42 qualified property developers to tender for the project. The tender review panel under the URA Board will consider the tenders received and make recommendation to the URA Board for its decision on the award of a development agreement.

There are three sites (A, B and C) in the Peel Street / Graham Street development scheme for phased development. The site being put up for development is Site A situated on Peel Street, which covers a site area of about 890 square metres. Upon completion, it is planned to provide about 116 residential units with a total residential gross floor area of about 7,830 square metres, and a gross floor area of about 1,460 square metres for a multi-purpose activities hall and commercial purposes. The site will also provide a public open space of not less than 300 square metres for the enjoyment of the general public.

To create a sustainable living environment, the successful tender will be required to develop the project in compliance with the standard and quality requirements, the environmentally-sustainable provisions and "smart" provisions in respect of home energy and water consumption system, home health and wellness system, smart display, home waste management system, building information modelling, and building management system, etc., as set out in the development agreement.



新鮮貨零售中心開幕 百年市集注入新元素

Newly opened Market Block adds new elements to century-old Graham Market



卑利街/嘉咸街項目踏入另一個里程碑，新的鮮貨零售中心於去年11月正式落成啟用，早前參加了遷回安排的鮮貨零售商戶，亦已遷入新舖營業。

在鮮貨零售中心的開幕日，市建局同時展開為期三個星期的嘉咸市集推廣活動，這亦是市建局為嘉咸市集舉辦第四輪的推廣活動。今年主題為「傳統市集 新鮮體驗」，以彰顯新落成的鮮貨零售中心與百年市集的融合，為嘉咸市集帶來嶄新的形象。於推廣期間，市民可憑免費派發的現金券，於嘉咸市集內惠顧參與推廣活動的攤檔及商戶，以及獲贈特別設計的禮品，包括保溫袋、切菜板、廚用計時器、清潔布及環保袋等。

市建局董事會成員暨中西區分區諮詢委員會主席周光暉太平紳士、中西區區議會主席葉永成議員、中西區民政事務專員黃何詠詩女士、市建局行政總監韋志成先生、嘉咸市集商戶代表許偉堅先生及藝人阮小儀一同主持開幕儀式。

周光暉表示，鮮貨零售中心的設計彰顯「行街買嘢」的地區特色。市建局特別擴闊行人路，加添路旁泊車位，既方便商販上落貨，又可改

The newly opened Market Block in November last year marked a milestone of the Peel Street / Graham Street project. Fresh food operators who have joined the Local Fresh Food Shop Arrangement have moved into the new Market Block for business.

On the opening day of the new Market Block, the URA also launched the fourth promotional campaign in the Graham Market for three weeks. The theme of the campaign is "A New Experience in a Traditional Market", which aims at showcasing the integration of the new Market Block and the century-old Graham Market and bringing a brand new image of Graham Market. During the promotion period, members of the public enjoyed free cash vouchers for use at the stalls and shops participating in the promotion, as well as special themed gifts including insulation bags, cutting boards, kitchen timers, cleaning cloths and tote bags.

The ceremony was officiated by the URA Board Member and Chairman of the Central and Western District Advisory Committee, Mr Edward Chow Kwong-fai; Chairman of the Central and Western District Council,



新舖大間咗，又有洗手間，樣樣設施都好齊全，我好滿意。

The new store is bigger with toilet and facilities. I am really satisfied.

郭太魚檔(權記)老闆
Owner of Mrs Kwok
Fish Stall
郭太
Mrs. Kwok



新舖乾淨啲，又統一啲，啲客黎買嘢嘅時候會方便啲。

It's clean,organised and facilitates customers to shop here.

勝興凍肉店店長
Manager of Shing
Hing Frozen Meat and
Provision Co. Ltd.

莫小姐
Miss. Mok



整齊咗同光猛咗，好多客過黎都話呢度大咗又靚咗。

It is tidier and brighter. Customers also say it is bigger and nicer.

蘇蝦菜檔店長
Manager of So Ha
Vegetable Store

余太
Mrs. Yu



好開心，舖面靚咗，好感激你哋重建局個同事都咁幫我哋呢班商販。

I am very happy. The store is nicer. I really appreciate the help of the URA staff.

華記菓菜老闆娘
Owner of Wah Kee Fruit
and Vegetable Shop

華姐
Madam Wah



善人車爭路的情況。他期望一條貫穿項目3個地盤的綠化走廊可以盡早落成，進一步改善行人可達性，令這個市集旺上加旺。

「攞活動旺啲囉，買餸會好開心囉！」在嘉咸市集售賣豆腐芽菜的老闆娘黃太，表示推廣活動吸引多些人客蒞臨惠顧，令市集更旺和更有活力。根據推廣活動的意見調查，參與推廣活動的約80個商戶之中，有超過60%認為推廣活動有效提升生意額，也有近半數的商戶的生意額錄得10%或以上的增長，同時，有近半數商戶認為推廣活動能吸引新顧客。市建局在嘉咸市集推廣活動期間訪問了約900個市民，約16%是首次到市集光顧。

卑利街/嘉咸街整個項目完成後，將提供一個約1,260平方米的多用途活動會堂，估計可容納約450人；以及約2,000平方米、貫穿三個地盤的綠化走廊和公共休憩空間，供市民享用。



攞活動旺啲囉，
買餸會好開心囉！

The promotion helps to draw more people to the market and people enjoy shopping here!



Mr Yip Wing-shing; District Officer (Central and Western), Mrs Susanne Wong Ho Wing-sze; Managing Director of the URA, Ir Wai Chi-sing; Graham Market merchants representative Mr Hui Wai-kin and Artist Yuen Siu-ye.

Mr. Chow said that the design of the Market Block reflected the local characteristics of the "street shopping". The URA has widened the footpaths to enhance the pedestrian environment and provided off-street lay-bys to cater for the loading and unloading by the market operators. A green corridor running through the three sites of the project is expected to be completed as early as possible to further improve the walkability in the area, making the market more vibrant.

"The promotion helps to draw more people to the market and people enjoy shopping here!" Mrs Wong, a bean products seller in the Graham Market, said that the promotion attracted more people to the market, bringing more vibrancy. According to the survey conducted during the promotion period, more than 60% of the 80 participating operators considered the promotion activities as effective in raising the business turnover. Nearly half of the operators recorded a growth of 10% or more in business. Also, nearly half of the operators believed that the promotion attracted new customers. The URA interviewed about 900 members of the public during the promotion. About 16% of them were the first time customers at Graham Market.

Upon the completion of the Peel Street/Graham Street project, a multi-purpose activity hall of about 1,260 square metres will be provided, which will accommodate some 450 people; and a green corridor and public open area of about 2,000 square metres running through the three sites will be provided for the public to enjoy.



影片/Video



「煥然壹居」榮獲「環保建築大獎2016」

(新建建築類別已落成建築－住宅建築大獎)

Kai Tak development wins the “Green Building Award 2016”

(New Buildings Category: Completed Projects - Residential Building)



市建局首個自行發展的住宅項目「煥然壹居」，設計採用不少環保元素，提倡綠色生活，例如建築中加設風廊，每個電梯大堂及住宅單位客廳均設置對流窗，引入

自然通風及採光。項目亦加入提升能源效益的措施，包括阻擋太陽能輻射之雙層玻璃，以減低冷氣用量；大廈的升降機亦裝置能源循環系統。項目的環保設計元素，每年可減少碳排放量約700公噸，或相等於約26,000棵樹。

項目在環保方面的傑出表現獲香港綠色建築議會頒發「綠建環評的暫定鉑金級（BEAM Plus）認證」，更於去年11月榮獲由香港綠色建築議會與環保建築專業議會合辦的「環保建築大獎2016」（新建建築類別已落成建築－住宅建築大獎）。

獎項由來自不同範疇的學者及專家組成的評審委員會評選，就規劃、設計、建造、管理、運作、保養、維修及拆卸等方面，表揚在可持續建築環境發展方面有卓越表現的項目，被視為業界最高殊榮之一。

「煥然壹居」地盤面積約57,00平方米，由三幢高座及一幢低座的住宅大廈組成，綠化覆蓋率佔整個項目地盤面積約30%，包括地面及天台平面空間及垂直綠化等。

The URA's first self-developed residential project at Kai Tak adopts an environmentally friendly design, such as cross ventilation in lift lobbies and residential units and natural lighting, etc. The project has also introduced energy efficiency measures, including double-glazed low e-glass to reduce thermal heat, and energy saving lighting system. The environmental design elements of the project can reduce carbon emissions by about 700 metric tons per year, equivalent to about 26,000 trees.

The outstanding environmental performance of the project was recognised by the Hong Kong Green Building Council with the issuance of a “Building Environmental Assessment Platinum Level Certification” (“BEAM Plus”). Further, in November last year, the Hong Kong Green Building Council and the Green Building Professional Council jointly awarded the project the “Green Building Award 2016” (New Buildings Category: Completed Projects - Residential Building).

A panel of scholars and experts from different disciplines selected the project to receive the Green Building Award to recognise its excellence in sustainable building and environmental development in terms of planning, design, construction, management, operation, maintenance, repair and demolition. It is considered one of the highest awards in the industry.

“The Kai Tak development covers an area of about 5,700 square metres, and is comprised of three high-rise blocks and a low-rise residential building. About 30% of the site has green coverage, including ground and rooftop flat spaces and vertical greenery.



「煥然壹居」名字何來？

Where did the Chinese name of the Kai Tai Development come from?



「煥然壹居」一名的由來，是由當時的中學生張詠彤，在市建局於2013年為這個項目舉辦的公開命名比賽中創作的，「我想到『煥然壹居』這名字，是因為『樓換樓』計劃協助舊樓業主

換新樓，令我聯想到『煥然一新』這成語，當中的『煥』字與『樓換樓』的『換』同音，而『然』字有綠化自然的意思，『壹居』則代表壹所優質的居所。」

最近，已升讀大學測量系二年級的張同學參觀了由她親自命名的項目，她高興地表示「煥然壹居」的設計及環境很切合其名字的原意。市建局工程及合約主管潘信榮先生在參觀當日向張同學細心講解項目的建築設計及環保措施，以及分享測量學的經驗，令張同學獲益良多，立志將來當一名出色的測量師。



The Kai Tak development was named 煥然壹居 in Chinese following an open naming contest organised by the URA in 2013. A secondary school student, Ada Cheung, was the winner of this naming contest. Ada said the Chinese name 煥然壹居 carried a meaning of a new home as the URA assisted the affected owners of redevelopment projects to improve their living condition through its 'Flat-for-flat' scheme in Kai Tak. She also added that the Chinese name has the meaning of green and nature as well as a good quality home.

Ada, now studying surveying in the university, has recently visited the project which she had named. She was pleased to see that the design and environment of the development were very much in line with the meaning of the Chinese name she has created. On the day of the visit, Mr Eric Poon, Head of URA Works & Contracts Division, explained to Ada about the project's design and environmental measures and shared his experience in surveying. Ada said the visit was fruitful and she hopes to become an outstanding surveyor.





優化「招標妥」樓宇復修 促進服務 擴展至全港 所有私人住宅/商住樓宇

Refinements to "Smart Tender" to cover all private residential/composite buildings

市建局董事會於2016年10月25日，通過「招標妥」樓宇復修促進服務（先導計劃）的優化方案，讓全港所有私人住宅/商住樓宇均可申請該計劃，藉以向更多業主提供協助，以減低其在招聘承建商進行樓宇公共地方維修過程中可能出現圍標的機會。

市建局考慮過計劃自去年5月推出以來，業主和社會的反應積極，遂提出此優化方案。有關優化措施讓全港所有私人住宅/商住樓宇的業主立案法團，不論樓齡和應課差餉租值的金額，都符合資格申請「招標妥」的服務。市建局亦不會為「招標妥」服務設定每年可處理的申請數目。

「招標妥」服務向私人樓宇的業主立案法團提供一系列促進服務，包括「自助工具」、獨立專業意見及電子招標平台，加強業主在技術和資訊方面的支援，使他們在招聘承建商進行樓宇公共地方維修過程中，盡可能減低出現圍標的機會。



On 25 October 2016, the URA Board approved refinements to the application requirements of the "Smart Tender" Building Rehabilitation Facilitating Services (Pilot Scheme) to cover all private residential/composite buildings in Hong Kong, which aims to help more building owners reduce their exposure to tender rigging during the process of procuring contractors for carrying out common area rehabilitation works.

The refinement are introduced in the light of the popular response from building owners and the community feedback since it was launched in May last year, Owners' Corporations (OCs) of all private residential/composite buildings are eligible to apply for "Smart Tender" regardless of the buildings age and overage rateable value. There will be no handling capacity set for each year of the pilot scheme.

The Smart Tender provides OCs of private buildings with a range of facilitating services including a DIY tool-kit, third-party independent advice and an independent electronic tendering platform for issuing and receiving tender documents, with a view to strengthening technical support and information available to them, to help minimise their potential exposure of tender rigging during the procurement process of contractors for carrying out common area rehabilitation works.

市建局網頁連續三年奪 2016 Interactive Media Awards 網頁設計傑出大獎



URA Website won the award in the 2016 Interactive Media Awards

市建局網頁(www.ura.org.hk)連續三年榮獲 Interactive Media Awards (IMA) 的建築組別傑出大獎的最高殊榮。獎項是由非牟利機構 Interactive Media Council 頒發，由一眾資深網頁設計人士，就網頁設計、內容、功能、可用性、以及是否符合業界技術標準等五方面評分，滿分為500分，只有總分獲480分以上的網頁，才可獲取最高殊榮的組別傑出大獎。市建局網頁獲得490分，獲得組別中的最高榮譽，也是同一組別中唯一獲取此最高榮譽的香港網頁。

The URA website (www.ura.org.hk) has been awarded the Best in Class Award (Building & Construction), the highest recognition in the Interactive Media Awards (IMA), for the three consecutive year. The Award was presented by the non-profit organisation, Interactive Media Council. A group of senior web designers assess the website based on the design, content, functionality, usability, and compliance to industry technical standards. Only websites receiving more than 480 points out of a total of 500 points could obtain the Best in Class Award. The URA website received 490 points and achieved the Best in Class Award and was the only Hong Kong website in its category to receive this honour.

市建局榮膺2015-16年度 「積金好僱主」



URA was awarded the "Good MPF Employer" 2015-16

市建局一直以來十分重視員工福利、退休保障及在職培訓。今年，市建局及其全資附屬公司「市區重建中介服務有限公司」均第二次獲得強制性公積金計劃管理局嘉許為「積金好僱主」。

The URA has always attached great importance to staff welfare, retirement benefits and on-the-job training. This year, the URA and its wholly-owned subsidiary, Urban Redevelopment Facilitating Services Co. Ltd, have been awarded the "Good MPF Employer" Award by the Mandatory Provident Fund Schemes Authority for the second time.



靈活務實的補償遷置安排 助居民開展美好生活

Caring and flexible approach in compensation and rehousing
Assisting displaced households for a better living condition



香港現時有超過十萬人居於舊區殘破失修的樓宇內，棲身於劏房、籠屋，甚至「棺材房」等狹小空間，居住環境非常惡劣。改善舊區居民的生活環境，一直是市建局的社會使命。透過重建，我們既可以興建符合現代標準的新式樓宇，亦能夠改善舊區的環境和基建設施。更重要的是，透過貼心又靈活的補償及遷置安排，令舊區居民可以搬到環境較佳的地方居住，建立更美好的家園。

「很多業主一知道居住的單位要重建，便會問『賠幾多錢呀？』」市建局收購及遷置高級主任麥凱盈指，市建局會給予自住業主一筆特惠現金津貼（即自置居所津貼），讓他們可以靈活運用，並按自己的意願購買一個較好的居所，改善居住環境，不用再住在逾四、五十年、環境惡劣又沒有升降機的舊樓。補償金是按「七年樓假設單位」為計算基礎（簡稱『七年樓呎價』）。



At present, there are over a hundred thousand people in Hong Kong living in dilapidated buildings in old districts. They live in appalling condition and confined spaces such as sub-divided units, cage homes and even "coffin-like" rooms. The URA's mission is to improve the living environment of these residents. Through redevelopment, we build new buildings of modern standards and improve the built-up environment and infrastructure facilities in the old districts. More importantly, we take a caring and flexible approach in the compensation and rehousing arrangements for the residents in the old districts to help them improve their living condition.

"The owners ask us how much compensation they will receive when they know about the redevelopment of their buildings." The URA's Acquisition and Clearance Senior Officer, Moon Mak, said that the URA would provide owner-occupiers with an ex-gratia allowance, namely Home Purchase Allowance ("HPA"), for them to buy a flat in better condition so that they no longer have to live in those 40 or 50 year-old buildings with sub-standard living conditions and no lifts. The compensation is calculated on the basis of the value of a notional replacement flat, which is seven years old (the "seven-year-old unit rate").

"We adopt an open and fair balloting exercise to appoint seven independent valuation firms for the valuation of the "seven-year-old unit rate". The lowest and highest valuations are eliminated before averaging the remaining five as the final unit rate for the offer. This is an objective method to calculate the amount of compensation." Moon added "To assist the owners to better understand the calculation of the compensation amount after the issuance of acquisition offers, we organise briefing sessions for affected owners to explain details of the compensation policies and answer their queries. We also appoint dedicated team members to follow up on each owner's case."



「我們以公開抽籤方式，委託七間獨立的專業測量師行，以公平公正的原則，分別就重建項目的『七年樓呎價』進行獨立評估，然後剔除當中最高及最低的估價後，以其餘五個專業估價的平均值作為項目的出價基礎，這是一個客觀基準去計算補償金額。」麥凱盈補充：「為協助業主更了解有關補償金額的計算方法，我們會在出價後舉辦簡報會，向業主解釋政策及解答問題。之後亦會委派專責同事貼身跟進每位業主的個案，令業主對買賣及搬遷安排感到更安心。」

在業主同意接受市建局的收購建議後，同事會按個別業主的情況，靈活安排現金補償的發放方式。「我們明白業主在購置新居時需要現金周轉，所以我們跟業主簽署買賣合約後，會先向業主支付樓價三成的訂金，較一般樓宇買賣的一成訂金為多，讓業主在資金運用上更靈活。另外，有些業主因特殊情況在購買新居時可能需要短時間內有現金周轉，我們也會盡量作彈性安排，曾有一位業主在完成交易後，仍未完成新居的裝修工程。我們在成交時先發放七成金額，再給予業主額外三個月時間完成搬遷，之後才交吉單位和收取三成尾數。」

「見到一個又一個居住在舊區的家庭能夠改善居住環境，我們的團隊感到十分欣慰。」麥凱盈說：「一位居於青山道/元州街發展項目的業主，於重建前與家人居住在一個沒有電梯的舊樓單位，他希望重建可以令他有機會買到一個位於市區、較新、有電梯的單位；這位業主

見到一個又一個居住在舊區的家庭能夠改善居住環境，我們的團隊感到十分欣慰

We are pleased to see families from the old dilapidated neighbourhoods have their living environment improved

Following the owners' acceptance of the URA's acquisition offers, the URA staff will arrange the payment of cash compensation to the owners in a flexible way according to their situations. "We understand that owners need cash flow for buying their replacement flats. So when we sign a purchase and sale agreement with the owners, we give them 30 percent of the cash compensation as down payment, which is higher than the 10 percent down payment in the general market practice. This allows the owners to have more flexibility in handling their cash. We also make special arrangement as far as possible to some owners who may require cash

flow in a short period of time when purchasing their replacement flats due to their unique circumstances. There was an owner whose replacement flat was still under renovation after completing the transaction with the URA. We then arranged 70 percent of the cash compensation to this owner and allowed him three more months of stay in his flat. The remaining of the





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選擇參加『樓換樓』先導計劃，用部分補償金選購該重建項目將來完成後的一個新單位，然後再用餘下的款項購入一個位於港鐵美孚站的大單位繼續居住。該業主現在生活得蠻愜意啊！」市建局除了為住宅自住業主提供現金補償外，亦提供「樓換樓」作為一個額外選擇。

根據市建局進行的重建項目追蹤研究，分析了十四個重建項目，在300百多個願意提供資料的自住業主當中，約73%的自住業主在獲取市建局的補償後，都重新購置了單位。

追蹤研究也發現，有些業主，特別是長者，會選擇用部分補償金去購置較新、設施較好的單位，而儲起部分現金作為傍身之用；也有些業主選擇租樓居住，或搬回與家人同住互相照應。負責春田街/崇志街項目的收購及遷置高級主任伍永強說：「有一位長者業主已接受了市建局補償，並計劃用部分的錢在九龍城區另置一間有電梯的居所繼續生活，會保留部分補償金以防不時之需。」

住宅租戶也是受重建影響的持份者之一，有別於市場一般只賠償予業主的做法，市建局會為受影響租戶提供特惠金，或安排合資格者上公屋。市建局收購及遷置高級主任梁禮康說：「大部分受重建影響的住宅租戶，都希望獲編配公屋。我們會依據香港房屋委員會或香港房屋協會的要求及市建局的租客安置及特惠金發放準則來評核租戶資格，協助合資格的租戶提交申請。」梁禮康指團隊明白這些租戶

cash compensation was given to him after the delivery of vacant possession of the flat to URA."

"Our team is very pleased to see families from the old dilapidated neighbourhoods have their living environment improved." Moon said, "An owner of the Castle Peak Road / Un Chau Street project lived with his family in an old building without a lift. He hoped that the redevelopment would give him an opportunity to buy a flat of better condition and with a lift in an urban area. He opted for the 'Flat-for-flat' option following the acceptance of the URA's offer and used part of the compensation to purchase a flat in the new development. He also used the remaining part of the compensation to buy another large unit situated at Mei Foo MTR Station. Now this owner is content with his living environment!" The 'Flat-for-flat' scheme is an additional option to cash compensation offered by the URA to domestic owner-occupiers.

The URA had conducted a tracking study on 14 redevelopment projects and collected data from some 300 owner-occupiers. It showed that about 73 percent of these owner-occupiers purchased replacement flats after accepting compensation from the URA.

The tracking study also found that some owners, especially the elderly, chose to use part of the compensation to purchase flats with better facilities while keeping the remainder for their living. Some owners preferred renting a flat, or living with their family members. Mr Caesar Ng, Senior Officer of Acquisition and Clearance Division and the subject officer of the Chun Tin Street / Sung Chi Street project, said "One elderly owner has already accepted the URA's compensation and plans to use part of the money to buy another flat with a lift in the Kowloon City area. She wants to keep some of compensation for future use."

Tenants are also one of the stakeholders affected by redevelopment. Unlike the usual market practice, where

團隊本著同理心 提供既靈活又務實的協助

The team is of empathy with those affected residents and provides them with flexible and pragmatic assistance



都想搬到地點方便、設施齊備的公屋展開新生活，「所以我們會安排合資格的租戶進行抽籤揀樓，抽籤後同事會陪同租戶到所抽到的公屋單位睇樓，如租戶認為獲編配的單位不合適，可等待下一輪抽籤，他們總共有三次抽籤機會去挑選心儀的單位。」

對於一些有特殊需要的租戶，在處理他們的個案時，團隊也會盡量協助。「曾有一個居於青山道/元州街發展項目的家庭，有一個患過度活躍症的小朋友，經社工評估後，認為在重置居所時，最好能安排一個同區兼空間比較大的單位，減低小朋友因要重新適應新社區而可能令病情惡化的風險，而一個較大的生活空間亦有利小朋友的成長。同事了解有關情況後，盡力協助該家庭申請合適的單位，結果該家庭獲編配長沙灣邨的一個四人公屋單位，開心上樓過新生活。」

至於一些不符合公屋安置資格而有住屋需要的租戶，市建局也會按個別情況作出體恤安排。「如他們符合市建局的有關準則，我們會安排這些人士暫時租用位於市區的市建局安置大廈單位，讓他們有更多時間去處理公屋的申請，或尋找合適的居所。」麥凱盈指這些安置大廈單位均位於交通便利的市區，並配備完善的電梯及消防設施和物業管理服務等，租金亦相宜，希望藉此減輕租住人士的經濟負擔。

不上公屋或不租用市建局安置大廈單位的租戶，市建局亦會向他們提供特惠現金津貼，協助他們搬遷。「市建局會根據他們在凍結人口調查時佔用單位的大小，再按其應課差餉租值釐定一筆特惠金。」

至今，市建局在已推行的59個重建項目中，它為約12,000戶業主和租戶提供現金補償或公屋安置。市建局團隊明白補償及遷置的安排，是每一位受重建影響的居民最切身的問題，因此，團隊本著同理心，用心了解個別居民的情況，提供既靈活又務實的協助，讓受重建影響的舊區居民能順利遷往環境較好的居所居住。

only owners receive compensation, the URA provides ex-gratia payments to affected tenants or arranges public housing for eligible tenants. "Most of the tenants affected by redevelopment would like to be allocated public housing units," said Mr Leung Lai-hong, Senior Officer of Acquisition and Clearance Division. "We will assess the eligibility of the tenants based on requirements of the Hong Kong Housing Authority and Hong Kong Housing Society as well as the URA's policy on tenant rehousing and compensation. We will then help the eligible tenants to submit applications." Mr. Leung said the team understood that the tenants wanted to move to a convenient and well-equipped public housing estate to start a new life. "Therefore, we arrange a balloting exercise of flat selection for eligible tenants. Following the balloting, our team member will accompany them to the public housing estates for viewing the flats. If the tenants find the flats not suitable for them, they can wait for the next round of the balloting. They will have three chances to select their preferred public housing units."

For tenants with special needs, the URA teams try their best to provide assistance. "There was a family with a hyperactive child living in the Castle Peak Road / Un Chau Street project site. The social worker's assessment considered that it would be better to arrange for a more spacious flat in the same district for the family in order to minimise the risk of possible deterioration of the child's condition during the adaptation to new environment. At the same time, a larger living space would be conducive to the development of the child. After taking consideration of the situation, the URA team assisted the family to apply for suitable flats. The family was then allocated a four person public housing unit in Cheung Sha Wan Estate, and has lived happily to start their new life."

For tenants who are not qualified for public housing, the URA gives special consideration on a case-by-case basis and makes compassionate arrangements. "We will arrange these people to move to the URA rehousing properties in the urban areas on a temporary basis to allow them more time to process their applications for public housing or to find another suitable accommodation." Moon said that these flats are located at convenient locations in urban areas and have lifts, fire service facilities and property management services. The rents are affordable, which could help to alleviate the financial burden faced by the tenants.

The URA also provides ex-gratia payment to tenants who do not move into public housing flats or URA rehousing properties. "The ex-gratia payment will be determined according to the area occupied by the tenants during the freezing survey and the rateable value of the flats."

Up to now, the URA has provided cash compensation or public housing for about 12,000 owners and tenants in 59 implemented redevelopment projects. The URA team understands that the compensation and rehousing arrangements are the most important issues for the residents affected by redevelopment. Therefore, the team is of empathy with those affected residents and provides them with flexible and pragmatic assistance that enables them to move to a better living environment.



細味人情

Touching
Stories

新舖舊情 世代傳承

The century-old market
goes on with new generations



「我響嘉咸市集做咗三十幾年喇，呢幾十年個市集多咗好多新嘢。好似上個月新開幕嘅鮮貨零售中心，我喺度多咗呢間新舖，賣多咗啲新品種同新來源地嘅菜同蔬果。好似呢啲荷蘭蕃茄，係我兩個仔入貨，好好賣架，一日食幾粒可以抗氧化。」華記果菜老闆娘華姐在位於鮮貨零售中心的新舖內忙著整理來自不同國家的新鮮果菜，還細心地加上英文字牌。「而家呢度多咗好多外國人黎買嘢，所以要加番啲英文字牌，等啲客知道賣緊啲嘢，我哋做生意嘅都要與時並進。不過我英文唔叻，而家全靠兩個仔幫手同外國人買貨賣貨。」

華姐的太兒子Mango及小兒子Anson，就是華記果菜的新一代接班人，他們三十出頭，放棄收入穩定的白領工作投身街市，為的是傳承父母白手興家建立的果菜生意。Anson說：「經常有人問我，點解咁後生就做街市？嘉咸市集呢度就有唔少後生仔同父母一齊打拼，仲加咗唔少新嘅idea。」大哥Mango主要負責賬目、人事及所有「舖內」的事務，而弟弟Anson則負責銷售、推廣、客戶關係等「舖面」的事務，兩兄弟拍住做。

華記果菜創辦人華叔及華姐兩夫妻，就如不少嘉咸市集商戶一樣，世代相傳經營祖業數十載。「我老爺奶奶幾十年前已經響呢度賣菜，開初只賣薑、冬瓜、薯仔、蕃茄、紅蘿蔔及椰菜，我同老公幫手睇檔，之後接咗黎做，見人哋賣啲通菜、菜心呢啲水菜愈賣愈好，我哋又

"I have been operating in the Graham Market for over 30 years and have witnessed the introduction of many new elements in this market in the past decades. Just recently, a new Market Block opened last month where I have this new shop selling more new products from different origins. These Dutch tomatoes are sourced by my sons, which are one of the popular selling items here. People say eating a few of these tomatoes a day can have the benefits of anti-oxidant," said May Ng ("Madam Wah"), the owner of the Wah Kee fruit and vegetable shop. While she is busy organising a wide range of merchandise at the new shop and adding an English tag to each of the products, she continued, "We have to go with the times. There are a lot of foreigners making patronage in this market and we need to add the English product tags to help them better understand our products. My English is not good, so I have to rely on my two sons to handle the sale and purchase with the foreigners."

Madam Wah's elder son, Mango, and younger son, Anson, are the successors of Wah Kee. In their early thirties, they decided to give up the "white-collar" jobs with stable income for the fruit and vegetable business founded by their parents. Anson said, "People often ask me why I join the market business in this young age. In fact, there are many young people running business here with their parents. The new generation contributes many new ideas to the businesses here." The two brothers run the business in partnership, with Mango responsible for the finance, personnel and operation matters while Anson handling the sales, marketing and customer relations.



跟住賣，結果做到而家。」笑言自己嫁入嘉咸市集的華姐，對市集感情深厚。「我第一間舖響嘉咸街23號，一路做咗幾十年，識咗班顧客，日日有講有笑，雖然工作辛苦，晨早四、五點要起身，但一見到班街坊就好開心。」

2007年市建局開展卑利街/嘉咸街發展項目，項目範圍外就是這個擁有百年歷史的市集，而華姐的商舖則位處重建項目內。一個熟悉的社區面臨重建，華姐難免憂慮是否因而要離開這個陪伴了她十多年的地方。「當時擔心如果收咗我間舖，我未必搵得番附近嘅舖位，又要交貴租，未必捱得住。」華姐也擔心重建會令她與附近相熟的商販及街坊各散東西：「我哋呢班嘉咸市集商販已經好似一家人咁，我唔會搬去第二度做，因為搬走咗未必搵得番一班咁好嘅朋友。」

「當市建局話要收返我間舖作重建之用，我已打算如果搵唔到合適嘅新舖，就乾脆結業。」華姐已作最壞的打算，「幸好當時市建局時常派人到市集同受影響嘅商戶解釋重建嘅內容及安排，佢哋唔係就咁通知你重建，或者擺低份文件之後就唔理你，反而經常關心吓我哋有咩需要。我哋都將心中嘅擔憂講出黎，希望佢哋可以安排我哋呢班商販留番響市集繼續做生意。」

為了延續嘉咸市集，市建局特別在卑利街/嘉咸街發展項目內興建一座鮮貨零售中心，以容

Madam Wah and her husband, Uncle Wah are the founder of Wah Kee. Like many other shop operators in Graham Market, they inherited the family business and have been running it for decades. "My parents-in-law had been selling vegetables like ginger, melon, potatoes, tomatoes, carrots and broccoli in the market. My husband and I took over the business later and expanded the product range to some more popular vegetables like water spinach." Madam Wah said with a smile and expressed her passion towards the market. She continued, "My first shop here was at No.23 Graham Street, which was operated for decades and brought me invaluable friendship with many customers. I have had enjoyable time with the kaifongs though the work is tough as we need to get up as early as 4 or 5 o'clock in the morning."

In 2007, the URA commenced the Peel Street / Graham Street development scheme, in which Madam Wah's shop was situated. Outside the project site, there is a century-old market. Madam Wah was worried that she had to leave this neighbourhood where she did business over a decade.

雖然工作辛苦，但一見到班街坊就好開心

I have had enjoyable time with the kaifongs though the work is tough

"At that time, I was concerned that I could not find a replacement shop in the vicinity, and I might not be able to afford a higher rent." Madam Wah

said she has already made a lot of good friends in the Graham Market and did not want to move to another place for business.

"I have prepared for the worst that I may need to close the business if I cannot find a suitable replacement shop," said Madam Wah. "Fortunately, the URA staff not only explained to us the details and arrangements of the redevelopment project, they also showed great care to our needs. We talked to them to express our worries and hoped they could arrange the operators to continue business in this market."



納選擇遷回該項目的新鮮食品商戶，華姐就是其中之一。該項目的三個地盤亦分期進行工程，令商販可以被安排至項目範圍內尚未清拆的舖位繼續營運至鮮貨零售中心落成啟用。

「好彩當時市建局肯幫我哋呢班商販。佢哋知我想留番響市集繼續做生意，就搵咗個響卑利街嘅舖位俾我做住生意先。」

華姐在市建局安排的臨時舖位經營果菜生意三年，其後搬到結志街另一舖位繼續營運，在這數年間，她與市建局一直保持緊密溝通。「市建局啲職員好清楚咁同我哋講解第日新嘅鮮貨零售中心會係點，同埋點樣安排舖位俾我哋，我都投咗兩個新舖呀！我成日同啲街坊講，我哋呢班中環檔販好幸運，好多地方拆樓無賠償又唔會安置，而家我哋可以安心繼續做生意，仲可以響老地新舖重聚。」

提及新舖，華姐感到很滿意。「搬入黎之前市建局同我哋都開左好多次會，問我哋想將間新舖點整，又整啲模型俾我哋睇，等我哋知道將來間舖整好之後係點樣。而家間新舖整得好靚，又光猛又開揚，又有洗手間，我哋都唔駛點樣裝修，就可以搬入去做生意。」華姐又指新舖就在舊舖的斜對面，這個遷置安排令她留住一班舊客；而新舖面向熙來攘往的結志街，人流多，新客舊客都容易找到，對生意有幫助。



In order to sustain the Graham Market, the URA built a new Market Block in the Peel Street / Graham Street development scheme to accommodate those fresh food shop owners who chose to continue their business in the project site. The work of the project has been conducted in phases, allowing the operators to continue their business before moving into the new Market Block. "I am grateful for the URA's assistance by arranging a temporary shop for my business at Peel Street."

Madam Wah spent three years in the temporary shop and then moved to another shop at Gage Street. During these years, she has been in close communication with the URA. "The URA staff explained to us clearly about the relocation arrangements to the new Market Block, where I have bid two new shops. I always tell the kaifongs that we are lucky to be able to continue our business here. In other cases, those people affected by redevelopment may not be able to get any compensation or relocation arrangements."

Madam Wah is satisfied with the new shop. "Before moving in, the URA staff had many discussions with us and listened to our views about the new shops. They made models of the new shops to help us better understand the setting and how the shops will look like



「而家條行人路整闊咗，方便市民行街買餸，附近嘅登山電梯又帶多好多新客來買果菜，好似啲外籍人士、酒店大廚、藝人明星、甚至住喺新界嘅熟客都黎幫襯。成個舊區發展咗之後多咗好多新元素，有新舖位、有新貨品，仲多咗年輕人入行。好似隔離肉檔個接班人同助手都係後生女黎架。」



新元素與舊傳統調和、融合，並一直傳承下去。

Redevelopment also brings a new image and new facilities to the market, manifesting the harmony between the old and the new.



華姐看著嘉咸市集變得年輕

化，她自己打算退下火線，讓年輕一代接棒，現時她已逐步將果菜生意交予兩名兒子打理。問華姐有否「過兩招」予兒子們，她笑道：「佢哋仲叻過我，成日留意飲食潮流同埋呢期啲客鍾意食咩，不時引入新貨，好似最近先入咗啲時興super food，即係好似羽衣甘藍呢類營養價值高嘅新式蔬菜，佢哋啲後生又識上網用電腦做生意，效率高好多。佢哋夠膽試夠膽做又肯學，唔駛教。」那麼退下來後，華姐有什麼打算？「梗係去旅行玩吓啦，幾十年來淨係顧住做生意，都未有機會出去外面見識吓。」有能幹的兒子們接棒傳承祖業，看來華姐很快可以願望成真。

嘉咸市集「行街買嘢」的傳統、舊區的老街坊、人情味，並沒有因重建而消失；重建發展反而為市集帶來新氣象、新的設施配套，這些新元素與舊傳統在這個社區調和、融合，並一直傳承下去。

after completion of work. Now, I find my new shops really beautiful, bright and with toilet. I can just move in without doing any renovation." Madam Wah also pointed out that the new shop is just located opposite to the existing one, where the customers can easily find. Besides, the new shop is facing the busy Gage Street with high traffic flow, which helps to bring more new customers to her shop.

"Now the pedestrian walkway has been widened, making the market more convenient for the public. The nearby escalator also brings many new customers, including foreigners, hotel chefs, celebrity artists and even those loyal customers from the New Territories. There are many new elements in the Graham Market like new shops, new merchandise and more young people joining the businesses here. Just like the

butcher next to my shop, its successor and assistants are all young ladies." said Madam Wah.

Having witnessed the "young" transformation of the market, Madam Wah also has plans to retire. Now, she has gradually handed over the business to her two sons. When asked if she has given her sons some business tips, Madam Wah said with a smile, "My sons are smarter than me. They always pay attention to the food trend and introduce new products to our shop, like kale, the popular super food that has high nutritional value. They are also able to make use of the Internet for business to increase the overall operation efficiency." When asked about her plan after retirement, Madam Wah said, "I wish to travel abroad to see the world." With the help of two capable sons, it seems that Madam Wah's dream will soon come true.

The "street shopping" tradition at Graham Market, the kaifongs and human touch in this old neighbourhood remain despite the redevelopment. Besides, redevelopment also brings a new image and new facilities to the market, manifesting the harmony between the old and the new.



連繫社區

Reaching
Out



「學建關愛」義務工作計劃 與舊區長者共慶雞年



Community Service Partnership Scheme to celebrate
the Year of the Rooster with the elderly in old districts

「學建關愛」義務工作計劃今年是第五年舉辦，由市建局職員及大學同學組成義工隊，透過地區服務機構的協助，走入舊區為居民服務，送上關愛。受惠人士包括基層家庭學生、舊區長者、無家者、單親家庭、智障人士、少數族裔及視障人士等。這項計劃至今共累積600多名義工，服務時數接近5,400小時，逾1,500名舊區居民受惠。

在2016/2017學年，我們夥拍了10間大學和地區服務機構，為舊區居民度身設計五項貼心的義工服務。去年10月至12月期間，「學建關愛」義工隊分別走進土瓜灣探訪長者，推廣樓宇安全資訊，以及到深水埗為少數族裔小朋友安排活動。

Entering its fifth year, the Community Service Partnership Scheme (CSPS) is a collaboration of the URA staff and tertiary institutions students to serve the community. Through the assistance of social service organisations, the URA staff and students form voluntary teams to bring love and care to the residents in old districts by participating in various programmes. The beneficiaries included students from low-income families, elderly, homeless, single-parent families, mentally-challenged people, ethnic minorities and the visually impaired people. Some 5,400 service hours have been achieved by about 600 volunteers, benefitting some 1,500 residents in the old districts.

In this 2016/17 academic year, we have collaborated with 10 tertiary institutions and social service organisations to tailor-make five volunteer service programmes for the residents in old districts. From last October to December, the CSPS volunteer teams had visited elderly residents at To Kwa Wan to help them understand building safety. Community activities for children from ethnic minorities were also organised in Sham Shui Po.



“探訪舊區長者 讓老友記倍感溫暖 理工大學建設及環境學院 x 香港家庭福利會

Bringing love and care to the elderly in old districts

Faculty of Construction and Environment, The Hong Kong Polytechnic University x Hong Kong Family Welfare Society

去年10月，義工們探訪居於土瓜灣舊樓的長者，除了與他們閒話家常，更藉此推廣樓宇安全的資訊。香港家庭福利會九龍城長者中心社工李姑娘表示：「『學建關愛』別具意義，探訪內容亦較一般義工服務豐富。由於學生義工均來自建設及環境學院，再加上市建局義工的專業背景，讓義工與探訪對象可以在樓宇安全上有更深層次的討論」。另外，義工們在探訪時，透過觀察長者的生活細節，為長者們選購適合他們的小禮物，李姑娘對此表示十分欣賞。

建設及環境學院四年級學生Olivia分享：「探訪長者的義工隊是由市建局職員及學生組合而成，較有社會經驗的市建局職員可協助學生與長者打開話匣子，令氣氛更加融洽。」



In October last year, the volunteer teams visited elderly people living in old buildings in To Kwa Wan. The teams chatted with them, and provided them with building safety information. "CSPS means so much to these elderly people and is rich in content when compared with other general volunteer services," said Ms. Li, a social worker at the Hong Kong Family Welfare Society Senior Citizen Centre (Kowloon City). "The student volunteers who come from the Faculty of Construction and Environment, together with the URA volunteers with professional background, can share more information with the elderly people on building safety." Ms. Li also expressed her appreciation for the volunteers, who spotted the small details of the elderly's daily life and bought them suitable gifts.

Olivia, a fourth year student in the Faculty of Construction and Environment said, "The mix of URA staff and the tertiary institutions' students is good, in which the more experienced URA staff can help the students communicate better with the elderly in a more relaxed atmosphere."



與少數族裔共融共樂 互相學習打破文化隔膜

城市大學學生會社會服務團 x 新家園協會

Integration with minority groups for learning and fun

Social Service Team of City University of Hong Kong x New Home Association

去年11月至12月期間，義工隊走入深水埗，服務少數族裔的小朋友。除了安排具兩地文化特色的互動遊戲外，亦走出社區，到大埔海濱公園進行集體遊戲。義工們與小朋友打成一片。

有參與籌劃活動的學生義工Alex表示，今次活動除了能服務少數族裔小朋友外，同學們亦得益不少。在教導小朋友做手工的同時，小朋友亦為義工畫上具有滿滿祝福的手繪紋身，令義工們印象深刻。

另一位來自城市大學學生會社會服務團的義工同學梁泓邦說：「透過為少數族裔的小朋友籌辦活動，令我認識到香港社會有很多不同階層不同種族的人需要社會的關心和包容，只要社會多了解這班有需要人士，社會將會更和諧。」

市建局義工Ansel表示：「今次活動讓我們對少數族裔有更深了解，亦知道他們很難得可以走出深水埗區，所以參與戶外活動的小朋友能參與戶外活動均表現雀躍。」



From November to December last year, CSPS volunteers served the children of ethnic minorities in Sham Shui Po. They arranged inter-cultural interactive games and brought the children to a group excursion at the Tai Po Waterfront Park. The volunteers and children had a good time together.

Alex, one of the student volunteers participating in the programme, said that apart from serving the children, they also got benefits from the programme. He was impressed by those children who wished him good luck with Herma tattoos, while he thought their handicrafts.

Another volunteer of the Social Service Team of City University of Hong Kong, Leung Wang-pong, said, "Through organising activities for ethnic minority children, I come to realise that many people of different social classes and races are in need of care and tolerance from the community. The society will be more harmonious if it better understands them."

URA volunteer Ansel said, "The activities enable me to know more about the ethnic minorities. We note from their happy faces that they are happy to participate in outdoor activities in other districts, as they seldom have the chance to go out of Sham Shui Po."



在未來兩個月，理工大學眼科視光學院義工聯同基督教家庭服務中心，將為觀塘區的基層兒童，進行視力普查及小組活動；而香港大學教育學院則會與香港基督教女青年會合作，為西區基層兒童進行學習支援。

In the coming two months, the URA staff and students of the School of Optometry of the Hong Kong Polytechnic University, together with the Christian Family Service Centre, will conduct a visual care programme and group activities for the children from low income families in Kwun Tong. Another programme involving the Faculty of Education of the University of Hong Kong and the Hong Kong Young Women's Christian Association will provide learning support to the children from low-income families in the Western District.

「熱鬧舊香港」迎接雞年大派對暨 「學建關愛」義務工作計劃嘉許禮

Old Hong Kong-themed party to welcome the Year of the Rooster cum
appreciation ceremony of the CSPS

為了迎接農曆新年的來臨，市建局於1月7日假聖公會聖匠小學舉辦了一場「熱鬧舊香港」迎接雞年大派對，是次活動與香港家庭福利會及鐘聲慈善社合作，邀請了約80名居住在土瓜灣舊區的老友記參與，當中部份更來自該區的重建項目。活動除了由義工同學及香港青年大使協助安排傳統小食、寫揮春、製作襟章及攤位遊戲外，還邀請了香港家庭福利會長青錦繡劇團的十多位長者演出話劇及香港專業教育學院的同學表演劍球。

參加派對的長者許女士表示：「跟年青人一起玩很開心，希望日後有多些類似活動，讓我們這班住在土瓜灣舊區的老友記感受到活力。」

市建局亦藉此機會安排嘉許禮，非執行董事潘永祥博士及行政總監韋志成先生向每一位參與服務的義工致謝，並感謝各合作夥伴的支持。潘博士表示：「『學建關愛』是集合多方力量推動的一項義工計劃，鼓勵年青人一起將關愛帶入舊區，發揚同舟共濟的互助精神，同時秉承市建局服務舊區的使命。寄望日後繼續與各大學院校及地區機構緊密合作，將關愛延伸到更多舊區有需要的人士。」



To celebrate the coming Lunar New Year, the URA organised an Old Hong Kong-themed party for the community on 7 January in partnership with the Hong Kong Family Welfare Association and the Chung Sing Benevolent Society. Some 80 elderly residents in Kowloon City/To Kwa Wan, including those affected by the URA redevelopment projects, joined the party to enjoy the traditional snacks, Chinese New Year couplet writing, instant photo badge making and game stalls arranged by student volunteers and Hong Kong Youth Ambassadors. There were also drama performance by the elderly from the Hong Kong Family Welfare Association and Kendama by students from the Hong Kong Institute of Vocational Education.

One of the seniors from Chung Sing Benevolent Society who participated in the party, Ms Hui, said, "I had a great time with the young people. I hope similar activities can be held in future so that elderly living in To Kwa Wan will stay more spirited."

Joining the themed party today, URA Non-Executive Director, Dr Lawrence Poon, and URA Managing Director, Ir Wai Chi-sing, commended the contribution of all participating volunteers for their community services and expressed gratitude for the support of partnering organisations. "CSPS volunteers brought love and care to the residents in old districts with the assistance of social service organisations. The URA will continue to uphold its social mission to serve the community in Hong Kong and we look forward to the continuous support from the tertiary institutions and social service organisations for this scheme." said Dr Poon.



影片/Video



連繫社區

Reaching
Out

教育局 x 市建局為通識科教師

舉辦「九龍東-移動學習及實地導賞」

"Kowloon East - Experimental Learning and On-site Tour"

for teachers by Education Bureau & URA

在2016/2017學年，市建局再度與教育局舉辦為老師而設的教學活動，老師可將有關市區更新的最新資料作教材之用。2016年11月25日，市建局率先為中學通識科老師舉行了一場名為「移動學習及實地導賞」的活動，包括探討舊區問題、小區規劃、觀塘市中心重建項目、啟德「煥然壹居」的綠色智能設計，以及由發展局起動九龍東辦事處講解如何將「智慧」融入舊式工業區，讓社區再生等等。



In the 2016/2017 academic year, the URA collaborated again with the Education Bureau to organise programmes for teachers, helping them to apply the latest urban renewal information into the teaching materials. On 25 November 2016, an "Experimental Learning and On-site Tour" programme was held for secondary school teachers of Liberal Studies. The programme includes discussion and sharing of issues in old districts, district-based planning, the Kwun Tong Town Centre redevelopment project and the environmentally friendly design of the Kai Tai project. The Energizing Kowloon East Office of the Development Bureau also explained how to integrate "smart" elements into old industrial areas, thus regenerating the old community.

港大地理系同學 體驗學習探索舊區發展

HKU Students of Department of Geography
explore the urban renewal



市建局於2016年10月期間，走入香港大學地理系課堂，與約50名同學分享有關市區更新的資訊，包括位於灣仔的「動漫基地」保育工程及利東街項目的可持續發展設計；同時更走出戶外，親身了解有關項目的成效。同學們對於是次體驗學習模式十分支持，並藉此機會與市建局職員交流意見。

The URA shared with a group of 50 students from the Department of Geography of the University of Hong Kong in October 2016 about information of urban renewal, including the preservation work of the "Comix Home Base" and the sustainable design of the Lee Tung Street project. The students also had an on-site exploration in these two projects. They supported this experiential learning model and took the opportunity to exchange views with the URA staff.

《邁向明「Teen」「你」想Smart City》 中學微電影比賽網上投票

Online Voting of "Urban Renewal Goes Smart: Your Ideal Smart City" Microfilm Competition for Secondary Schools

今個學年舉辦的《邁向明「Teen」「你」想SMART CITY》中學生微電影比賽已進入白熱化階段，共11條極具創意及專業的參賽影片已上載到 uramicrofilm.urec.org.hk 供公眾投票，大家可由現在起至2月14日到網上投票，選出「網友最Like大獎」。有關賽果將於2017年3月公布。



The "Urban Renewal Goes Smart: Your Ideal Smart City" Microfilm Competition for secondary school students is now entering the final stage

with the commencement of online voting. A total of 11 highly creative film entries have been uploaded to uramicrofilm.urec.org.hk for public voting for the "Most Popular Video Online" Award. The voting is now open until 14 February. The results of the competition will be announced in March 2017.



立即投票
Vote Now!

市建局支持社區活動

The URA supports community activities

2016/2017年秋冬上環假日行人坊 2016-2017 Fall / Winter Sheung Wan Promenade

如往年，市建局今年繼續支持由中西區區議會主辦的「秋冬上環假日行人坊」活動，藉此推廣中西區的地區特色及促進旅遊和商貿業發展。市建局行政總監韋志成先生於2016年11月27日為活動開幕典禮擔任主禮嘉賓，為9星期的活動揭開序幕。



As in previous years, the URA continued to support the "Fall/Winter Sheung Wan Promenade" organised by the Central and Western District Council. The event promoted the local characteristics of the Central and Western District as well as the development of tourism and trade. URA Managing Director, Ir Wai Chi-sing, officiated at the opening ceremony on 27 November 2016, to kick off the nine-week event.



連繫社區

Reaching
Out



「文化落區 2016-2017 系列」之 Jam-in 街頭音樂會

Jam-in Street Concert in the "Promotion of Cultural Activities at District 2016-2017 Series"

中西區區議會於 2016 年 11 月 6 日於市建局位於第三街/餘樂里/正街項目內的公共空間，舉行了一場 Jam-in 街頭音樂會，以音樂融入舊區，推廣社區藝術文化。

項目於 2005 年開展，經過多次諮詢區內居民、中西區區議會及多位歷史學家和建築設計專家，市建局決定將項目內餘樂里 1-10 號部分保留作為休憩空間，並採用園景設計；同時保留範圍內 1900 年代中式住宅樓房建築的特徵，成為園景設計的特色，彰顯昔日餘樂里的氛圍，和西營盤數個世紀以來的傳統地區特色。

中西區區議會文化康樂及社會事務委員會主席陳捷貴議員表示：「市建局的這個場地很好，居民很容易就可以去到，十分適合作推廣社區文化之用。」

市建局物業及土地總經理馮允揚表示，「市建局一向支持社區活動及服務，今後會繼續研究在不同項目內提供合適的空間作社會服務用途，讓市民有多些機會融入社區，促進社會和諧。」



相片由中西區區議會提供
Photo provided by C&W District Council

The Central and Western District Council organized a "Jam-in" street concert in the public open space at the URA's Third Street / Yu Lok Lane / Centre Street Project on 6 November 2016. The event served to bring music into the old district with the aim of promoting community art and culture.

The project was commenced in 2005, and after consultation with residents, Central and Western District Council and various historians and architects, the URA decided to preserve No. 1-10 of Yu Lok Lane as an open space. The design features of the 1900's Chinese-style residential buildings are retained as a feature of the landscaped design, highlighting the atmosphere in the past and the century-old traditional regional characteristics of the Sai Ying Pun.

"This site is easily accessible and is suitable for promoting community culture," said Mr Chan Chit-kwai, Stephen, BBS, JP, Chairman of Central and Western District Council – Culture, Leisure & Social Affairs Committee.

"The URA has always supported community activities and services and will continue to explore more suitable spaces within different projects for social service purposes. We hope that this can provide the public with more opportunities to integrate into the community and achieve harmony in the society," said Mr Herman Fung, General Manager of the URA's Property and Land Division.



衙前圍七約第30屆太平清醮

Nga Tsin Wai Village Celebrates 30th Da Jiu Festival



前圍村於2016年12月3日舉行十年一次的太平清醮活動，活動至今已有300年歷史。這次醮會以衙前圍七約名義舉辦，活動當日約有300鄉親返回衙前圍團聚。市建局行政總監韋志成先生出席活動與居民交流，以示對圍村文化的支持。

Nga Tsin Wai Village held the once-in-a-decade Da Jiu Festival activities on 3 December 2016. This event, which has a history of over 300 years, about 300 people had participated. Managing Director of URA, Ir Wai Chi-sing, attended the ceremony to show support to this local culture and had a good sharing with the villagers.

「藝術文化融入舊區」夥伴項目先導計劃

2016年9月至12月活動精華

"Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme"

Activity Highlights from September to December 2016

市建局的「藝術文化融入舊區」夥伴項目先導計劃，為本地的非牟利機構提供財政資助，舉辦藝術和文化項目，將藝術文化帶進舊區，讓舊區有機會親近藝術文化，為居民帶來裨益。

The URA introduces the "Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme" (ACPP) to provide financial support to local non-profit making organisations in organising arts and cultural programmes which are able to bring arts and culture to the local community, or bring the local community to the appreciation of arts and culture, thus bringing benefits to the people living in old districts.



土瓜灣社區地圖

To Kwa Wan Community Map

經過數個月的採訪、構思、起草，到落實描繪、上色，來自聖雅各福群會的年輕人終於完成土瓜灣區內15間小店的鐵閘美化工程，為土瓜灣區勾畫出一幅專屬的社區地圖！為了讓更多公眾人士能藉著特色小店認識土瓜灣的另一種面貌，聖雅各福群會正籌備導賞團，大家請密切注意。

Following a series of workshops and visits to the shop operators in To Kwa Wan, young people recruited by St James' Settlement (SJS) in the district completed the shop shutter beautification project for 15 shops. SJS will also arrange docent tours for the public to understand the local characters of To Kwa Wan in the first quarter of this year. Please stay tuned.



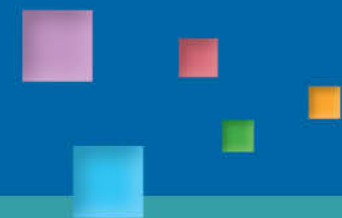
茶花季

Seasons of Camellia



「茶味小集」在去年9月至11月期間，於花墟舉辦免費茶席，讓公眾人士可以在市建局的太子道西保育活化項目內，近距離欣賞超過80年歷史的戰前建築特色，同時欣賞糅合茶藝、花藝及不同風格的音樂表演，在忙碌的都市中感受閒適的生活。而一批早前透過社區茶會招募的學員，經過3個月的茶藝訓練，已學有所成，並返回深水埗區內奉茶，當日更有社區文化發展中心旗下一班街坊分享社區音樂，讓公眾和街坊一嚐茶藝的樂趣。

From September to November last year, ChaWay organised a series of tea events for the public at the URA's Prince Edward Road West preservation cum revitalisation project, which is in the vicinity of the Flower Market. While the public enjoyed the tea events crossover with other art forms, they could also appreciate the architectural features of the pre-war buildings. In addition, after completing the three-month workshops on tea appreciation, the participants recruited from the local neighbourhood served tea with the kaifongs at Sham Shui Po, while enjoying music performance by the local community.



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