

Design of
Public Open Space Showcases
Historical Interests

將
昔日
城市設計
融入
現代
公共空間
規劃





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聆聽社會聲音 不斷尋求創新 營造地區環境 更大社會效益

Listen with Care for the Pursuit of Innovations
Create Unique District Environment for More Social Benefits



市建局主席蘇慶和
URA Chairman, Mr Victor So Hing-woh

踏入二零一七年四月，我很高興財政司司長已批准了市建局二零一七/一八至二零二一/二二年度的業務綱領及二零一七/一八年度業務計劃，這份業務綱領及計劃涵蓋市建局在重建發展、樓宇復修及保育活化各項工作。我們會繼續肩負起社會使命，竭力將香港的市區更新做得更好，為社區帶來更大的裨益。

重建發展和樓宇復修是市建局的兩大核心業務。根據《市區重建策略》的指引，在規劃重建舊區或復修舊樓的過程中，我們都將「人」的需要放在首要考慮點，例如透過整體地區規劃重整，令市民可享用更好的社區環境、道路基建設施和公共空間等；而舊區居民亦可藉著市建局的現金補償及安置而改善其居住環境。另外，市建局的樓宇復修資助及技術支援也協助居民改善樓宇質素，使他們得以安居。

這個以人為本的工作方針除了體現在上述兩大核心業務外，也在市區更新的另一元素「保育活化」中充分展現。歷史建築及地區文化特色代表著社區的個性，在保育項目中，我們不單保育

I am pleased that the Financial Secretary has given approval to the URA's Corporate Plan for 2017/18 to 2021/22 and the 2017/18 Business Plan in April 2017. The five-year Corporate Plan and the annual Business Plan comprise the work of the URA in redevelopment, rehabilitation, preservation and revitalisation. We will continue to sustain our social mission and strive towards bringing more positive impact and benefits to the community in our urban renewal initiatives.

Redevelopment and rehabilitation are the two core businesses of the URA. In accordance to the guidelines of the [Urban Renewal Strategy](#), we have put "people first" in the process for planning the regeneration of old districts and building rehabilitation. For instance, we aim to create a better community environment, more effective road network and more public open spaces for the enjoyment of the public. In addition, we provide cash compensation and rehousing arrangement to residents living in old districts to improve their living condition. The URA's rehabilitation subsidy and technical support also help building owners improve their building conditions for a safer and better living environment.

This "people first" approach is also realised in the URA's preservation and revitalisation work. Historic buildings and local culture portray the character of a community. In addition to preserving the defined elements of historic buildings, we will revitalise these buildings with new life and energy, and at the same time strengthen their historical significance as well as their relationships with the neighbourhood and people's livelihood. The preserved and revitalised buildings or local characteristics will be able to integrate with the community environment, giving a sense of harmony of the old and the new, while inheriting our history and culture.



中環街市
Central Market

舊建築物的定義特徵，更重要的是研究如何為它們注入生命活力，並加強舊建築物與周邊環境、其歷史意義及人民生活之間的關係，並讓保育活化後的建築物或地區特色，能與當地地區環境融合，以達致新舊共融，承傳歷史文化。

三月底，我欣然得悉行政長官會同行政會議已原則上同意將前中環街市用地，以私人協約方式批予市建局，以便我們進行中環街市大樓保育活化工作及日後的營運，我們計劃在今年內盡快展開工程。活化後的中環街市建築將以創新的營運模式，繼續為市民提供大眾化及多元的設施，延續它在香港歷史上與民生的重要性，再次發揮其功能主導的意義和效益。

在進行保育活化的工作時，我們會用心聆聽社會的聲音，務求優化方案，以符合社區的期望。市建局剛於三月公佈的閣麟街民房遺址「磚石構件」保育融合方案就是其中一個例子。這個新方案重點不

I am grateful that the Chief Executive-in-Council has given the approval-in-principle for granting the site of the former **Central Market** to the URA by way of private treaty in March for the revitalisation of the building and its future operation. We target to commence works as soon as possible this year. The revitalised Central Market building will be operated on an innovative business model, serving members of the public with affordable and diversified facilities. It will continue its historical significance and role in relations to the people's livelihood by re-establishing its functional value and effectiveness.

During the implementation of our preservation and revitalisation initiatives, we always listen to the community with a view to further enhance our proposals to meet public expectations. A recent example is the **integrated preservation approach** which we announced in March to preserve the structural remains of the built tenement houses in Cochrane Street. We propose to preserve in situ, subject to structural safety, some 20 metres of the structures, and depict the old lot pattern in the design of the future public open space with installation art. Together with an indoor display area showcasing the "back-to-back" tenement houses and development of city fabrics, a three-dimensional walking museum will be created to help the public better understand the historical meaning of these structural remains and the people's livelihood back in the 1900s.

Preserving historic architectures and local characteristics has all along been the URA's social mission and we will not limit ourselves to preserving individual historic buildings. This can be exemplified in the URA's **Peel Street/Graham Street project** where a number of historic buildings or structures are located within and outside the project boundaries, reflecting livelihood of the local Chinese in the early days or elements relating

單是在安全情況下原址保留一段約二十米磚石構件，更透過公共空間的設計及裝置藝術，重塑昔日地段模樣，加上一個展示當年「背對背」樓房及城市設計變遷的資料館，融合成為一個三維博物館空間，將「磚石構件」背後的故事及當時民生狀況立體地展現給市民認識和了解。

市建局一直視保育活化具歷史價值的建築及地區特色為其社會使命，故此，在保育工作上，我們不會只局限於保留單幢歷史建築，譬如在**卑利街/嘉咸街重建項目**的範圍內外，都有多處彰顯早期華人生活及早期中國革命相關的歷史建築或構件，例如位於嘉咸街二十六號A-C三幢戰前樓宇的立面、因重建而拆卸店舖所屬的「華南油墨」牌面及「英記堅炭」招牌，我們也決定把它們保留下來並重置在項目的公共空間內；在嘉咸街重建項目附近，我們亦設計了一個具特色而環境優美的**百子里公園**，令公眾可以了解到百子里



威靈頓街一百二十號(即前永和號)
120 Wellington Street (former Wing Wo Ho)

市建局一直視保育活化 具歷史價值的建築及 地區特色為其社會使命

Preserving historic architectures and
local characteristics has all along been
the URA's social mission

to the 1911 Chinese Revolution. In view of the area's historical characteristic, we have decided to preserve the building façade of three pre-war buildings at 26 (A-C) Graham Street as well as the shopfront signages of "Wah Nam Ink Company" and "Ying Kee Hard Coal" and to reinstate them in the project's public open space. In the vicinity of the project, we have also designed **Pak Tsz Lane Park** with a distinct theme to celebrate its historical significance in the contemporary history of China. At the same time, we have revitalised a century-old market outside the project site to rejuvenate the vibrancy of the district.

Also worth mentioning is the pre-war building at 120 Wellington Street located in the Peel Street/ Graham Street project site. The building used to house the grocery store "Wing Wo Ho", a place where the public bought their daily groceries in the old days. Back in 2007 when the URA commenced the project, we had already proposed preserving the building façade in order to sustain the street ambience. Recently, we have been aware of public expectations regarding the preservation of the whole building, which we will give careful consideration. Subject to the technical feasibility, structural safety and in compliance with respective building ordinance, we will consider preserving the whole building and revitalise it for the use with ground floor shops to serve the local community again.

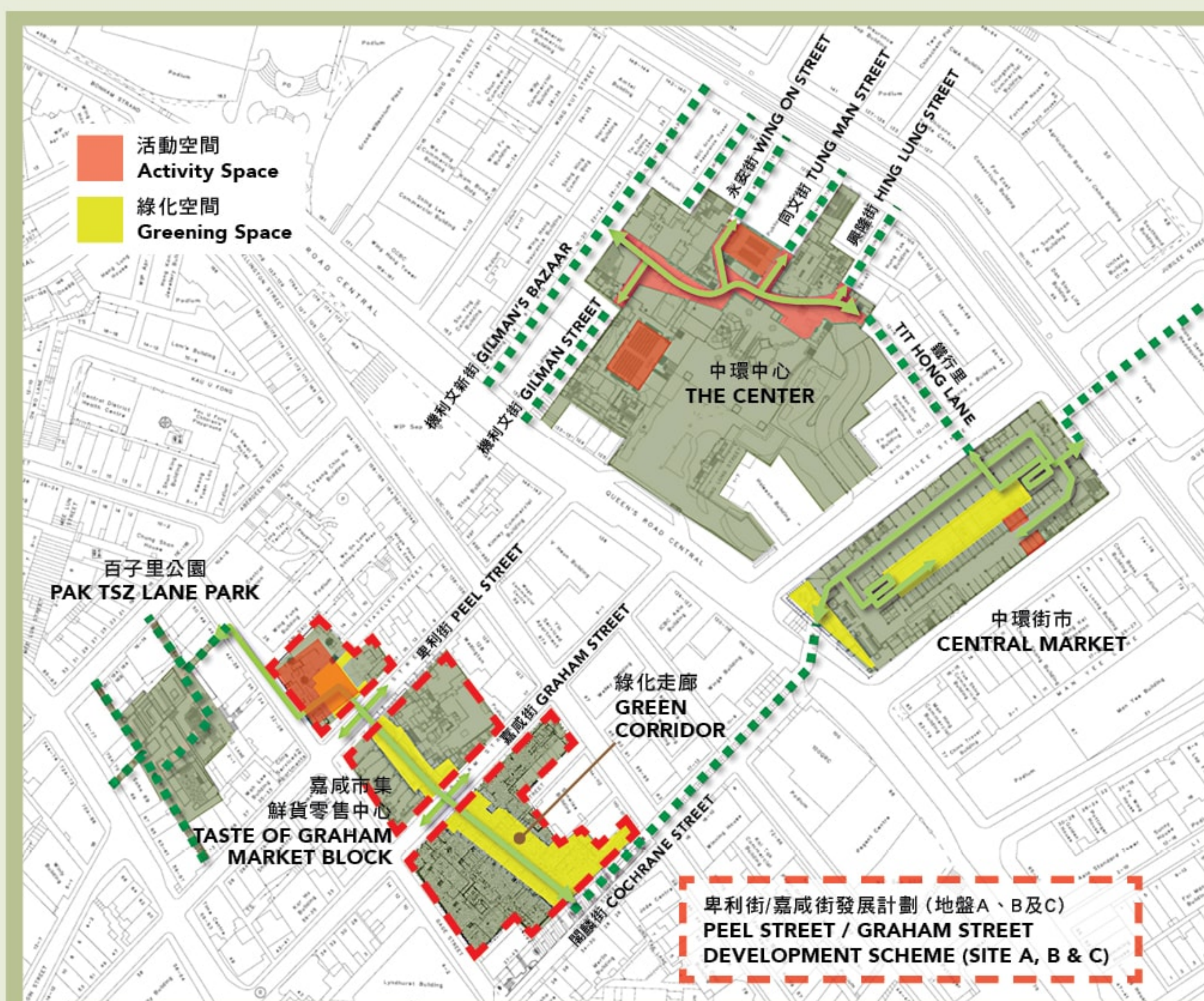


主席隨筆 Chairman's Message

在中國現代史中的重要性；同時，我們更活化了毗鄰嘉咸街重建項目的一個百年市集，以延續地區特色。

還要特別一提的是，位於嘉咸街重建項目內的一幢戰前樓宇，即威靈頓街一百二十號、昔日市民購買糧油雜貨的店舖「永和號」就座落於此。早在二零零七年，當我們在項目開展時，已建議保

I must say that the URA's preservation and revitalisation works have greater breadth and depth, going beyond preserving mere hardware of historic buildings. We continuously seek innovations in the preservation approach and operation models in order to add value to the project. This added value is measured in terms of social benefits and effectiveness rather than in monetary terms. The URA's preservation and revitalisation initiatives in the Central and Sheung Wan district are illustrative



把市建局在中、上環一帶的保育活化項目範圍連結起來，便會體會到我們著意把每一個保育活化「點」環環緊扣形成一個歷史「面」。

One would appreciate how we link up the URA's preservation and revitalisation initiatives in the Central and Sheung Wan district, each with its own identity, to form a plate of historical legacy.

留該建築物的立面以延續原有市集街道的氛圍。最近，市建局聽到社區對保育整幢建築物的期望，市建局會在技術可行及結構安全情況下積極考慮，並在完成復修整幢建築物及在符合相關建築物法例下，將它活化再作地鋪用，再次發揮其服務街坊的功能和意義。

由此可見，市建局在進行保育活化工作所考慮的層面的深度和闊度，遠超於單純的建築物保育。在保育方法及營運模式方面，我們也不斷尋求創新以提高價值，在此提及的「價值」不應以金錢來衡量，而是務求為社區達致更大的裨益和效用。就以市建局在中、上環這一帶的保育活化項目為例，由中環街市開始，至中環中心附近具歷史意義的興隆街、同文街、永安街、機利文街、機利文新街及鐵行里，然後到閣麟街、威靈頓街及嘉咸街市集，再經過貫穿卑利街/嘉咸街重建項目三個地盤的公共空間，到達百子園公園，把這些市建局項目範圍連結起來，便會體會到我們著意把每一個保育活化「點」環環緊扣形成一個歷史「面」，把昔日它們所代表的歷史文化及民生故事呈現出來，營造有個性的地區環境，給市民享用。

市建局更有意利用現有城市肌理及街道空間，把以上的「歷史面」與區內其他的保育項目，包括元創坊和舊中區警署(大館)，進一步連接，形成更大的歷史文化「板塊」，進一步彰顯中西區的特色，並透過利用軟件平台，將每一個保育活化「點」的資訊與市民和旅客分享，推廣中西區的歷史文化和特色。這不僅只在於把建築物保育視為一項工作，而是把保育的精神推動得更深、更廣。

保育活化無疑是一項艱巨的任務，需要投入大量資源和心思，但當看到歷史文化承傳下來，市民可享用擁有新生命及新功能的歷史建築，以及活化後的地區特色，這就是「用得其所」的最大的回報。

examples. We start from the Central Market, to the six streets with historical meaning near The Center (namely Hing Lung Street, Tung Man Street, Wing On Street, Gilman Street, Gilman's Bazaar and Tit Hong Lane), then move on to Cochrane Street, Wellington Street and Graham Street Market, further stroll in the public open space that runs through the three sites of Peel Street/Graham Street project, and finally reach the Pak Tsz Lane Park. One would appreciate how we link up these individual projects, each with its own identity, to form a plate of historical legacy to vividly showcase the history, culture and livelihood of the past. A community environment with distinct character will be created for the enjoyment of the public.

Moving forward, we intend to make use of the existing urban fabrics and street spaces to further link up the "historic plate" with other preservation projects in the district, including the Former Police Married Quarters (PMQ) and Former Central Police Station (Tai Kwun), to form a much larger historical and cultural plate, depicting the unique characteristic of Central and Western district. Information of these preserved and revitalised spots can be shared with visitors and local people alike via electronic platform for promotion purposes. We take our preservation work more than a task and we strive to promoting the spirit of preservation in a more meaningful way.

Preservation and revitalisation work is never an easy task, which requires a huge amount of resources and dedication. Yet, this is good value for money and the best return for us when our history can be inherited and the people of Hong Kong can enjoy the preserved historic buildings with new life and functions as well as the revitalised local characteristics.



將昔日城市設計 融入現代公共空間規劃

Design of Public Open Space Showcases Historical Interests

中環、上環是香港最早發展的地區之一，區內不少歷史建築或地區特色記載了本港的城市發展及昔日民生故事。市建局在規劃中環、上環區的市區更新工作時，會考慮將一些珍貴的歷史建築及地區特色保育下來，並融入發展設計藍圖，例如公共空間設計，以達致新舊共融，令社區環境可持續發展。

市建局卑利街/嘉咸街重建項目位處中環一個饒富歷史意義的地方，因此，當市建局在規劃卑利街/嘉咸街重建項目時，除了保留地區原有街道肌理，也加入不少保育活化元素，以突顯該區的歷史背景及地區特色。此外，卑利街/嘉咸街項目的其中一個設計亮點是貫穿三個地盤的「綠化走廊」，市建局希望利用這個面積約二千平方米的公共空間去改善和強化項目與區內其它公共空間的連繫及步行可達性，增加協同效應。



市建局規劃及設計經理許子聰
URA Planning and
Design Manager, Mr Joseph Hui

負責規劃及設計該項目的市建局規劃及設計經理許子聰 (Joseph) 指出，項目範圍內包含一些珍貴的歷史建築或構件，因此，市建局在進行項目的公共空間設計時，會從多個層面去考慮，既要改善社區環境，增加公共空間給市民享用，亦要延續民生歷史故事，同時也要兼顧社區的可持續發展。「我哋做規劃，唔係只睇眼前需要改善嘅地方，係會睇遠啲，睇多十年八年後嘅發展。」 Joseph 說增加土地的社會價值是公共空間設計的其中一個重要的考慮點，為了方便市民享用公共空間及加強與附近地區連繫，「綠化走廊」的設計會加強與周邊建築物、道路及公共空間如百子園公園的連接，以達到「暢路通行」。

Central and Sheung Wan district is among the earliest developed areas in Hong Kong. There are many historic buildings or local characteristics in the areas documenting the city's development and people's livelihood in the old days. The URA has preserved some invaluable historic architectures and local characteristics during the planning of urban renewal in Central and Western district by incorporating them into the development plans, such as in the design of the public open space (POS). The integration of the old and the new contributes to the sustainable development of the community environment.

The URA's Peel Street / Graham Street development project is situated in an area full of historical values. To highlight the historical background and local characteristics of the area, the URA has retained the original urban fabrics and incorporated some preservation elements in the design of the project. A key feature of the project is the 2,000-square-metre "green corridor" which links up the three sites of the project, with a view to improving the connectivity with other open spaces while enhancing the walkability in the area for synergy effects.

The URA Planning and Design Manager, Joseph Hui, who works on the planning and design of the project, pointed out that the URA has given careful consideration in different aspects in the design of the POS in view of the invaluable historic buildings or structures in the project site. The objectives are to improve the community environment, provide more open spaces for the enjoyment of the public, reflect the history of people's livelihood, and contribute to the sustainable development of the community. "When we talk about planning, we should not only focus on the improvements in the current situation. We should look at the development beyond 8 or 10 years." Joseph said the improvement values are the key consideration in designing the POS. The design of the "green corridor" is to facilitate the public enjoyment of the POS and the connectivity in the local neighbourhood by strengthening the connection with the surrounding buildings, roads and other public open spaces such as the Pak Tsz Lane Park.



保育融合公共空間設計

為了表彰該區的歷史背景，市建局決定在卑利街/嘉咸街重建項目的公共空間加入保育元素。身處閣麟街的Joseph比劃將來公共空間的範圍，並指在他身旁的一排磚石構件，是昔日「背對背」民房的遺址。二零一七年三月，市建局提議將閣麟街旁的磚石構件重置於公共空間內，嘗試透過重塑一九零零年代的地段，彰顯昔日唐樓「背對背」的城市設計。

「後來我哋聽到市民嘅聲音想盡可能原址保留磚牆，由於磚石構件嘅安全系數低於標準，我哋就一直努力同專家研究保育磚石構件嘅可行性，當然大前提係要考慮公眾安全。」他續道：「我好同意香港大學建築文物保護副教授李浩然對保育工作嘅睇法，佢提到保育唔只係保留原有嘅軀殼，一定要賦予新生命俾留下嘅文物，咁先至有意義。」故此，經綜合各方面考慮因素及工程師提交的結構安全評估後，即使古物諮詢委員會決定不為磚石構件予以評級，市建局計劃以「保育融合方案」，透過公共空間的深化設計及融入其他保育元素，立體地將該區的歷史故事展現給現今社會。

目前建議的「保育融合方案」考慮原址保留約二十米的磚石構件，佔全長約三十四米磚石構件的超過一半；亦會重置部份遺下而狀況良好的磚石構件於公共空間，以彰顯昔日「背對背」的建築物形態；並在公共空間融入鋪地設計及其他裝置藝術，將昔日樓房佈局呈現出來；以及設立資料館展示昔日「背對背」民房的城市設計



閣麟街磚石構件
Bricks and stones of building remains at
Cochrane Street

Integrated preservation approach in the public open space design

To reflect the historical background of the area, preservation elements have been incorporated in the Peel Street/Graham Street project. Standing at Cochrane Street, Joseph described the area of the future POS in the project, and pointed to a row of structure remains of the built “back-to-back” tenement houses in the 1900s. In early March 2017, the URA proposed to preserve part of the structures in-situ and try to depict the lot pattern in the POS to illustrate the city fabric at 1900s in the overall POS design.

“We are aware of the public views to preserve the structures in-situ as far as practicable. With public safety consideration on the existing structures as the prerequisite, we are working proactively with experts to study the feasibility of preserving portions of the structures in-situ.” He continued, “I agree with the views of Professor Lee Ho-yin of the Architectural Conservation Programmes of The University of Hong Kong that preservation was not just retaining the past elements, it’s more important to revitalise them with new life and meaning.” After considering various factors and the structural review as recommended by the engineers, the URA enhanced the preservation proposal and incorporated the structures as part of the POS design elements though the Antiquities Advisory Committee decided not to grade the building remains. Through an ‘integrated preservation approach’, the POS design will enrich to reflect the historical background of the area more vividly.

According to the proposed ‘integrated preservation approach’, about 20 metres or more than half of 34 metres of the bricks and stones of building remains will be preserved in-situ. The remaining old lot pattern will be depicted by reassembling of existing good conditions of bricks and stones, refining paving pattern design and incorporation of art installations in the POS, while creating an indoor exhibition space to display the historical interests related to the daily life and local heritage of the area at that time. Joseph said, “This approach creates a three-dimensional walking museum to help clarifying the historical meaning of these building remains.”

“The feasibility of the preservation proposal depends on the structural stability and safety of the building remains, as well as the approval of relevant government departments on the preservation proposal, the acceptance

及當時人民生活的歷史資料和圖片。Joseph表示：「上述方案形成一個三維博物館（walking museum），將磚石構件背後嘅故事展現俾市民認識同細味。」

Joseph表示：「建議嘅原址保育方案最終是否可行，要取決於磚石構件嘅結構穩定性同安全程度，以及有關政府部門是否接受保育方案，同埋核准有關結構嘅分析及修復建議。」市建局將會繼續抽取磚石構件樣本作詳細分析，以及進行結構及技術可行性的進一步研究。「過去我哋一直努力不懈，聽取歷史保育專家、土力結構專業人士、不同團體和社區嘅意見，以探究不同保育方案嘅可行性，平衡各方對彰顯磚石構件歷史嘅重要性、同結構以及安全性等考慮。」

香港大學建築文物保護副教授李浩然支持市建局建議的保育融合方案，他引用聯合國教科文組織對保育目標的新定義，就是保育不再只流於保存硬件（即建築構件），也要兼顧軟件，即是要讓市民了解保育背後的意義，同時要支持可持續發展，可以製造更好的環境、社會及經濟，三環緊扣才令保育更有意義。「市建局呢個保育融合方案唔係就咁留幅牆喺度就算，佢哋起個歷史展覽館，有個空間話俾人知呢幅牆有乜嘢意思。」李教授指將保育建築融入公共空間令市民可以親身感受昔日城市設計及民生生活。

Joseph補充說，除了上述保留磚石構件的方案，卑利街/嘉咸街重建項目的公共空間設計，也顧及一些對市民具有情感價值的地區特色，好像毗連項目、與街坊生活息息相關的嘉咸市集。為了延續該市集的氛圍，項目特別興建了一座以地舖設計為主的鮮貨零售中心，去維持市集固有的「行街買嘢」的氣氛；並擴闊道路，加設上、落貨區，方便商販做生意。「我哋想保留市集『行街買嘢』嘅傳統，所以透過公共空間的設計，加強市集的可達性，以及與區內街道及地點的連繫，增強整個社區的流動性及活力。」Joseph期望日後貫穿閣麟街、嘉咸街、結志街、卑利街的公共空間建成後，既可彰顯地區的特色，亦可為市民提供更寬敞、更舒適的休憩空間。

of relevant structural analysis and repair works proposal,” Joseph said. The URA will continue to get samples of structures for further structural and technical feasibility study. “All along we have been listening to the views of the preservation experts, geotechnical professionals, different groups and communities to explore the feasibility of different preservation approaches with an aim to have a balanced consideration on the structural safety and celebrating the historical significance.”

Lee Ho-yin, Associate Professor in Architectural Conservation at The University of Hong Kong, supported the URA’s “integrated preservation approach”. He cited UNESCO’s new definition of conservation objectives as conservation is no longer about saving only the hardware (i.e., building blocks) but need to enable the public to understand the meaning behind preservation, and to support sustainable development so as to create a better environment, society and economy. Only with such close tripartite relationship does preservation be meaningful. “The URA’s integrated preservation approach not only keeps the brick wall, but also establishes a history museum that enables people to learn about the story of the wall.” Professor Lee said that the integration of the preserved buildings with the public open space enables the public to experience the old city design and livelihood in the old days.

Joseph added that in addition to the above-mentioned preservation elements, the planning of the project also considered the local characteristics and interests. For example, the [Graham Market](#) located adjacent to the project site is closely related to the livelihood of the area. A fresh food market block was designed based on the ground floor selling approach to maintain the street vibrancy and local market characteristics. Footpath along the market block was widened while off-street lay-bys have been provided to cater for loading and unloading of market operators. “We wish to retain the tradition of “street shopping” and with this in mind, the POS was designed to enhance the accessibility of the market and its connectivity with the surroundings, thus enhancing the vibrancy and mobility of the community.” Joseph hopes that upon the completion of the POS that links up Cochrane Street, Graham Street, Gage Street and the Peel Street, it will not only give the public a more spacious and comfortable open space to enjoy but also showcase the uniqueness of the area.

用心保育一磚一瓦 表彰歷史意義及昔日民生點滴

Attentive to Details for Manifesting the Historical Significance and People's Livelihood



保育及活化具歷史價值的建築物及地區特色是市區更新的一部分，在進行保育及活化工作時，市建局的團隊除了花盡心思，想盡辦法復修被保育舊建築的一磚一瓦，盡量讓它重現昔日模樣，更重要的是將它們的歷史意義及與人民生活之間的關係延續下去，讓歷史建築的故事和精神得以承傳下去。

保育建築融入公共空間設計

市建局工程及合約助理經理張雪清(Cara)，有份參與市建局第三街重建項目內位於餘樂里九至十二號四座戰前樓宇的保育工程，當中九至十號更被評為三級歷史建築。她坦言保育歷史建築比起修葺其他樓宇需要花上多倍心思，「歷史建築嘅一磚一瓦都好珍貴，少一塊就係少一塊，無得補番。所以保育嘅工序唔能夠用機器做，怕會破壞原有嘅建築同埋結構，我哋要好似處理工藝品咁，由有經驗、有技術、有耐性嘅師傅同團隊用人手一步一步咁做。」Cara指當初接手保育餘樂里九至十二號時，樓宇的狀況可說是頹垣敗瓦一堆，建築物由於日久失修，很多部份都已破損。團隊遂與保育工程顧問研究如何保育這幾座歷史建築，不但將它

Preserving historic buildings and local characteristics are part of the urban renewal. The URA team has devoted much efforts to restore the original appearances of the preserved old buildings by giving attention to every details such as each brick and tile; and more importantly, to enliven these buildings to continue their historical significance and relationship with people's livelihood in the old days.

Integrating preservation elements into the design of public open space

Cara Cheung, Assistant Manager of the URA Works and Contracts Division, is one of the team members responsible for the preservation of four pre-war buildings at 9-12 Yu Lok Lane located within the URA's Third Street redevelopment project, of which 9-10 Yu Lok Lane are the Grade 3 historic buildings. Cara said more efforts were needed for the preservation of historic buildings than the repair work of other buildings. "Every parts and elements of the historic buildings are very precious, which are not replaceable. To avoid any damage to the building and structure, we have to commission experienced and skilful workmen to do the work step by step. We treat it just like an art piece." Cara recalled the dilapidated condition of the buildings at 9-12 Yu Lok Lane due to lack of repair and maintenance. The team then consulted the preservation expert to see how to restore these four historic buildings and incorporate two of which at 9-10 Yu Lok Lane into the design of the public open space to re-create the old ambience of Yu Lok Lane.



市建局工程及
合約助理經理張雪清
URA Assistant Manager,
Works and Contracts
Ms Cara Cheung

們好好復修，並將其中的九至十號納入公共休憩空間的園藝設計中，彰顯昔日餘樂里的巷里氛圍。

在保育工程開始前，Cara和團隊做了很多功課，包括了解建築物的歷史、昔日住戶的生活習慣，以及樓宇的設計佈局等，然後才制定合適的保育方案。

「餘樂里九至十二號一連四座兩層高嘅建築，係一九零零年代初嘅唐樓，當時嘅唐樓有大木製門窗同埋瓦片屋頂。呢啲反映當年嘅建築特色元素，我哋都盡量保留復修，令樓宇可以重現昔日嘅面貌。」

重組門框 修補磚牆

談到保留舊有建築特色，Cara說一點也不容易，例如一些木製大門窗的門框已經失修破損至不能復修的程度，團隊只得將原裝已受損的木門框小心拆下，由保育承辦商委派專責人士搜尋木材、門栓和螺絲釘等，度身訂造跟當年一模一樣的大門框，再安裝回建築物上。

歷史建築的另一特色是手作的紅磚牆。在保育紅磚牆時，原來也有一個鮮為人知的工序，就是要幫牆壁「敷mask」。「鹽份對紅磚牆有害，所以喺進行紅磚牆保育工程前，先要做一個徹底除鹽嘅工序。就好似我哋女仔敷mask咁，將啲纖維同除鹽物質敷喺磚面，要敷幾日，甚至一星期。咁等幅牆有時間排走啲鹽份，唔單止可以回復紅磚牆原來嘅『美貌』，仲可以keep得耐啲。」完成除鹽工序之後，就要檢查磚頭有否破損，對於損毀破爛的磚頭，團隊及師傅就會想盡辦法進行復修。「我哋會用人手將啲磚一塊一塊鑿出來，有啲磚如果有一面已經爛咗，但另一面係完整，我哋就會將佢反轉，再嵌入牆，令磚牆望上去依然完整。如果塊磚有啲地方裂開，我哋會用英泥再溝一啲紅磚粉去修補。」為了讓裂縫修補得不著痕跡，師傅對使用紅磚粉的份量十分講究，務求調出與原磚塊相同程度的紅色。



A lot of research works, including the history of the buildings, living habit of the former residents and the design layout of the buildings, have been conducted by Cara and her team before working on the preservation plan of these buildings. “The four two-storey buildings at 9-12 Yu Lok Lane illustrate the typical character of Chinese tenement buildings of the early 1900s, featuring timber French doors, timber French windows and tiled roof. We aimed to preserve and restore these architectural features to their original look.”

Door frame and brick wall restored

Cara said it was never easy to retain the architectural features of historic buildings. She cited the French doors and French windows as examples. The original wooden frames were seriously damaged, which were beyond repair. The team had to carefully remove the damaged frames and replace them with tailor-made frames with similar wood, door bolts and screws.

Another historical feature is the red brick wall. Cara said, “Salt caused harm to the red brick wall, which had to undergo a thorough desalination process before the preservation work started. It is just like girls applying masks on their faces. We applied some fiber and desalinate materials on the wall surface for a few days, or even a week, until the desalination process was completed. This helps to restore the brick wall to its original condition.” Upon completion of the desalination process, Cara and the team had to check the condition of the bricks. “We chiseled out each piece of brick manually and inspected if any of them was damaged. If one side of the brick was damaged, we would use the intact side of the brick as the front part of the wall. In case cracks were found in the brick, we would apply a mixture of cement and mashed red brick powder to repair the cracks.”



修補地磚 加固木樑

除了磚牆，地磚的修補工程也不簡單。Cara指當年的建築物地台均鋪上地磚，砌出像萬花筒般美麗的圖案，這亦是她和團隊十分希望可以保留的部份。「我哋收回建築物時，好多地磚已經磨花，甚至破損，結果要靠師傅人手逐塊逐塊細心鑿出。喺重鋪地面嗰層地磚時，磨花嘅我哋會保留，以顯示歲月嘅痕跡，但破損嘅就不得不丟棄，幸好一樓嘅地台由於安全關係被移除後，有啲地方嘅地磚可以補上，我哋就用呢啲地磚盡量砌番原本嘅圖案。」由於砌地板是「手作仔」工程，即使師傅已經驗老到，也得花上整整一個月才復修好。

Cara說建築物的加固工程，也得花心思才可做到「神不知、鬼不覺」地原裝保留。好像用以支撐樓房的木製橫樑，已有數十年歷史，受到蟲蛀霉爛之苦，所以在保育前，要先將每條木樑搬下來做詳細的「身體檢查」，而搬的工序一點也不簡單，「因為每一條木樑都比一個成年人重，又唔可以用機器搬，師傅日日都搬到身水身汗。」所以，單單是將建築物內的二百多條木樑安全地搬下來作檢查，就已花上三個月時間。「我哋搵師傅逐條木樑搬落嚟檢查同除蟲，然後睇睇每一條木嘅情況，例如一樓嘅橫樑如有需要加固，就會喺中間插入一條鐵，咁樣做嘅好處，就係表面完全睇唔出『內有乾坤』，既可以原件保留，又符合安全要求。」



Floor tiles repaired and wooden beams strengthened

The repair works of the floor tiles were also complicated. Cara said the floors of the old buildings were covered with kaleidoscope-like pattern tiles. This is the part which she and the team wanted very much to retain. “Most of these tiles were worn or damaged. Again, we asked the workmen to chisel out the floor tiles piece by piece. We kept those grinded tiles to show the traces of time. For damaged ones, we had no choice but to discard them. We then replaced the damaged tiles with those in good conditions on the upper floor, from which the floor platform was removed due to safety reason.” Since the floor tiles repair works had to be done manually, the whole process took a whole month to complete.

Cara said it required some innovative thoughts in the building reinforcement works without compromising the original appearance of the building. For example, the wooden supporting beams of the building, which have been used for decades, were found rotten. The team needed to remove each of the wooden beams for a detailed inspection before the commencement of preservation works. “The wooden beams were very heavy, the weight of which was more than that of an adult. We could not do it with the help of machine and it took about three months to remove some 200 wooden beams for inspection. Each beam also underwent pest control after inspection, followed by insertion of an iron bar inside the wood beam for strengthening purpose. This process can reinforce the beams for safety requirement while retaining the original look.” Cara said.

鞏固瓦片 擋風抵雨

至於屋頂的加固也費功夫，原來的屋頂就只有兩層脆弱的瓦片，經不起風雨的考驗，「喺研究點樣保育屋頂時，我哋就防水、隔熱、美觀多方面考慮，先可以令屋頂變得堅固而不失原來風貌。」結果團隊在瓦片屋頂內加了一個鐵架鞏固結構，再鋪上瓦片，整個測試過程歷時近半年，終於令屋頂不但保持原貌，亦可抵擋風雨。

走出建築物，Cara指著門前一塊花崗岩，笑道這部份是整個保育項目中唯一沒有做過任何修補工序而被留下的。「呢塊花崗岩上面刻有當時地段編號嘅標記，而家好難可以喺建築物度搵到，係好有歷史價值嘅一部分。」Cara補充指因為花崗岩本身質地堅硬，所以珍貴的地段編號標記可以完好保存。

配合藝術裝置 重現昔日民生

進行一個保育項目，保育的不只是歷史建築，還有四周的環境及氛圍，就像歷史建築外的植物，也得細心挑選。Cara表示園藝顧問就歷史建築外的植物給予意見，並進行科學性的分析，例如探測泥土的深淺度及質量，陽光是否足夠等等，才決定種植什麼植物。「呢幅牆外嘅泥膽唔太深，所以比較適合種植矮灌木同『輕量級』嘅植物，經過多番研究，我哋最後決定揀種竹樹，除咗技術上可行，意境上都配合古代中式建築嘅韻味。」

Cara說這個公共空間的設計彰顯昔日餘樂里的氛圍，團隊在公共空間內加入藝術裝置，將昔日餘樂里的故事再次呈現眼前，例如當年居民的生活寫照的雕塑等。Cara坐在其中一尊老人與雀的銅像旁，指出70年代時流行品茗賞鳥，而西營盤亦有可供賞鳥的茶樓；她又指指前面的銅像，展示的是成年人幫小朋友於巷里內剪頭髮的情況。

Cara指她們年輕一代，平日只可以透過報章或電影，一窺香港昔日的民生狀況，她慶幸可以從保育歷史建築的工作上，更深入認識香港的歷史文化。她期望繼續與團隊為承傳這個城市的歷史意義和人民故事而努力。



Tiled roof consolidated for rough weather

The roof was covered by two layers of fragile tiles, which were vulnerable to wind and rain. “When we preserve the roof, we had to take into consideration of making it both water and heat resistant, while retaining its original style.” The team decided to install a steel structure to support the tiled roof, the testing of which took almost half year.

Cara pointed to a piece of granite in front of the door of the building, which was the only part of the whole preservation project that did not require any repair work. “The granite was engraved with the land lot number. It’s now very difficult to find such valuable historical relic.” Cara was glad that the granite was hard enough to keep the precious land lot number intact.

Installation art re-creates people’s livelihood

Preservation does not only involve historic buildings, but also their surroundings and ambience. Cara said that the plants outside the preserved buildings in the public open space were specially selected according to the advice of a landscape consultant and scientific analysis, such as the depth and quality of the soil, the amount of daylight, etc. “Since the soil here is more suitable to plant shrubs or small trees, we finally picked bamboo trees for the technical consideration as well as to reflect the charm of old Chinese architecture.”

Some bronze sculptures were installed in the public open space to tell the old neighbourhood stories at Yu Lok Lane. Sitting next to a bronze statue of an old man holding a bird cage, Cara said that this reflected the living habits in the 1970’s when people brought their pet-birds to teahouses at Sai Ying Pun. Another statue of an adult cutting hair for kids was also a reflection of the past.

Cara said the younger generation nowadays could only learn about the people’s livelihood in old Hong Kong through newspapers or movies. She was glad to learn about Hong Kong’s history and culture from the preservation works she involved. She hoped that she together with the team could continue to contribute to the preservation of the city’s historical significance and people’s stories for the benefits of the community.



年逾百歲婆婆 不用再行樓梯的心願可望成全

102-year-old Granny's Wish to Come True
– Saying Good-bye to the Days of Walking Stairs



年屆一百零二歲的陳婆婆與家人居住在有近六十年樓齡、沒有電梯的土瓜灣愛華大廈內，她有一個心願，就是不用每天早上走上走落四十幾級樓梯，去附近的齋舖吃喜愛的點心。

「唔好話我阿媽百幾歲，我七十幾歲日日行幾層樓梯都喘晒氣，好辛苦呀！」陳婆婆的兒子陳伯話最怕媽媽跌倒受傷。「試過有一次阿媽唔小心喺樓梯跌低，住咗十幾日醫院。」由於擔心媽媽上落樓梯的安全，陳婆婆每次出街，陳伯都在旁攙扶。他慨嘆：「我年紀都唔細，扶阿媽都開始吃力，行幾級就要停低休息一陣。」陳婆婆與陳

Granny Chan, 102 years old, lives with her family in a 60-year-old building Eiver House in Tokwawan. Without an elevator, she has to walk up and down some 40 stairs every day in order to enjoy her favorite dim sum in a vegetarian eatery nearby. It is her humble wish that one day she doesn't need to climb the staircase anymore.

“It's really very tiring. Even I, at the age of over seventy now, get short of breath every time walking up and down the staircase. Can you imagine how difficult it would be for my mom?” said Mr Chan, Granny Chan's son. He added that Granny Chan was once tripped and fell on the staircase, and was hospitalized for over 10 days. Since then, Mr Chan accompanies his mother every time she leaves home and assists her walking up and down the

伯都十分希望大廈有機會重建，讓他們一家可以搬到有電梯的大廈居住，不用再受上落樓梯之苦。因此，當市建局於三月十七日公佈啟動包括愛華大廈在內的九龍城啟明街／榮光街(KC-013)發展項目，陳婆婆和陳伯看見市建局職員在大廈進行凍結人口調查時，陳婆婆開心地說：「好啊，以後唔駛再行『級級』！」

對於大廈有機會重建，陳伯感到十分欣慰。近年單位內石屎剝落及滲水問題一直困擾他和家人。令他印象深刻的一次，是數年前有一天一覺醒來，發現單位的天花及牆身均滲水，甚至連單位外的走廊也浸濕。陳伯懷疑問題是由於樓上單位

的割房爆渠所致，但他未能接觸到樓上出租單位的業主解決滲水問題。「咪一直係咁漏水囉，煩咗我大半年呀。」最後在政府部門的協助下，才找到有關業主處理滲水問題。陳伯認為舊樓失修的問題只會隨著年月不斷惡化。據他說，居於同一大廈的多名業主也跟他一樣，曾多次找裝修師傅修補單位破舊的地方，而不時要花費進行維修，對業主，特別是長者業主來說是一個負擔。

當眼見附近多幢舊樓都已先後被納入市建局的重建項目，陳伯和家人心裡更期盼所住的大廈可以一併納入重建，從而改善他們的居住環境。市建局於三月十七日啟動了KC-013項目的法定規劃程序，在未來兩個月的公佈期內，讓公眾就項目提出意見。他們希望KC-013項目能夠順利獲得批准進行，而市建局可以盡快提出收購建議，使他們搬往一所不用行樓梯、大廈設施及環境較好的單位居住。

staircase. Nonetheless, this is a challenge for Mr Chan who himself is also an elderly person. So, they have to take a few rests while walking up or down the staircase.

The Chan's family have been longing for a redevelopment opportunity so that they can move to a flat with an elevator. One can imagine how delighted Granny was when the URA colleagues came to her building to conduct a freezing survey for the Kai Ming Street/Wing Kwong Street Development Project (KC-013) on 17 March.

Concrete spalling and water seepage have caused much nuisance to the Chan's family. Mr Chan still remembered the incident a few years back when he woke up to find water seepage in the ceiling and walls. The water seepage also affected the corridor outside his flat. He suspected that there was a cracked sewage pipe in one of the subdivided

units upstairs. He had to tolerate the water seepage for some half year as he was not able to contact the owner to fix the problem. The issue was eventually dealt with the help of relevant government department.

Mr Chan said the building condition has deteriorated over the years and many other owners in this building have spent lots of money in repairing their flats several times, just like what he did. This will be a financial burden to owners, especially those elderly owners. When Mr Chan realized that buildings in the neighborhood have been included in URA's redevelopment projects, he and his family wished that Eiver House would one day be included for redevelopment in order to improve their living condition. On 17 March, the URA commenced the planning procedure of KC-013 project, followed by a two-month publication period for the public to submit their comments. It is the Chan's wish that KC-013 will be approved so that the URA can issue acquisition offers as soon as possible to enable them to move to a flat with elevator, better facilities and environment.



對於大廈有機會重建， 陳伯感到十分欣慰

The Chan's family have been longing for a
redevelopment opportunity





第三街重建項目公共空間 為推廣社區文化藝術提供好地方

Third Street Redevelopment Project to Offer
Public Open Space for Promoting Community Activities

在街頭做免費音樂show，走入市民大眾的生活環境中，演奏一些耳熟能詳的流行音樂，給社區更多人欣賞，這是香港大都會流行樂團熱愛推動的活動。但香港環境擠迫，要做街頭音樂會，談何容易。樂團音樂總監葉翰文(Ken)忘不了在西營盤第三街的公共空間那一次街頭音樂會，亦即是他所說的「餘樂里街show」。

提起那次音樂會，Ken坦言幾經艱辛才能辦成。原本他看上了正街大斜路，該地點人流多，附近也有很多外國人聚集的酒吧和西餐廳，環境氛圍與樂團擅長的西洋樂器演奏十分配合。可是礙於道路安全的考慮，申請遭政府部門拒絕。當Ken正在為場地及資金苦惱時，幸好遇上中西區區議會文化康樂及社會事務委員會（文康會）陳捷貴主席，不但鼓勵樂團申請文康會的撥款，以解決資金問題，更為Ken扯紅線，協助他向市建局申請使用第三街的公共空間。這個佔地一千二百平方米的公共空間是市建局**第三街/餘樂里/正街重建項目**的一部分，設計特色是要彰顯昔日餘樂里的氛圍及保留兩幢三級歷史建築在公共空間內。

這個公共休憩空間於去年第三季全面開放予市民使用，Ken的申請成為了這裡首場公眾活動。Ken說：「當時好彩有市建局無條件借出地方俾我哋搞jam-in街頭音樂會。事實上，呢度地勢平坦，方便擺放樂器，亦方便市民觀賞表演。」演奏期間，不但引來不少市民駐足觀看，更有小孩陶醉得坐在地上欣賞演出。Ken感謝市建局支持樂團的演出。「市建局不單借出地方，仲替我哋安排電力供應，等我哋一進場就有電用。」陳主席亦稱讚市建局這個公共休憩空間地點方便，「居民很容易就可以去到，十分適合用作推廣社區文化。」陳主席期望市建局



Performing street shows of popular music for the enjoyment of the public is the passion of a local music group, Hong Kong Metro Pop (Metro Pop). However, it has always been a challenge for the music group to find suitable venues for street performance in the densely-populated Hong Kong. Metro Pop's Music Director, Ken, just could not forget the street performance in the public open space at Third Street, Sai Ying Pun, which he described as "Yu Lok Lane Show".

The show did not come easy. Ken initially planned to perform on Centre Street which he considered as a good venue with the ambience for western musical performance because there were bars and western-style restaurants nearby. However, the application for use of Centre Street was rejected due to safety concern. When Ken was worrying about both the venue and the finance for the show, he met Stephen Chan Chit Kwai, Chairman of Central & Western District Council's Culture, Leisure and Social Affairs (CLSA) Committee, who encouraged him to apply for funding from the CLSA Committee and also introduced him to the URA to apply for the use of the public open space at Third Street. This public open space, measuring around 1,200 square metres, is located at the URA's **Third Street/Yu Lok Lane/Centre Street redevelopment project**. Two Grade 3 historical buildings have been preserved as part of this public open space, which was designed to celebrate the ambience of Yu

和其他機構團體，在未來的日子可繼續支持推廣社區藝術。

對於Ken來說，「餘樂里」公共空間不單是一處經歷波折後得到的免費演出場地，更是誘發他創作靈感的地方。「我對於餘樂里嗰幾幢舊建築好有feel。嗰啲用嚟支撐樓房嘅大木樑、木窗框，同埋瓦片屋頂等，好有歷史價值，就係呢啲古色古香嘅味道，為好多鍾意藝術嘅人帶嚟無限創作靈感。」Ken直言樓房內的紅磚牆及已被磨蝕得花斑斑的地磚被保留下來，更是藝術創作者的恩物，也是市民歷覽昔日香港情懷的活字典，他期望今後可以再有機會到這個饒富昔日巷里情懷的地方為居民表演。

Ken所提到的舊建築就是四幢被保育的歷史建築，包括在公共空間內的兩幢三級歷史建築。這些歷史建築具一九零零年代初期興建的中式住宅樓房的建築特色，經市建局復修保留下來，供市民參觀。市建局亦計劃將有關的歷史資料和圖片在該歷史建築物內展示出來，讓市民更能認識昔日的巷里民生故事。另外，這兩幢歷史建築亦會給予團體作社區展覽之用。至於項目內亦有其他兩幢舊建築保育下來作為非牟利團體舉辦社區活動之用。



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就是這古色古香的味
道，為很多鍾意藝術的
人帶來無限創作靈感

The red bricks and the floor tiles of the building
tells the story of our past and is the inspiration
for creativity

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Lok Lane. Ken's show was the first show to be held in the open space since it has been fully open to the public during the last quarter of 2016.

"We are grateful to the URA for allowing us to use the venue free of charge and arrange electricity supply for our show. In fact, this open space has a wonderful landscape fitting our music performance," said Ken. Stephen also said that this open space, which was easily accessible by residents nearby, would be a good venue for promoting cultural activities.

In Ken's view, "Yu Lok Lane public open space" is more than a performing venue. It inspires his creativity. "I love the preserved buildings in Yu Lok Lane very much. The rooftop tiles, the timber beams and French windows are invaluable historical relics and elements. The red bricks and the floor tiles of the building tells the story of our past and is the inspiration for creativity," Ken wished he could perform in Yu Lok Lane again.

The buildings that appeal so much to Ken are the four historic buildings, two of them are integrated in the landscape design of the open space. These four preserved buildings feature typical local Chinese tenement buildings along Yu Lok Lane in the 1900's and re-captivate the laneway character. The URA plans to showcase the historical information and pictures in some of the preserved buildings so that the public can know more about the neighbourhood story of the past. NGOs and community groups are welcome to approach the URA for the use of these buildings and open space, free of charge, for community activities.



重建項目新進展

Progress of Redevelopment Projects

啟明街/榮光街重建項目 發揮更大規劃及社區裨益

Kai Ming Street/Wing Kwong Street Development Project Maximises Planning and Social Benefits

市建局於二零一七年三月十七日啟動九龍城啟明街／榮光街發展項目（KC-013）的法定規劃程序，該項目為市建局去年在該區以全面及小區發展模式進行的市區更新工作，以發揮更大的規劃和社區裨益。

KC-013項目範圍內的樓宇建於一九五八至一九六三年，樓高八層，沒有電梯。樓宇狀況屬失修，並有劏房。項目的規劃及收購程序將會根據市建局的現行政策進行。當項目的收購及遷置程序完成後，市建局計劃將KC-013項目與毗鄰的榮光街項目(KC-012)合併發展，以達致整體重建方案。KC-012項目於去年六月開展，並於今年三月獲發展局局長授權進行。兩個項目合併發展有助達致市區更新的目標，透過重整及重新規劃有關的市區範圍，重新設計更有效的道路網絡及令有關土地用途更有效益，以期為社區帶來更大裨益，改善居民的生活環境。

市建局初步建議在合併發展的地盤內提供約一萬八千六百平方米的住宅樓面面積，約三千七百平方米的商業／零售樓面面積，以及約三百平方米的地面休憩空間供社區享用。

The URA commenced the planning procedure of the Kai Ming Street/Wing Kwong Street Development Project (KC-013) in Kowloon City on 17 March with an aim to maximise the planning and community benefits to be brought about by the holistic and district-based approach which the URA has adopted in rejuvenating the district since last year.

The buildings in Project KC-013 were built between 1958 and 1963. They are eight storeys tall without elevator and are generally in varied conditions with subdivided units. Planning and acquisition procedures of the Project KC-013 will be conducted independently in accordance with URA's prevailing policy. After the completion of the acquisition procedure and site clearance, the URA intends to combine Project KC-013 with the adjoining Wing Kwong Street Development Project (KC-012) for a holistic redevelopment. KC-012 project was commenced in June last year and was authorised by the Secretary for Development to proceed in March this year. The combined redevelopment of KC-012 and KC-013 projects will achieve the objectives of urban renewal by restructuring and replanning the concerned urban area through redesigning more effective road network and rationalising land uses, with an impact to bring greater community benefits while improving the living environment of residents.

The URA's initial proposal is to provide about 18,600 square metres of residential floor area, and some 3,700 square metres of commercial/retail floor area and an at-grade open space of about 300 square metres for the enjoyment of the community.



啟明街/榮光街發展項目
Kai Ming Street/
Wing Kwong Street Development Project

福澤街/利得街需求主導重建項目招標

Invitation to Tender for Development of the URA's Fuk Chak Street / Li Tak Street Demand-led Redevelopment Project

市建局於三月八日就大角咀福澤街/利得街「需求主導」重建項目，邀請有興趣參與的發展商提交合作發展意向書，共接獲二十八份意書。市建局董事會設立的招標遴選小組經詳細考慮後，決定邀請二十八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。

The URA invited interested developers to submit Expression of Interest for the development of the **Fuk Chak Street/Li Tak Street demand-led redevelopment project** in Tai Kok Tsui on 8 March, and received a total of 28 submissions on the deadline of 20 March.

After careful consideration, a tender review panel under the URA Board has decided to invite 28 qualified property developers to tender for the project.

萬安街/大角咀道需求主導重建項目未達八成收購先決條件而終止

Man On Street/Tai Kok Tsui Road Demand-led Project aborted as 80% threshold could not be met

市建局於五月十日宣布，不會落實進行萬安街/大角咀道「需求主導」重建項目。該項目包括八組物業內的十六個地段，每個地段之間有一條共用樓梯。市建局在發出「有條件收購建議」七十五日內，項目內每組物業必須有不少於八成不分割份數業權的業主接受收購建議及簽署有條件買賣合約（「八成收購先決條件」），項目才可以落實進行。

由於項目在「有條件收購建議」有效期屆滿日（五月十日）未能達到「八成收購先決條件」，項目已終止及不會進一步落實進行，市建局將通知所有已簽署買賣合約的業主有關該項目終止的決定，並與他們簽訂取消合約。有關終止萬安街/大角咀道「需求主導」重建項目的決定亦將刊載在政府憲報內。

The URA announced on 10 May that it would not implement the **Man On Street/Tai Kok Tsui Road demand-led redevelopment project**. The project consists of 16 lots, each lot sharing a common staircase with the adjoining lot, in 8 clusters. There is a condition precedent for implementation of the project namely, there must be owners holding no less than 80% of the undivided shares in each cluster accepting acquisition offers issued by URA and signing Conditional Sale and Purchase Agreements with URA, both within 75 days of issue of acquisition offers by URA (80% Condition Precedent).

As the 80% Condition Precedent could not be fulfilled by the owners on the expiry date (10 May), the project was ceased and would not be proceeded further. The URA would notify owners who had signed the Conditional Sale and Purchase Agreements of the cessation of the project and arrange to enter into Cancellation Agreements with them. The notification of cessation of the Man On Street/Tai Kok Tsui Road demand-led redevelopment project would also be published by gazette notice in due course.

信和置業有限公司投得市建局卑利街/嘉咸街發展計劃地盤A

Sino Land Company Limited Wins Development Contract of URA's Peel Street/ Graham Street Project (Site A)

市建局早前公開邀請發展商入標競投合作發展卑利街/嘉咸街發展計劃地盤A，共接獲二十二份標書，市建局董事會經詳細考慮及審議後，認為信和置業有限公司合乎該項目的招標要求，於二零一七年三月一日宣佈決定與信和置業有限公司的全資附屬公司，勵景集團有限公司合作發展有關項目。

The URA invited developers to bid tender for the development of Site A of the **Peel Street/Graham Street project**. A total of 22 tenders were received. After careful deliberation, the URA Board considered that the tender offer made by Sino Land Company Limited has met the tender requirements of Site A of the Project and thus decided to award the development contract to Cheer View Holdings Limited, a wholly-owned subsidiary of Sino Land Company Limited on 1 March 2017.



業主以優惠費用參加「招標妥」

Property Owners to Join "Smart Tender" at a Concessionary Rate



財政司司長於二零一七年二月二十二日發表的二零一七/一八年度財政預算案中建議預留三億元，讓業主以優惠費用參加市建局推行的「招標妥」樓宇復修促進服務（先導計劃）（「招標妥」）。市建局對此表示歡迎，相信有關措施有助鼓勵更多業主履行業主的責任，為其樓宇進行維修保養。市建局亦希望透過「招標妥」為業主提供技術支援，以減低在招聘承建商進行樓宇維修工程時可能出現圍標的機會。

市建局於二零一六年五月推出「招標妥」，向私人樓宇的業主提供一系列樓宇維修保養的促進服務，包括自助工具、獨立專業估算及電子招標平台。自推出以來，業主反應積極，市建局更於同年十月優化該先導計劃，讓全港所有樓高三層以上的私人住宅/商住樓宇申請。截至今年三月，市建局共收到五十九個合資格申請，當中四十九個申請已被接納，涉及約二萬五千零一十個住宅單位。

市建局將配合政府落實有關措施的執行框架，並計劃今年第三季推出。優惠計劃會採用分層收費模式，釐定參加計劃的申請人所須繳付的費用。有關「招標妥」的詳情，可瀏覽「樓宇復修資訊通」網頁(<http://www.buildingrehab.org.hk>)。市民亦可致電熱線三一八八 一一八八查詢計劃詳情。

The URA welcomes the initiative announced in the 2017-18 Budget by the Financial Secretary in February 2017 to earmark \$300 million to allow property owners to participate in the "Smart Tender" Building Rehabilitation Facilitating Services (Pilot Scheme) of the Authority at a concessionary rate. The Government's initiative can encourage more property owners to fulfil their duties to maintain and repair their buildings. Through the "Smart Tender", the URA will provide technical assistance to property owners to minimise the exposure of tender rigging during the procurement process of contractors for carrying out rehabilitation works of the buildings.

The "Smart Tender" pilot scheme was introduced in May 2016 to provide owners of private buildings with a range of facilitating services for the repair and maintenance of their buildings, including DIY tool-kit, independent assessment and electronic tendering platform. Positive response was received from property owners and further refinement was subsequently made to the Pilot Scheme in October 2016 to cover all multi-owned private residential/composite buildings over three storeys in height. Up to March 2017, a total of 59 valid applications have been received, among which 49 have been approved involving 25,010 residential units.

The URA will work with the Government on the implementation framework of this initiative, which is targeted for launching in the third quarter of this year. A tiered approach is proposed in determining the concessionary fee payable by the applicants. Details of the "Smart Tender" Pilot Scheme is available on Building Rehab Info Net (<http://www.buildingrehab.org.hk>). Members of the public can also call the Hotline at 3188 1188 for assistance and enquiries.

茂蘿街/巴路士街活化項目 歷史建築活現於特別郵票

Special Stamp Series Showcases Built Features of
Mallory Street/Burrows Street Revitalisation Project



為讓市民認識及欣賞香港的文物建築，香港郵政於四月二十五日發售一套六枚以「活化香港歷史建築II」為題的特別郵票及相關集郵品，當中包括市建局首個純保育活化項目-茂蘿街/巴路士街活化項目。

茂蘿街/巴路士街活化項目範圍包括十幢被評為二級歷史建築的戰前樓宇，市建局將樓宇的建築元素和物料，包括露臺、法式窗戶、欄杆和木樓梯等保留下來，而活化後的建築群亦提供一個約三百平方米的公共空間供社區享用。項目於二零一三年完成並開放予公眾使用，目前由市建局委聘的香港藝術中心營運和管理，打造成為「動漫基地」- 以動漫作為主題的人文藝術社區。



To enhance public understanding and appreciation of the built heritage in Hong Kong, the Hongkong Post issued a set of special stamps on the theme “Revitalisation of Historic Buildings in Hong Kong II”, together with associated philatelic products, on April 25. The URA’s first pure preservation cum revitalisation project, the **Mallory Street/Burrows Street Revitalisation Project** in Wan Chai, was featured in this newly launched stamp series.

The Mallory Street/Burrows Street project comprises a cluster of 10 pre-war Grade 2 historic building. The prominent features of buildings such as balconies, tiled pitched roof, timber French doors and internal timber staircase have been retained and preserved. The revitalised building cluster also includes a 300-square metre public open space for the enjoyment of the community.

The project, which was completed and open to the public in 2013, is currently operated and managed by Hong Kong Arts Centre (HKAC) appointed by the URA. HKAC has turned the project into a “**Comix Home Base**”, an art community with a theme of comic art.



1 市民可透過「香港郵政郵票」流動應用程式以智能手機鏡頭對準郵票，便可欣賞到項目內的3D歷史建築
Through the AR technology, members of the public can view the 3D model of the project by scanning the stamp with the “HK Post Stamps” mobile app



2 同時可閱覽建築物的開放時間、起點和舉辦活動的資料
Information about the historic building’s opening hours, location and activities are also available



中環街市保育計劃於今年第三季展開

Central Market Revitalisation Works to Start in the Third Quarter 2017



行政長官會同行政會議原則上同意將前中環街市用地，以私人協約方式批予市建局，為期二十一年，以便市建局對中環街市大樓進行保育活化工作及其日後的營運。同時亦會批予市建局一份為期五年的短期租約，讓市建局可以盡早展開工程，盡快開放活化後的中環街市大樓供公眾享用。市建局亦會在協約期內負責定期維修及保養這幢歷史建築，以及管理公用設施，例如二十四小時行人通道和休憩空間。市建局計劃於今年第三季開展工程，並將分階段進行。市建局會就項目的進度，定期向中西區區議會和相關持份者彙報。項目預計於二零二一/二二年完成。

The Chief Executive-in-Council has approved in principle for granting the site of the former **Central Market** to URA for 21 years by way of private treaty for the revitalisation of the building and its future operation. To meet the public aspirations to have the revitalised Central Market building re-opened for use and enjoyment as early as possible, a five-year Short Term Tenancy will also be granted to enable URA to commence works the soonest possible. The URA is also committed to take responsibility of the regular repair and maintenance of this historical building, as well as the management of the common facilities such as the 24-hour passageway and open space during the period of the treaty. The URA plans to start relevant building works in the third quarter of this year and will keep the Central and Western District Council and relevant

就活化後中環街市大樓的用途和營運方向，市建局曾進行廣泛社區諮詢，收集公眾意見和了解他們的期望。市建局在二零一五年公布以簡約的設計方案保育活化中環街市大樓，設計方案隨後於二零一六年三月獲城市規劃委員會（城規會）批准；而市建局於同年遞交大樓面向德輔道中新立面的設計、街



市攤檔的保育方案、園藝和公共空間的設計建議亦獲得批准。

中環街市大樓佔地約四千一百五十平方米，位於中環心臟地帶並享有地利之便。活化後的大樓將提供約一萬二千平方米連天台面積在內的總樓面面積，項目將提供大眾化文化和零售設施。根據城規會已核准的方案，項目會在現時中庭位置及面向皇后大道中的入口廣場提供一千平方米的休憩空間，而面向租底利街及域多利皇后街的地面外牆亦將改動及打通，以加強街市大樓的可達性和聯繫性。另外，市建局亦會為面向德輔道中的立面進行復修，新立面設計將提高大樓的視覺通透性。

stakeholders informed of the progress of the project, which is target for completion by 2021/22.

The URA conducted an extensive public engagement exercise to collect views and gauge public aspirations on the future use and operation of the revitalised Central Market building. In 2015, the URA announced that it would adopt a simplified version of design for this preservation project. The design scheme was later approved by the Town Planning Board (TPB) in March 2016 with further approvals of the new façade design of the building facing Des Voeux Road Central, the preservation proposal of market stalls, the landscape proposal and the design of the public open space, submitted by the URA in the same year.

Standing on a site of 4,150 square metres and highly accessible in the heart of the Central district, the Central Market revitalisation project will provide a total floor area of about 12,000 square metres, including the roof, for affordable cultural and retail facilities. According to the TPB's approved scheme, an open space of 1,000 square metres will be provided at the existing atrium and entrance plaza facing Queen's Road Central, while the external walls on the ground floor facing Jubilee Street and Queen Victoria Street will be opened up to enhance accessibility and connectivity. The new façade facing Des Voeux Road Central will also be re-instated to enhance visual permeability of the building.

市建局/東華三院 「才能展現 起動傳愛」青年領袖計劃

URA/ TWGHs "Touching Lives; Reaching Out: Young Leaders Programme"



市建局與東華三院首度攜手合作，為該院屬校的中學生舉辦為期六個月的「才能展現 起動傳愛」青年領袖計劃，透過指導參與學生管理和執行項目，培育他們的領袖才能、解難能力和與人相處和溝通的技巧，並鼓勵他們探索、關心、服務和推廣社區。

六十名來自東華三院伍若瑜夫人紀念中學、東華三院李潤田紀念中學、東華三院張明添中學及東華三院黃笏南中學的學生將透過一系列實地探索活動，進一步認識舊區的特色和問題；其後同學們要按舊區的特色及需要，自行籌劃義工服務計劃，服務舊區居民，並運用社交媒體推廣他們所服務舊區的社區特色。

參與的老師及教學助理亦會得到專業發展培訓，以助他們在這六個月的計劃期間向學生提供指導和意見。在完成六個月的青年領袖計劃後，同學

The URA has joined forces with Tung Wah Group of Hospitals (TWGHs) for the first time to co-organise the "Touching Lives; Reaching Out: Young Leaders Programme" for secondary school students under TWGHs, with an aim to help develop young people's leadership, problem solving and interpersonal skills through coaching on programme management and execution while at the same time encouraging them to explore, care, serve and promote the community.

The six-month programme are joined by 60 students from TWGHs Mrs Wu York Yu Memorial College, TWGHs Lee Ching Dea Memorial College, TWGHs Chang Ming Thien College and TWGHs Wong Fut Nam College. The Young Leaders (YL) Programme comprises a series of exploration docent visits for better understanding of the local character and issues of old districts, followed by voluntary activities initiated by students to serve residents of the old districts. Students will also promote the local character and neighbourhood of the district by means of social media.



才能展現
起動傳愛
Touching Lives
Reaching Out

他們將會在今年九月舉行的總結活動上分享他們所學和得到的經驗。

青年領袖計劃的啟動禮於三月十七日假市建一站通舉行，同學們施展渾身解數，展示集體創作的隊徽、旗幟及口號，以宣示共同服務社區的決心。有份參與計劃的同學表示，他們在籌備啟動禮的同時，亦要應付繁重的功課，令他們學會分配時間，提升做事效率；而活動要與不同級別的同学合作，令他們學懂互相體諒和溝通的技巧，更贏得可貴的友誼，他們期望未來的日子可攜手貢獻社區。



The YL Programme will also provide professional development training for participating teachers/teacher assistants who provide guidance and advice to the students throughout the six-month period. After completion of the six-month programme, the participating students will share their achievements with the community in a finale event to be held in September this year.

The launching ceremony of the YL Programme was held on 17 March. The students pledged to serve the community by showcasing their emblem, flag and slogan created by them. They said that they have learnt better time management and communication skills during the preparation of this event. Through cooperation and communication with schoolmates from different forms and classes, they also gained valuable friendships. They looked forward to contributing to the community together in the coming days.

隊徽設計啟發創意 Team emblem design inspires creativity



東華三院伍若瑜夫人紀念中學
TWGHs Mrs Wu York Yu Memorial College



東華三院張明添中學
TWGHs Chang Ming Thien College



東華三院李潤田紀念中學
TWGHs Lee Ching Dea Memorial College



東華三院黃笏南中學
TWGHs Wong Fut Nam College



市建局「學建關愛」與青年 延續舊區關懷

URA Joins Hands with Young People to Serve Residents in Old Districts

今年二月，市建局「學建關愛」義務工作計劃的義工隊再次出動，市建局的同事與兩所大學的學生義工一同走入西區和觀塘這兩個舊區，為該兩區的基層兒童送上關愛。

In February, the volunteer teams of the URA's **Community Services Partnership Scheme**, comprising URA's colleagues and students of two universities, have brought care and love to children of the grassroots living in the old districts of Kwun Tong and the Western District.



關懷觀塘區兒童 推廣視力保健

香港理工大學眼科視光學院 x 基督教家庭服務中心

Promote Vision Health to Children in Kwun Tong

School of Optometry, The Hong Kong Polytechnic University x Christian Family Service Centre

活動分兩日舉行，除了有分別以家長和小孩為對象的教育講座外，視光學院的學生義工們又帶同各種專業儀器到社區中心為小朋友檢查眼睛。驗眼活動反應熱烈，全日共有超過一百位小朋友參加。

有家長讚揚今次視力檢查非常全面，理工大學的義工講解亦很清晰。事前的講座又讓家長學懂如何保護子女雙眼，對安排十分滿意。

眼科視光學院四年級的Kaitlyn亦分享：「今次活動除了讓我運用到學科上的知識，亦因為今次活動對象是小朋友，令我學習到與小朋友做檢查時的溝通技巧。」



The two-day activities included education talks for parents and children on various topics of eye care and vision health and a large-scale vision screening activity, which was well received by the participants. More than 100 children joined the screening tests performed by volunteers from School of Optometry.

One parent commended that it was a comprehensive vision check and the volunteers provided a clear and detailed explanation. The education talk prior to the vision check also enriched her with knowledge on how to take care of her children's eyes. She was impressed by the arrangement.

Kaitlyn, one of the student volunteers, said, "Not only did the activities provide me with a chance to apply what I have learned to practice, but also enabled me to learn how to communicate with children when doing the vision check."



「關懷西區兒童 體驗學習 推廣可持續發展

香港大學教育學院 x 香港基督教女青年會

Promote Sustainability through Experiential Learning Activities for Children in Western District

Faculty of Education, The University of Hong Kong x HKYWCA

義工隊走入西區，帶領一群小學生參觀香港大學校園及海洋公園，透過體驗學習，向這班社會未來主人翁推動可持續發展的概念。

負責籌備活動的香港大學教育學院學生義工Stella說：「活動除了可以讓小朋友學習到可持續發展的概念外，我們作為籌辦活動的工作人員，亦從中獲得實際教學經驗，有助我未來當教師的工作。」

參與活動的香港基督教女青年會社工謝sir感謝義工們的努力，並欣賞市建局義工的協助，令整個活動順利完成。他又說：「小朋友可以趁機會走出社區，認識香港及新朋友，又可以從體驗中學習，獲益良多。」



The volunteer teams brought children in Western District to visit the campus of The University of Hong Kong and Ocean Park, so as to promote the concept of sustainability through different experiential learning activities.

Stella, one of the volunteers from the Faculty of Education, The University of Hong Kong, said, “Apart from enabling the children to get better understanding of the concept of sustainability, the activities also helped me, as a team member of one of the organisers, gain teaching experiences that are invaluable to my future career as a teacher.”

Mr Tse, a social worker at the HKYWCA, expressed his gratitude to the efforts of volunteers and appreciated the assistances provided by the URA volunteers in facilitating the smooth implementation of the programme. “It’s a good opportunity for the children to know more about Hong Kong through experiential learning activities and meet new friends outside their own community,” said Mr Tse.





「『你』想Smart City」 微電影及短劇創作比賽圓滿結束

Urban Renewal Goes Smart: "Your Ideal Smart City" Microfilm and Drama Competition for Secondary Schools

市建局今年繼續舉辦一連串互動學習及外展活動，啟發青少年從多角度接觸、認識並了解市區更新。市建局於三月二十四日舉行中學生微電影頒獎禮及短劇創作比賽總決賽，吸引了約四百名學生參與。



兩項比賽鼓勵學生發揮創意，透過運用生動的鏡頭或戲劇表演，表達他們如何將智能元素融入市區更新中。市建局與多個支持機構為微電影及短劇創作比賽的參賽學生，合辦了一系列工作坊，向學生介紹智慧城市概念，並引發他們作深入思考；同時亦教授掌握表演、舞台製作及微電影製作的技巧。支持機構包括發展局起動九龍東辦事處、規劃署、香港話劇團、香港青年協會賽馬會 Media 21 媒體空間、香港教育城、香港青少年發展聯會及香港影藝聯盟。

另外，市建局在今個學年亦與流通管子教育劇場合作，在二十七間中小學舉行了三十場巡迴劇場，啟發學生透過互動表演藝術活動，表達及討論他們對市區更新及智慧城市的意見。巡迴劇場共有超過四千六百名學生參與，其中十多名學生更於三月二十四日當晚合力演出了壓軸大匯演《城市奇遇之：「舊嘅唔去 SMART 嘅唔嚟」》。

The URA continued this year with a series of interactive learning and outreach programmes for young people to inspire them to approach and understand urban renewal from different perspectives. A finale event was held for the [secondary school microfilm and drama competitions](#) on 24 March, with about 400 students participating.

With the theme of "Urban Renewal Goes Smart: Your Ideal Smart City", this year's school programmes aimed at encouraging students to express their aspirations for bringing smart elements into urban regeneration either through their creative use of camera lenses or drama performances.

A series of workshops for the participants of both microfilm and drama competitions were arranged by the URA in collaboration with the supporting organisations to equip the students with a better understanding of the concept of smart city and the skills in acting, stage production, and microfilm production. These supporting organisations are the Energizing Kowloon East Office of Development Bureau, Planning Department, Hong Kong Repertory Theatre, Jockey Club Media 21 of The Hong Kong Federation of Youth Groups, Hong Kong Education City, Hong Kong Association of Youth Development and Hong Kong Film Art Association.

In collaboration with the Channel Creation Educational Theatre, the URA also conducted 30 roving drama performances for 27 primary and secondary schools in this school year. Students were encouraged to voice out their thoughts about urban renewal and smart city through interactive arts performances. More than 4,600 students participated in the performances with over ten of them performed in the finale on 24 March 2017.

「藝術文化融入舊區」夥伴項目先導計劃

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

市建局的「藝術文化融入舊區」夥伴項目的先導計劃，為本地的非牟利團體提供財政資助，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 groups in organising arts and cultural programmes, which are able to bring arts/culture to the local community, or bring the local community to the appreciation of arts/culture.

活動精華
Programme
Highlights

一月至三月
Jan to Mar
2017

未來我的家 — 小小城區設計師 Kiddie City Planner

KUNST 以土瓜灣舊區為藍本，透過輕鬆的遊戲和討論，讓六至十二歲的小朋友認識社區的基礎結構，同時學習繪畫簡單立體圖及透視方法，啟發他們的創意，把他們對未來社區天馬行空的構想，以圖畫呈現出來。

KUNST organised a series of interactive workshops for children aged from 6 to 12 years old, to enable them to understand the fundamental components of a local community in Tokwawan and inspire them to envisage their future community through the drawing techniques and perspective skills which they learned in the workshops.




土瓜灣社區地圖 Tokwawan Community Map

聖雅各福群會帶領公眾穿越土瓜灣的大街小巷，訪尋區內十五幅由區內年輕人為本地小店繪畫獨一無二的鐵閘，每一幅畫作都訴說著每間小店背後的不同故事。

St. James' Settlement guided the public through the streets in Tokwawan in search of the 15 shutter murals of local shops featuring a unique story of each shop, which were painted by the young people recruited from Tokwawan.





如對「建聞」的內容有任何意見，歡迎致電 **2588 2333**
Your comments about 'Connect' are welcome at

✉ 電郵 Email : inquiry@mail1.ura.org.hk

謝謝 Thank you!