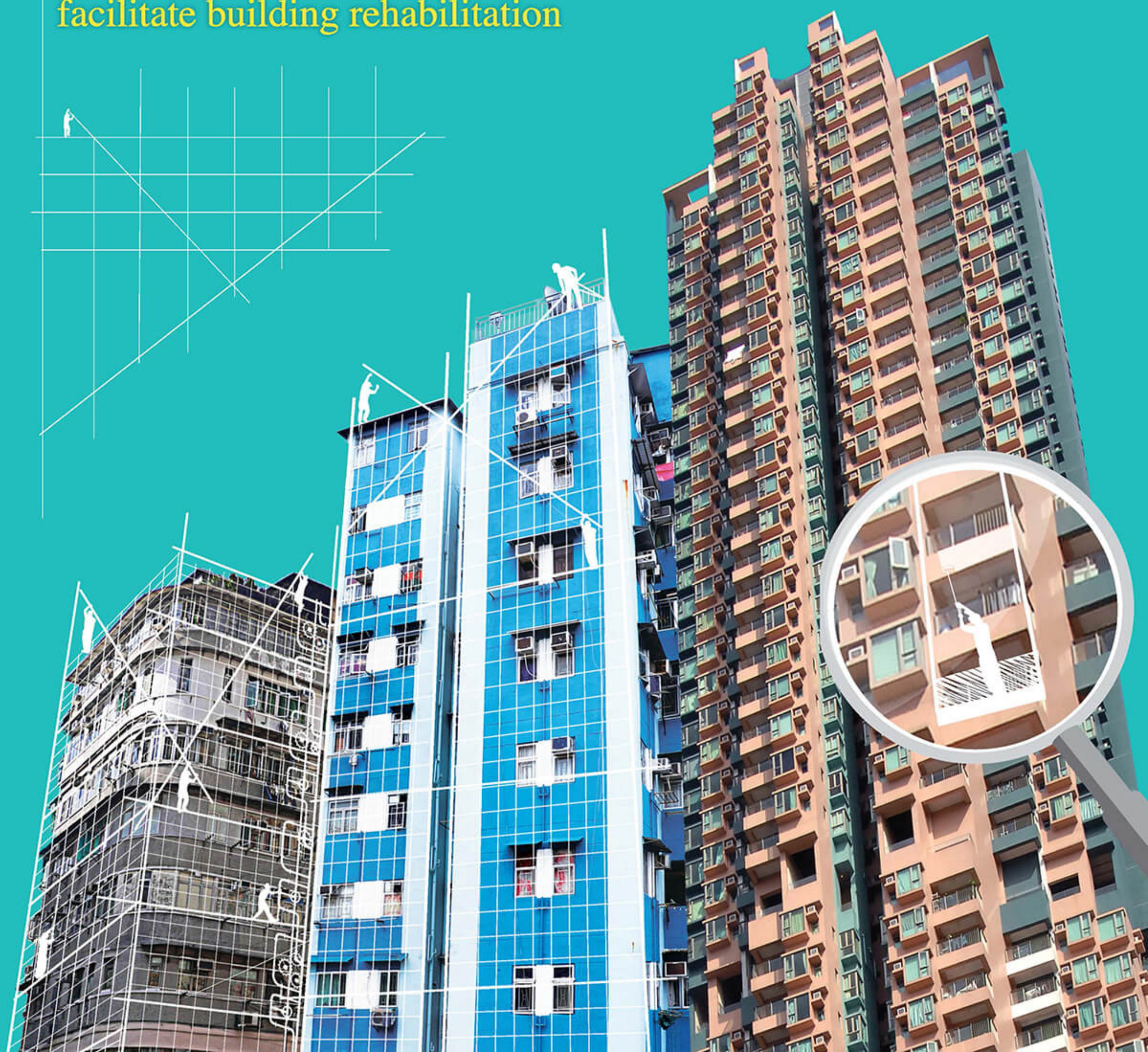


多管齊下

推動、鼓勵及促進樓宇復修

Multi-pronged approach to promote, encourage and facilitate building rehabilitation





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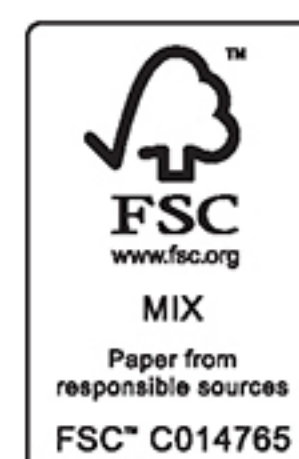


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從「正價施工」到「正確施工」 讓樓宇定期維修保養成為「新常態」

From "Right Prices" to "Proper Execution"
Making Regular Building Maintenance a "New Norm"

面對市區急劇老化，市建局一直採取全面綜合方式更新舊區面貌，在二零一一年通過的《市區重建策略》，已訂明市區更新並不是零星拆建的過程，市建局應以「重建發展」和「樓宇復修」作為兩大核心業務。

從過去的經驗中，重建發展往往要面對居民需要另覓單位調遷的問題，住屋需求在市區，尤其是公營房屋的供應，十分緊張。在這情況下，要照顧居民希望原區安置的訴求便日益困難。因此，我們預視未來，樓宇復修在減慢市區老化工作上，將有更大的角色。若舊樓業主有更強意識，定期妥善地保養及維修單位，便可有效延長樓宇可使用的期限，延緩清拆重建需要，這不但是市區重建的核心工作，更是讓居民安居、樂活的社會責任。

市建局自二零零一年成立以來，因應不同樓宇類型，推出針對性的樓宇復修措施和服務，包括一套全面的「樓宇維修綜合支援計劃」，由籌組業主立案法團，到公用地方及家居維修，提供多方面的樓宇維修技術支援、財政資助和貸款。二零零九年政府推出「樓宇更新大行動」，成為市建局在樓宇復修角色上的轉捩點，進一步投放資源及人手，協助政府落實計劃，為市建局樓宇復修服務區內的二千多幢目標樓宇的業主，提供資助及技術支援。而隨著二零一二年「強制驗樓計劃」正式實施，市建局也制定「強制驗樓資助計劃」，協助大廈業主履行法例要求下的復修樓宇工程。

在推動「樓宇更新大行動」過程中，市建局同事出席舊樓業主及大廈法團的會議，就正確籌組維修工程給予指導，從中亦理解到業主對釐定維修工程範圍、招標工作及工程價格所面對的疑難。



To tackle the growing problem of urban decay, the URA adopts a comprehensive and holistic approach by ways of its two core businesses, i.e. redevelopment and rehabilitation, in accordance with the guidelines set out in the [Urban Renewal Strategy](#) promulgated in 2011, which stipulates that urban renewal is not a slash and burn process.

From our past experience, relocation of residents is always an issue during the process of redevelopment. The housing demand in urban area, in particular public housing, is tense. Under these circumstances, it is a challenge to meet the aspiration of residents affected by redevelopment for in-situ rehousing. Looking forward, building rehabilitation should play more roles in slowing down the urban decay. Encouraging the building owners to carry out regular and proper building maintenance would help to extend the lifespan of buildings, thus releasing the pressure for redevelopment. Rehabilitation is not only one of the URA's core businesses, but also fulfilling its social responsibility in helping the residents to have a better living environment.

Since our establishment in 2001, we have introduced various building rehabilitation measures and services to cater for the needs of different buildings. These include a comprehensive "[Integrated Building Maintenance Assistance Scheme](#)" which provides owners with technical and financial assistance, from the formation of



主席隨筆 Chairman's Message

針對他們在這方面遇到的問題，市建局主動研究，並於去年五月推出「招標妥」樓宇復修促進服務，協助舊樓業主及法團籌組維修工程。由於承建商可在「招標妥」提供的電子招標平台下，不受干擾地參與工程招標，因此所提出的工程價格應屬「市價」；「招標妥」亦會協助法團在聘請維修顧問前，提供初步勘察及工程費用粗略估算，並在招標後審閱標書分析報告，助業主盡早掌握維修工程所需的費用。這些措施都有助維修工程達到「正價施工」的效果。



發展局局長黃偉綸（左二）及市建局主席蘇慶和（右二）簽署「招標妥」優惠計劃的合作備忘錄。市建局行政總監韋志成（右）及發展局副秘書長（規劃及地政）羅淦華（左）亦出席見證簽署儀式。

Secretary for Development, Mr Michael Wong (second left), and Chairman of URA, Mr Victor So Hing-woh (second right), sign a Memorandum of Understanding for the concession scheme of Smart Tender. The signing ceremony is witnessed by the Managing Director of URA, Ir Wai Chi-sing (right), and Deputy Secretary for Development (Planning and Lands), Mr Maurice Loo (left).

除「正價施工」外，「正確施工」也是大廈維修工程的重要一環。大廈維修工程項目繁多，由開始籌備工程到施工完成，往往需要約三年甚至更長的時間。要做到「正確施工」，即確保承建商根據標書上羅列的工程項目，採用所訂明的工程物料及施工程序完成復修，法團聘請的維修顧問公司雖然責無旁貸，但也需要業主齊心，監察承建商在工程施工的質量。在需要時，也可以聘請獨立工程監督以加強監管維修工程的質素。在這方面，市建局現正與業界探討，參考「招標妥」

owners' corporation (OC), common area repair works to home renovation. We have also taken more active roles in 2009 by supporting the government's "Operation Building Bright" (OBB) through allocation of resources and manpower to implement the OBB. Technical and financial assistances have been provided to owners of some 2,000 building blocks in the URA's building rehabilitation service areas. With the introduction of the Mandatory Building Inspection Scheme in 2012, we have implemented the "Mandatory Building Inspection Subsidy Scheme" to help owners carry out building rehabilitation under the statutory requirements.

During the process of advising the owners who have joined the OBB on the organisation of building repair works, we were aware that owners might have difficulties in setting the scope of works, handling tendering procedures and estimating the costs. To address this, we have taken the initiative to launch the "Smart Tender Building Rehabilitation Facilitating Services" ("Smart Tender") in May last year to help owners and OCs in organising building repair works. Smart Tender provides an electronic tendering platform to encourage more participation in the tendering process without interference so that the tender prices submitted are in line with the market prices. It also offers third-party advice to the OCs on the required works and estimated costs of such works, as well as analysis on the tenders received. Smart Tender helps the OCs to have a better understanding of the estimated costs for the works, while getting the "right prices" for the works.

In addition to the "right prices", proper execution of building repair works is equally important. Building rehabilitation works are complex and may take some three years or even more, from planning to completion. It is the responsibility of the OC-appointed consultant to ensure the works be carried out by the contractors in good quality according to the specifications in the tender document and the procedures. Owners should also monitor the quality of works delivered by the contractors. When necessary, independent work supervisor should be hired to enhance the works supervision standard. In this regards, the URA is now in discussion with the industry, exploring the feasibility of assisting owners and OCs to employ consultants through the electronic platform, making reference to the "Smart Tender".

的操作模式，研究以電子招標平台，為法團招聘顧問公司的可行性及有關執行安排，進一步協助有需要的業主及法團。

雖說做好樓宇定期維修及保養，是業主應有的責任，不過，實際上仍有不少居住在齡樓高的舊樓老業主，他們需要更多的支援和協助，這尤其對於所謂的「三無」-即沒有業主立案法團、沒有任何居民組織及沒有管理公司的大廈，最為迫切。現時香港約有五千七百幢「三無」大廈。這些大廈的特色一般都是單位數目比較少，而業主又多為低收入長者，不但無財力承擔保養及維修工程費用，同時亦對維修責任欠缺認知。這類「三無」大廈在沒有法團或居民組織情況下進行維修工程，可說是舉步維艱。

行政長官發表的二零一七年施政報告，推出「樓宇更新大行動2.0」及消防安全工程的資助計劃，其中一個特點便是重點支援這些「三無」大廈，針對協助居住在樓齡五十年或以上、應課差餉租值較低的樓宇業主籌組維修工程。要進一步推動「三無大廈」進行維修保養，需要所有的持份者在不同工作範圍的分工和努力。

市建局將會繼續投放資源推動樓宇復修的工作，並協助政府推展「樓宇更新大行動2.0」及消防安全工程的資助計劃，改善舊樓的樓宇狀況和安全；我亦期望社會各界，包括不同政府部門及民間組織等，在這方面緊密合作，共同研究更到位的計劃和支援。政府正在修訂《建築物管理條例》，就立法建議和行政措施諮詢公眾，我期望此項諮詢能收集更多寶貴意見，協助完善有關《條例》，加強政府執法角色之餘，更重要的是協助業主及法團有效監督維修工程，解決困難，使樓宇定期保養和維修，能成為一項持之以恆、有規律的「新常態」，這才是真正解決市區和樓宇老化的良策。

Although it is the owners' responsibility to carry out regular repair and maintenance for their buildings, we see the need to give more assistance and support to many elderly owners of old buildings, in particular those living in buildings without OCs, resident organisation or property management company (commonly known as "three nils"). At present, about 5,700 building blocks in Hong Kong fall in the "three nils" category. These buildings usually have a relatively small number of units and the owners are mostly low-income elders who have financial difficulties and lack understanding of their responsibility as owners in carrying out building maintenance works. For these "three nils" buildings, it is an uphill battle to carry out building rehabilitation works.

The Chief Executive in the 2017 Policy Address announced the "Operation Building Bright 2.0" and financial assistance for fire safety works for aged buildings, with an aim to providing support to OCs of these "three nils" buildings, as well as helping owners of buildings aged 50 years or above and with lower rateable values to carry out building maintenance. To further promote building rehabilitation among "three nils" buildings more effectively, we do need the collaboration and concerted efforts of all stakeholders in various areas.

The URA will continue to allocate resources to promote building rehabilitation and assist in the implementation of the OBB 2.0 as well as the subsidy scheme for fire safety works to improve building condition and fire safety standards for aged buildings. We hope that all sectors of society, including government departments and non-government organisations, can work closely together to explore more effective schemes and supports. The government is now conducting public consultation on the legislative proposals and administrative measures in the process of making amendments to the Building Management Ordinance. I hope valuable views can be gathered through public consultation to enhance the Ordinance and strengthen the role of law enforcement, with an ultimate aim to assist owners and the OCs in the effective supervision of building repair works and regular building maintenance. The most effective means to address the problem of urban decay is to make building rehabilitation a sustaining and regular "new norm".



多管齊下推動、鼓勵及促進樓宇復修

市建局研究制定長遠復修策略

Multi-pronged Approach to Promote, Encourage and Facilitate Building Rehabilitation
URA to Formulate Long Term Building Rehabilitation Strategy

現時本港約有二萬一千幢樓齡達三十年或以上的私人住宅樓宇，估計至二零四六年將增至四萬幢，當中七成將會是超過五十年或以上的舊樓。因此，市建局必須多管齊下，利用針對性措施和策略去推動、鼓勵及促進樓宇復修，以減慢樓宇老化速度及延長樓宇的使用期。另外，市建局亦支持及協助行政長官於二零一七年施政報告中有關提高樓宇安全及消防安全標準的新措施。

To slow down urban decay and extend the serviceability of private domestic buildings, the URA must adopt a multi-pronged approach to promote building rehabilitation, and encourage and facilitate more owners to carry out building maintenance and make urban renewal sustainable. In addition, the URA will support and assist the Chief Executive in the new measures to improve building safety and fire safety standards as announced in the 2017 Policy Address.



1 優化支援計劃 Enhancements of existing schemes

提高申請資格上限

為鼓勵更多業主履行其責任做好樓宇維修保養，市建局推出多項樓宇復修資助計劃優化措施，包括提高私人住用／商住樓宇的住用單位平均每年應課差餉租值的上限，令更多樓宇可以符合資格申請市建局的「樓宇維修綜合支援計劃」和「強制驗樓資助計劃」。市區物業由十二萬元調高至十六萬二千元，新界區物業則由九萬二千元調整至十二萬四千元。

「招標妥」優惠計劃

另一項優化措施是配合政府年初發表的財政預算案的三億元撥款，讓商住樓宇的業主以優惠的費用參加「招標妥」。已參加「樓宇維修綜合支援計劃」及「強制驗樓資助計劃」的私人住用／商住樓宇的業主組織同時可以參加「招標妥」的優惠計劃。「招標妥」服務旨在協助大廈業主立法法團籌組維修工程，減低在籌備維修時可能遇到的圍標風險。

Relaxation of Rateable Value Limits

The URA has refined its rehabilitation schemes to encourage owners to carry out building maintenance, including the relaxation of the current average annual rateable value (RV) limits of domestic units in private residential/composite buildings eligible for the [Integrated Building Maintenance Assistance Scheme \(IBMAS\)](#) and [Mandatory Building Inspection Subsidy Scheme \(MBISS\)](#) so as to benefit more owners. The revised RV limits is from \$120,000 to \$162,000 in urban areas and from \$92,000 to \$124,000 in the New Territories.

Concession Scheme for Smart Tender

A concession scheme for Smart Tender has also been introduced in response to the Government's initiative announced in the 2017-18 Budget to earmark \$300 million to allow property owners of private residential/composite buildings to join Smart Tender at concessionary fees. Under the refinements, owners' organisations which have joined IBMAS and MBISS can also join Smart Tender. The Smart Tender aims to assist owners to carry out building maintenance in a fair, unbiased and competitive environment, minimizing the exposure of tender rigging.

參加「招標妥」的現行及優惠費用

Prevailing Fee and Concessionary Fee Chargeable to Participating Owners' Organisations

參加計劃的大廈住用單位 平均每年應課差餉租值 ⁽¹⁾ Average annual rateable value of the domestic units in participating buildings ⁽¹⁾	樓宇內住用及非住用單位數目 Total number of domestic and non-domestic units in the building	現行費用 Prevailing Fee	優惠費用 (現行費用的5%至50%) Concessionary Fee (5% to 50% of Prevailing Fee)
第一級 / Tier 1 < \$162,001 (市區/Urban); 或or < \$124,001 (新界/N.T.)	≤ 400單位/units	\$25,000	\$1,250
	401 - 800單位/units	\$45,000	\$2,250
	801 - 1,200單位/units	\$60,000	\$3,000
	>1,200單位/units	\$75,000	\$3,750
第二級 / Tier 2 \$162,001 - \$300,000 (市區/Urban); 或or \$124,001 - \$160,000 (新界/N.T.)	≤400單位/units	\$50,000	\$10,000
	401 - 800單位/units	\$100,000	\$20,000
	801 - 1,200單位/units	\$130,000	\$26,000
	>1,200單位/units	\$160,000	\$32,000
第三級 / Tier 3 >\$300,000 (市區/Urban); 或or >\$160,000 (新界/N.T.)	≤400單位/units	\$50,000	\$25,000
	401 - 800單位/units	\$100,000	\$50,000
	801 - 1,200單位/units	\$130,000	\$65,000
	>1,200單位/units	\$160,000	\$80,000

註釋Note (1): 市區/Urban – 港島、九龍、沙田、葵青及荃灣/ Hong Kong Island, Kowloon, Sha Tin, Kwai Tsing and Tsuen Wan;
新界/N.T. – 新界但不包括沙田、葵青及荃灣/ New Territories excluding Sha Tin, Kwai Tsing and Tsuen Wan.



2

一站式資訊及支援服務

One-stop information and assistance

樓宇復修平台

市建局正籌備「樓宇復修平台」，為業主提供更多實用資訊，包括實務指引及守則、招標和委聘顧問及承建商的文件範本等，以促進更多業主自發進行大廈維修保養。這個由市建局專責附屬公司管理的「樓宇復修平台」，不只是一個資訊中心，其轄下設有三個工作委員會，分別是技術委員會、服務提供者委員會和推廣委員會，集合不同專業團體、業界及商會代表的參與，為「樓宇復修平台」提供全面的專家支援。「樓宇復修平台」預計於明年中甸起分階段投入服務。

在「樓宇復修平台」推出前，市建局亦特別更新了樓宇復修網站「[資訊通](#)」的內容和瀏覽設計，亦增設服務供應商參考名單的新版面。

3

進行研究制定長遠策略

Building Rehabilitation Study

香港的樓宇大致可分為「老(樓齡五十年以上)、中(樓齡介乎三十至四十九年)、青(樓齡三十年以下)」三個類別。市建局現正進行為期十八個月的樓宇復修研究，以油麻地、旺角地區作試點，揀選合適的樓宇進行評估，以探討有效手法去應付不同樓宇的需要，目標是為全港不同類別的樓宇制訂一套全面和整體策略。此外，市建局亦希望透過這項研究，找出窒礙業主進行維修的其他因素，了解業主在籌組維修上的憂慮或困難，並以其他城市的經驗作參考，從而檢討現行法規及條例，和探討如何優化現行提供的資助計劃及支援服務；研究亦會就如何推廣預防性保養維修的措施及模式提出建議，減低進行緊急維修時所需的昂貴費用及所構成之不便，同時亦可避免危害住戶及公眾的生命安全。

Building Rehabilitation Platform

A Building Rehabilitation Platform (the “BRP”) is underway to provide owners with more practical information in organising building maintenance, including rehabilitation practice notes and guidelines and standard documents for procurement and appointment of consultants and contractors for building owners and its Owners’ corporation reference. Serving more than an information hub, the new BRP, run by a subsidiary company under the URA, has three working committees comprising of representatives from various professional institutes, industry leaders and business associations, to give the BRP a comprehensive expert support. The BRP will commence its service by phases starting mid of next year. Before its launch, the URA has enhanced the content and design of [Building Rehab Info Net](#) to facilitate owners to easily acquire desired information and topics. The list of service providers is a new item included for owner’s reference.

The URA is conducting an 18-month Building Rehabilitation Study (the “Study”). A pilot assessment will be carried out in buildings in the Yau Ma Tei and Mongkok District to explore effective ways to meet the needs of buildings with different conditions, aiming at taking a holistic approach and developing a strategy for different categories of buildings. Besides, the study will identify causes that hinder owners from carrying out building maintenance and, with reference to the experiences of other cities, review the prevailing regulatory framework and ordinance. Advices on promoting preventive measures in building maintenance will also be made, aiming to reduce the cost and inconvenience due to emergency repairs, as well as the potential safety hazard to the households and the public.

4

支持政府樓宇復修措施**Support government's building rehabilitation initiatives**

市建局除推出計劃及研究外，亦全力支持政府在推動樓宇復修方面的措施。行政長官在二零一七年施政報告中提及有關為高齡樓宇推出的「樓宇更新大行動2.0」及消防安全工程的資助計劃，以改善高齡樓宇的狀況及消防安全標準以符合消防安全（建築物）條例。市建局正與政府部門積極探討及制訂相關的執行框架。

We fully support the Government's initiatives, as announced in 2017 Policy Address, to improve the building condition as well as fire safety standards for compliance with the requirements under the Fire Safety (Buildings) Ordinance for aged buildings through the Operation Building Bright 2.0 (OBB 2.0) and the subsidy scheme for fire safety works for aged buildings. The URA is now working out the implementation framework with the Government departments.

全面推廣「招標妥」優惠計劃**Launching of Smart Tender Concession Scheme in full gear**

市建局與政府於二零一七年十月三日簽署「招標妥」優惠計劃合作備忘錄，成立優惠基金及訂立優惠計劃的執行框架。為增加市民對優惠計劃的認知，並鼓勵更多業主使用該項服務，市建局與政府推出了一系列相關宣傳活動，透過電視宣傳短片、電台宣傳聲帶、報章廣告等，全面推廣「招標妥」優惠計劃。一輛集資訊與趣味遊戲於一身的「招標妥」優惠計劃資訊車亦於十月及十一月期間巡迴香港十八區三十個不同地點，展出「招標妥」優惠計劃詳情及多項樓宇復修的資訊。市建局同事亦出席多個地區簡報會，向大廈業主組織解釋「招標妥」及有關的優惠計劃。

A Memorandum of Understanding for Smart Tender Concession Scheme was signed on 3 October 2017 between the URA and the Government which stipulated the establishment of a concession fund and the respective implementation framework. A series of publicity and promotional activities have been implemented to enhance public understanding of the Smart Tender and its concession scheme, as well as to encourage more owners to join the scheme. Apart from TV, radio commercials and newspaper advertisements, an Info Truck toured around Hong Kong in October and November, displaying a wide range of building rehabilitation information including details of the concession scheme. Briefings to Owners Organisations were also conducted to explain the Smart Tender and its concession scheme.



市建局行政總監韋志成（左起）、深水埗區議會主席張永森、發展局局長黃偉綸、市建局主席蘇慶和、深水埗區議會副主席陳偉明及署理深水埗民政事務專員張恩慈出席市建局樓宇復修及「招標妥」優惠計劃資訊車啟動儀式，並一同合照。

Managing Director of the URA Ir Wai Chi-sing (from left), Chairman of Sham Shui Po District Council Mr Ambrose Cheung Wing-sum, Secretary for Development Mr Michael Wong Wai-lun, Chairman of the URA Mr Victor So Hing-woh, Vice-chairman of Sham Shui Po District Council Mr Chan Wai-ming, and Acting District Officer (Sham Shui Po) Miss Freda Cheung Yun-chee took a group photo at the Launching Ceremony of URA's Building Rehabilitation and "Smart Tender" Concession Scheme.



舊樓問題逐個睇 維修方法話你知

A Closer Look at Old Building Problems with Proposed Solutions

天花滲水、石屎剝落、外牆渠管和消防系統破損等是舊樓常見問題，今期「建聞」專訪了擁有專業建築測量師資格的市建局樓宇復修經理鄭子堅，為大家講解這些問題的一般成因和徵狀，剖析較佳的維修方法，幫助大家將問題逐一擊破。

Water seepage from ceiling, concrete spalling, defects in external drains and fire service installation are common problems in old buildings. Alvin Cheng, a professional building surveyor and Manager, Building Rehabilitation, of URA, shares with you the general causes and symptoms of these problems and the appropriate repair methods.

外牆渠管破損

鄭子堅指現時舊樓單位很多時都會分間成有獨立廚廁的劏房，業主會自行找師傅安裝接駁渠管到大廈公共污水渠，又或者業主不跟單位原本批准圖則，自行改動排水口及相應的渠管接駁，這些渠管更改工程很多時都不是按原有樓宇外牆排水管接駁的要求去進行，所以容易導致渠管滲漏及爆裂。另外，不少舊樓本身的外牆去水管鋪設亦欠妥善，如接駁外牆與喉管的喉碼並不是以防銹物料製造，經過多年的日曬雨淋後，喉碼便出現生銹及破損的情況；有些舊樓更將馬桶去水及家居污水集中流向同一條污水渠（俗稱「大渠」），除衛生問題外，亦令大渠負擔增加，容易淤塞。

鄭子堅說按現時一般樓宇的要求，大廈外牆污水渠應分開兩條獨立的污水渠，一條是馬桶去水用的，而另一條是家居污水用的，兩條大渠均須有氣喉接駁上天台位置，而氣喉頂需要安裝隔頭，以防雜物跌入污水渠中造成淤塞；而喉碼方面，現在一般要求會用不銹鋼包膠的喉碼，減低銹蝕機會；而在安裝排水管時，直喉必須要垂直安裝，而橫喉最理想是以四十五度角下斜安裝，令污水能暢順流入大渠中。安裝必須採用渠務署批核的物料及聘請合資格的技工進行，以減低渠管破損的機會。進行全面安裝前，應準備好排水喉實物樣板作批核，亦要預先通知住戶有關工程的內容及時間表，令大家了解有關工程及作好準備。喉管完成安裝後要進行測試，確保喉管暢通無阻和沒有滲漏問題。

Defective Drainage System

Alvin noted that owners of sub-divided units with own kitchen and toilet would find their own workman to connect the drains of the sub-divided flats to the building's drainage system; and some owners would not follow the original building plan in altering the drainage system to fit the connection. The drainage work of these subdivided units were usually not up to standard, which might lead to damage to the drains.

Alvin said, according to the prevailing building standard, the sewage pipe and the toilet pipe of a unit should be connected to separate drains of the building with ventilator extending to the rooftop. The ventilator should have vent cowl to prevent external substances from entering into the drains, causing possible blockage. The pipe brackets for draining pipes should be made of anti-corrosion materials. For those vertical pipes, they should be installed perpendicularly to the floor, while the horizontal pipes should be installed at 45 degree inclining to the main drain so that the waste water can flow into the main drain easily. The drainage system should be installed with approved materials by the Drainage Services Department by qualified workmen. Before the works start, owners and tenants should be fully informed of the details and timetable of the works phases. The pipes should be tested after installation to ensure that there is no obstruction and leakage found.



市建局樓宇復修經理
鄭子堅
URA Manager,
Building Rehabilitation
Mr Alvin Cheng



天面滲水

天面滲水問題多是因為天台的建築物料遭受日曬雨淋、冷縮熱脹，結構容易受損和老化；加上舊樓的天台很多時都有搭建物和後加設施，加重樓宇結構的負擔，也有機會破壞防水層及產生裂縫，導致雨水沿裂縫滲入下層天花及牆身。

天面滲水是有跡可尋的，例如天面有積水，甚至長出青苔；下層天花有水漬、滴水，牆面灰水、油漆突起如水泡，牆身摸上去有濕漉漉的感覺，或是已粉化等。

「很多人看見天花有水漬，會到五金舖買防水塗料在有水漬的地方塗抹，以為這樣便可解決滲水問題，但這做法只是治標不治本，滲水問題很快又再次出現。」鄭子堅指如果業主不正視問題，滲水範圍會擴大，加重石屎的負荷，損害鋼筋，導致石屎剝落；如水滲進電力裝置，有機會發生漏電及觸電的意外。

「如發現天面滲水，應聘請專業人士查考滲漏原因，堵截水源，再作全面防水工程，如將整個天面剷起，維修破損的地方並作徹底清潔，之後再鋪上英泥沙漿。」鄭子堅指鋪英泥沙漿也有技巧，鋪好的英泥沙面要弄出一定的斜度，以引導雨水至排水口，之後再在上鋪好防水膜或防水塗層，防水料要覆蓋至地腳並陷入牆身收口，地台和牆身夾角位也要用英泥沙堆好撇角（即是接合位置要有斜度），務求令防水膜更貼服，而地面與牆身的暗角則須做明渠，將雨水直接引導到排水口排走。完成防水膜鋪設工程後，必須進行滲水測試，確保再沒有滲漏情況才算及格。之後才可在上鋪上隔熱層和砌好天面磚瓦，砌磚瓦前要先準備好鋪砌瓦路圖樣，盡量利用完整一塊或較大塊的瓦片鋪設，避免使用俗稱「老鼠尾」的條狀瓦片，減少因鋪瓦而形成的縫隙。完成防水工程後的天面，應盡量避免設置搭建物及其他設施，以免破壞或增加對防水系統和結構所造成的壓力。

如發現天面滲水，應聘請專業人士查考滲漏原因，堵截水源，再作全面防水工程。

Owners should commission a professional expert to find out the cause of the water seepage and fix it. Following that, comprehensive re-roofing work shall be conducted.

Water Seepage

The rooftop water seepage is mainly caused by the damage in the waterproofing system due to exposure to sun and rain. Additional structures and facilities installed, which overloaded the rooftop structure causing damage to the waterproofing structure, will also result in water seepage.

Stagnant water on rooftop, water stains on walls and paint bumps are symptoms of rooftop seepage. “Applying waterproofing materials to cover the water stains is not a solution to water seepage.” Alvin said if the problem was not addressed properly, water seepage might increase the loading of building structure, damage the reinforcement bars and lead to concrete spalling. If the water from leakage penetrates into the electrical installations, it may cause accident of electric shock.

“Owners should commission a professional expert to find out the cause of the water seepage and fix it. A comprehensive re-roofing work, including repairing the damaged parts followed by thorough cleaning and covering with cement and sand screeding shall be conducted,” Alvin said. Paving should be done skilfully with sufficient fall so as to direct rain water to the drainage. Suitable waterproof materials should also be applied on top and to the skirting of the parapet wall, with special attention paid to the conjunction between the wall and rooftop slab to ensure rainwater can be directed from the wall to the drainage.

Following that, a waterproof test has to be conducted. Upon completion of the test, insulation layer and tiles can be installed. Larger pieces of tiles are preferred to avoid the risk of cracks. Thereafter, installation of additional structures on rooftop should be avoided in order to keep the waterproofing structure intact.



石屎剝落

石屎剝落多數由於結構老化、日久失修、負荷過重而造成。長年累月的冷縮熱脹過程和空氣中化學物質的影響，令鋼筋變得容易生鏽，令石屎容易裂開或剝落。舊樓的滲水問題，亦會加速鋼筋生鏽，被鏽蝕的鋼筋會膨脹及破壞石屎的結構，導致石屎剝落。

「如果石屎剝落的原因是因為牆身滲水，只用英泥沙漿修補是無補於事的。有些人亦誤以為鑿開鬆散的石屎再補上英泥沙漿，便是徹底的修補石屎的方法，但往往只會愈鑿愈散，結果令破損的地方變得愈來愈大，增加修補難度，而內在鋼筋的鏽蝕根本沒有修補好便蓋上飾面，很快又會再出現石屎剝落的問題。」鄭子堅指出以此方法修補外牆石屎剝落，最終業主有可能又再需要找人搭棚維修，浪費金錢。

「業主應先找專業人士去檢查石屎的破損程度，擬定一個需要修補的範圍，然後將中間破損的石屎清除，這樣便可防止破損的地方被愈鑿愈大。」那麼石屎要鑿至什麼深度才對呢？鄭子堅續說：「打鑿石屎至看見生鏽的鋼筋，須將包圍生鏽鋼筋後約二十毫米的石屎也鑿走，令整條鋼筋外露，方便檢查、除鏽及塗上防鏽塗料；如鋼筋已鏽蝕變幼，則需要更換或加入新的鋼筋加固；如鏽蝕情況嚴重，便需要徵詢結構工程師的意見。」他補充指修補好鋼筋後，就要在石屎面需塗上黏合塗層令新舊物料互相黏合，最後才用與原來牆身石屎的強度互相吻合的石屎維修物料修補破損的地方，最後再蓋上飾面美化牆身。

Concrete Spalling

Aging of building structure, lack of repair and overloading are the main causes. The thermal expansion and contraction over the years together with the exposure to the chemical substances in the air will cause reinforcement bars rusting. Water seepage in old buildings will also accelerate the rusting of the reinforcement bars which in turn damages the concrete structure, leading to concrete spalling.

“Concrete spalling caused by water seepage cannot be solved simply by applying mortars on the defective surface. Building owners should commission a professional expert to check the degree of damage of the concrete structure and define the area that needed to be fixed. The defective area has to be hacked down to the sound substratum to remove all defective parts.” Alvin continued, “We need to hack away the concrete surrounding the reinforcement bars of about 20 mm in order to expose the reinforcement bars for inspection, removing the rust and filling rust preventive painting. Reinforcing with new bars or replacement of reinforcement bars is required if the bars have become weak due to rusting. If the defective concrete is seriously damaged, owners should seek advice from a Registered Structural Engineer.” Alvin added that after repairing the reinforcement bars, the concrete surface needs to be coated with adhesive coating to enhance the bonding of the old and new concrete materials. The choice of new materials must match with the original design strength of the existing one for better bonding. The final touch is the wall beautification.



如果石屎剝落的原因是因為牆身滲水，
只用英泥沙漿修補是無補於事的

Concrete spalling caused by water seepage cannot be solved simply by applying mortars on the defective surface



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要更新消防系統，必須找專業人士檢查大廈的消防設備，再設置符合消防條例要求的裝置

Owners should appoint a qualified contractor to inspect and install the required fire service installations that are in compliance with the requirements of the Fire Services Ordinance

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消防系統破損

消防喉轆破損、滅火筒過期、防煙門破損、走火通道阻塞等是舊樓常見問題，主要原因是業主沒有找合資格的註冊消防裝置承辦商作定期檢查、維修及更新，令設備變舊和破損，不符合現有消防條例的要求。有些大廈更沒有按消防條例的要求，自行更換消防裝置，如把破損的防煙門換成另一道沒有防火證書的門，或乾脆將整道破門拆掉。不符合消防條例的消防裝置，在火警發生時無法發揮原有的防護及救火作用。

「要更新消防系統，必須找專業人士檢查大廈的消防設備，再設置符合消防條例要求的裝置，如在防護門廊處裝上有防火效能的透明玻璃窗、並有證書認可其安全性的防煙門，而防煙門在打開時，不能堵塞走廊及逃生通道；安裝消防喉轆的啟動掣和喉咀時，不能超過法例要求的一百二十厘米及一百三十五厘米高度上限。」鄭子堅補充指，除了要妥善安裝好消防設備，位於逃生樓梯的所有外露的非緊急設備，如電錶、電線等，均必須以防火物料包裹，才符合現代大廈消防條例的要求。

鄭子堅希望業主可履行其責任，定期為其樓宇作出檢查、保養及維修，令居住環境更安全及衛生。業主可透過公開招標聘請有經驗的顧問，先為樓宇作詳細勘測和評估，之後再聘請工程承辦商進行維修工程，期間由顧問監工，確保維修質素。有關樓宇復修的資訊，以及市建局在樓宇復修方面的支援及資助，可瀏覽「[樓宇復修資訊通](#)」。

Defective Fire Service Installation

Broken fire hose reel, expired fire extinguisher, damaged fire-rated door and obstructed emergency exit are common problems found in old buildings. The main reason is the owners do not appoint qualified registered fire service installation contractors to conduct regular inspection and proper maintenance. Some building owners do not follow the current fire regulations in replacing fire service installations on their own. For example, they simply replace the broken fire-rated door with another door without proper fire certification or simply removed the door. Non-compliance fire service installation cannot serve its purpose for protection and fire-fighting.

“Owners should appoint a registered contractor to inspect and install the required fire service installations that are in compliance with the requirements of the Fire Services Ordinance. For example, owners should install fire-rated doors approved by the Fire Service Department and to ensure the doors will not block the emergency exit when opened. When installing the hose reel manual fire alarm call points and nozzle, both installations should not exceed the upper limit of 120 cm and 135 cm in height respectively.” In addition, Alvin said those non-emergency devices in the common area of a building, such as electricity meters, wires, etc., must be covered by fire-rated enclosures.

Alvin said that in order to keep the buildings in good condition, owners should carry out regular inspection and maintenance of their buildings to make the living environment safer and hygienic. Owners can appoint experienced consultants to conduct a detailed inspection and assessment of the building condition. After that, they can hire a qualified contractor to carry out the required repair and maintenance works. The consultant is also responsible for ensuring the quality of the repair and maintenance works. Information on building rehabilitation as well as URA's support and subsidy for building rehabilitation can be found at “[Building Rehab Info Net](#)”



「樓宇復修資訊通」
“Building Rehab Info Net”



可步行及舒展空間由街道美化開始

Street Beautification Enhances Walkability and Creates Open Spaces

旺角街坊會陳慶社會服務中心
總幹事孫亮光

Mong Kok Kai Fong Association Ltd
Chan Hing Social Service Centre
Executive Director, Mr Jovy Suen



服務大角咀街坊三十多年的旺角街坊會陳慶社會服務中心總幹事孫亮光，見證著這個社區大大小小的演變，對於能夠受惠於區內近年街道美化的成果，感到欣然。

站在櫻桃街休憩處，已「登陸」(年屆六十)的他精神奕奕、腰板挺直，身型標準得連年輕人也羨慕不已，想必是運動健將一名。孫先生笑稱他並不是熱愛運動的人，年輕時也只會偶然行山跑步，不過後來膝蓋不好，就沒有做運動了。「不過，自從這區行人路變闊，兼有了這個櫻桃街小公園打通大角咀新、舊區之後，我三年前開始每天堅持步行一萬步。平日我用十五分鐘吃飯，之後用四十五分鐘由福全街社區中心起步，沿櫻樹街走到這櫻桃街小園地，然後穿過小園地到海桃灣，再經天橋行到奧運站附近商場。」這個步行習慣令孫先生的身體狀況改善，體重回復標準，血壓高、膽固醇等三高不見了，人也精神了許多，工作時更有幹勁。

孫先生指他的工作很「困身」，需要長時間留在區內接觸大角咀街坊，所以即使想透過慢跑或步行等簡單的運動健身，也得要在區內進行。可是，以前大角咀街道狹窄，人車爭路情況十分常見，加上路面不平，街舖又常霸佔行人路放置貨品，莫說運動，連在街上走路也舉步為艱。「好似以前有很多五金舖放置鐵通及機器在行人路上，一不留神就會被絆倒受傷。」

以前的大角咀除了行人路狹窄外，大部份的街道均欠缺妥善的行人過路設施，市民橫過馬路時很容易發生意外。二零零九年，就有一名七旬婆婆不幸在菩提街及福全街交界橫過馬路時遭汽車撞倒身亡，同年，市

Serving the Tai Kok Tsui District for over 30 years, the Executive Director of the Mong Kok Kai Fong Association Ltd – Chan Hing Social Service Centre, Mr Jovy Suen, witnesses the development of the district and is pleased to see the street beautification works in recent years have benefitted the local community.

The 60-year-old Mr Suen, who looks fit, said he was not fond of sports. Three years ago, he decided to make a habit by walking 10,000 steps every day when the footpaths were widened and there was a new open space at Cherry Street, which connected the old and new areas in Tai Kok Tsui. “Normally I spend some 15 minutes for lunch and then take a 45-minute walk starting from my workplace, i.e. the community centre at Fuk Tsun Street, along Beech Street to this new open space at Cherry Street, and finally to a shopping arcade next to the Olympic MTR Station.” Mr Suen said his health condition has obviously improved with this walking habit.

Mr Suen works long hours serving the local people in Tai Kok Tsui every day. If he wishes to take some time to jog or take a walk to keep his health condition, he needs to do it in the neighbourhood, which was not ideal for that purpose in the past. The streets in Tai Kok Tsui were narrow, with insufficient road space to accommodate both vehicular traffic and pedestrians. The road surface was uneven and some shops even put their goods and tools on the roads, which tripped the pedestrians very easily.

Besides, many of the roads in Tai Kok Tsui were accident-prone due to lack of proper pedestrian facilities. In 2009, a 70-year-old woman was killed by a car while she was crossing the road between Lime Street and Fuk Tsun Street. When the Urban Renewal Authority (URA) implemented the Street Beautification Project in Tai Kok Tsui in the same year, it has decided to enhance the pedestrian facilities such as installation of traffic lights and auxiliary facilities to assist the visually impaired people crossing the road. In addition, walkways were widened to create a better pedestrian environment, in particular for the wheelchair users.

區重建局(市建局)開始在大角咀進行街道活化計劃，亦因而特別加添行人過路設施，如安裝交通燈及輔助視障人士過路的設施，同時更將部份行人過路處的行人通道擴闊，從而縮短過馬路時的距離，令街坊、特別是長者的過路時間更充裕，減少交通意外發生的機會。孫先生指現時行人路擴闊了，除了方便市民飯後散步，也方便坐輪椅的人士走到街上吸吸新鮮空氣。

整個大角咀街道活化計劃分三個階段進行，涉及八條街道，範圍達三萬二千平方米。活化工程包括擴闊行人路、重鋪路面、加添行人設施，增設綠化休憩地方等，為區內居民提供更多可步行及舒展筋骨的空間。

「大角咀有很多街道以樹名命名，好像櫟樹街呀、橡樹街呀，但最諷刺的是，以前的大角咀一棵樹也沒有。現在美化工程做好之後，就多了許多樹木，空氣也改善了。」孫先生說。市建局的街道美化工程在區內添置了逾七十棵樹木和約七萬棵灌木，亦在櫻桃街迴旋處興建櫻桃街休憩處，孫先生就特別喜愛這個櫻桃街小園地。「沒想到天橋底也可改為公園，這裡種了很多樹木，又有空間供市民坐下休息，我見很多長者會在這裡伸展手腳，也有年輕人在這裡習詠春拳。」

除了為市民提供強身健體好去處，孫先生說櫻桃街小園地亦增進社區共融。「從前大角咀新、舊兩區是不相通的，如果市民要由社區中心(舊區)往奧海城等新區，需繞一大圈才可到達，現在只需穿過這櫻桃街小園地，過一條馬路就可往來新、舊兩邊，我們中心也因此多了些來自西九新區的居民來參加活動、做義工及惠顧舊區的小店美食。」

孫先生說櫻桃街小公園也增進不同年齡層面上的共融，「大角咀一直予人的感覺是長者聚居地，現在有了小公園，多了年輕人路過，甚或專誠來這裡做運動，為區內帶來活力和朝氣。」談到這裡，孫先生笑說一件難忘的趣事。「有一天我經過這公園，發現有過百人聚集，人人揮動手中的手機。好奇一問，一年青人告訴我他們在『打擂台』。」孫先生初時也聽得一頭霧水，後來才知道小公園成為當時得令的手機遊戲熱點，也讓他更認識年輕人的喜好及時興玩意。

孫先生認為市建局在大角咀進行的街道活化計劃能為社區帶來裨益，他希望香港更多舊區可以像大角咀一樣，多種些樹木及盡量利用空間增設公園及休憩地方，締造更美好的社區環境，增進區內人與人之間的連繫，達致一個和諧共融社會。



The URA's street beatification project was implemented in three phases involving eight streets covering a total area of 32,000 square meters. The improvement works included widening of footpaths, resurfacing of roads, installation of pedestrian facilities and addition of green open spaces for public enjoyment.

“Many of the streets in Tai Kok Tsui were named after trees such as Beech Street and Oak Street. But it's really sarcastic that none of these trees were planted here. With the completion of the URA's street beautification works, we now have more trees in this community and the air condition has greatly improved,” said Mr Suen. Over 70 trees and about 70,000 shrubs were planted in the district. The roundabout at Cherry Street was turned into a green open space, which became Mr Suen's favourite place. “There are greenery and lots of spaces here for the local people to take rest. Many elders come here to stretch their arms and legs while some young people practise Kung Fu.”

Mr Suen added that the open space at Cherry Street also improved the connectivity within the districts. “In the past, the old and the new areas in Tai Kok Tsui were disconnected. Now we can commune between the old and the new areas by just walking past this open space at Cherry Street and crossing one road. There are more people from the West Kowloon new district coming to join the activities held at our community centre or patronising the small shops in the old area.”

Besides, the open space at Cherry Street has created harmony among people of different generations. “More young people walk by or even come here for exercises, bringing vibrancy and energy to this district, which used to give an impression of an elderly community,” said Mr Suen. “One day I saw over a hundred people gathering in this open space waving their mobile phones in hands. I had no idea what they were doing until a young man told me that they were here for a popular AR mobile game.” This experience also enlightened Mr Suen to learn more about the trendy games of the younger generation.

The URA's street revitalisation efforts in Tai Kok Tsui have brought benefits to the local community and Mr Suen hoped that more similar efforts could be done in other old districts in order to create a better community environment that promotes social harmony.



中環H6 CONET 提供逾二千六百平方米社區空間

URA Provides Over 2,600 Square Metres of Community Space
in Central for Public Enjoyment

位於中環中心地下的H6 CONET社區空間已開幕，該社區空間將各種源自地區歷史的意念，透過藝術及文化形式呈現公眾眼前，並讓社區團體利用這些空間進行與整體主題配合的藝術創作、舉辦展覽及表演之用。H6 CONET內設有綠化及休憩空間，並附設免費無線上網服務。全新設計的市區更新探知館亦設於H6 CONET內，並開放予市民參觀，館內引進了創新及智能科技，以新穎及互動方式，為公眾帶來探究市區更新的新鮮體驗。公眾可透過探知館網站預約導賞服務。除了提供更多社區空間外，H6 CONET 進一步提升與毗鄰六條街道的可達性及連接性，包括鐵行里、興隆街、同文街、永安街、機利文街及機利文新街，方便公眾進出。



市區更新探知館
Urban Renewal Exploration Centre



開幕典禮由發展局局長黃偉綸、市建局主席蘇慶和、中西區區議會主席葉永成、市建局非執行董事兼中西區分區諮詢委員會主席周光暉及中西區民政事務專員黃何詠詩一同主持。
The Opening Ceremony is officiated by the Secretary for Development, Mr Michael Wong Wai-lun; Chairman of the URA, Mr Victor So Hing-woh; Chairman of the Central & Western District Council, Mr Yip Wing-shing; URA Board Member and Chairman of the URA Central and Western District Advisory Committee, Mr Edward Chow Kwong-fai and District Officer (Central and Western), Mrs Susanne Wong Ho Wing-sze.

A new community space on the ground floor of The Center, **H6 CONET**, has been opened for public enjoyment and community network purposes. H6 CONET has translated various ideas rooted from the local history and showcased in the form of art and culture in a new community space. Opportunities will be offered and opened to the local communities to make use of the spaces in H6 CONET to create art paintings, hold exhibitions, performances and the like which match the overall theme. Indoor greening and leisure seating area with free Wi-Fi also enhance the amenity of this new community space. It also incorporates the URA's **Urban Renewal Exploration Centre (UREC)**, providing a public platform for diversified information and interactive experience for better understanding of URA's urban renewal works. Walk-in public visits and guided tours, which can be booked on the UREC website are available. Apart from providing more community spaces, H6 CONET further enhances the connectivity with six adjoining streets, namely Tit Hong Lane, Hing Lung Street, Tung Man Street, Wing On Street, Gilman Street and Gilman's Bazaar, making the H6 CONET easily accessible by members of the public.



場地租用/ Venue Booking

啟動中西區崇慶里 / 桂香街發展項目

Commencement of Sung Hing Lane/ Kwai Heung Street Development Project in the Central and Western District

市建局於二零一七年七月二十八日啟動該項目的法定規劃程序，項目內的樓宇狀況普遍失修及沒有電梯。透過完善的規劃及設計，項目可改善該處的已建設環境和可達性，包括優化毗鄰兒童遊樂場的連接，以及提供約一百五十平方米的地面公眾休憩用地，與兒童遊樂場融合，供社區享用。

The URA commenced the planning procedure of the project on 28 July 2017, in which the buildings are mainly in “varied” condition and without elevator. Through better planning and design, the project aims to improve the built environment and the accessibility in the area, including enhancement of the connectivity to the adjoining children’s playground and provision of an at-grade open space of about 150 square metres to integrate with the playground for better enjoyment of the community.

市建局向九龍城區六個重建項目業主提出收購建議

URA issued acquisition offers to six redevelopment projects in Kowloon City

市建局於二零一七年七月七日向庇利街 / 榮光街發展項目、鴻福街 / 啟明街發展項目及榮光街發展項目的物業業主發出收購建議，其收購建議呎價為實用面積每平方呎一萬五千三百八十三元。另外，市建局於二零一七年十二月六日向春田街 / 崇志街發展計劃、鴻福街 / 銀漢街發展計劃及啟明街 / 榮光街發展項目的物業業主發出收購建議，其收購建議呎價為實用面積每平方呎一萬五千九百一十六元。這六個項目合資格的住宅自住業主亦有「樓換樓」選擇。

The URA issued acquisition offers to property owners affected by the Bailey Street/Wing Kwong Street Development Project, Hung Fook Street/Kai Ming Street Development Project and Wing Kwong Street Development Project on 7 July 2017. Eligible owner-occupiers of domestic properties were offered \$15,383 per square foot of saleable area. On 6 December 2017, the URA issued acquisition offers to property owners affected by the Chun Tin Street/Sung Chi Street Development Scheme, Hung Fook Street/Ngan Hon Street Development Scheme and Kai Ming Street/Wing Kwong Street Development Project. Eligible owner-occupiers of domestic properties were offered \$15,916 per square foot of saleable area. All eligible domestic owner-occupiers were also offered flat-for-flat option.

其士泛亞有限公司投得市建局大角咀福澤街 / 利得街需求主導重建項目

Chevalier Pacific Limited wins development contract of URA’s Fuk Chak Street/Li Tak Street Demand-led Redevelopment Project at Tai Kok Tsui

經詳細考慮及審議所接獲的十四份標書後，市建局董事會認為其士國際集團有限公司的全資附屬公司，其士泛亞有限公司，合乎該項目的招標要求，並於二零一七年六月十三日決定將項目的合作發展合約批出予其士泛亞有限公司。

After careful deliberation of 14 tenders received, the URA Board considered that the tender offer made by Chevalier Pacific Limited, a wholly-owned subsidiary of Chevalier International Holdings Limited, has met the tender requirements of the project and thus decided to award the development contract to Chevalier Pacific Limited on 13 June 2017.

永泰地產有限公司 CSI Properties Limited 組成的財團投得卑利街 / 嘉咸街發展計劃地盤C

A consortium of Wing Tai Properties Limited and CSI Properties Limited wins development contract of Peel Street/Graham Street Project (Site C)

經詳細考慮及審議所接獲的九份標書後，市建局董事會認為由永泰地產有限公司及CSI Properties Limited組成的財團合乎該項目的招標要求，並於二零一七年十月二十四日決定將項目的合作發展合約批出予該財團。

After careful deliberation of 9 tenders received, the URA Board considered that the tender offer made by the consortium of Wing Tai Properties Limited and CSI Properties Limited has met the tender requirements of Site C of the Project and thus decided to award the development contract to the consortium on 24 October 2017.

夥伴同行市區更新 (二零一七年二月六日刊登於《信報》)

Engagement for urban renewal (published on 6 February 2017)

進入二零一七丁酉雞年，筆者先祝各位讀者及廣大市民新年進步、身體健康！

踏入二零一七年，亦是市區重建局（市建局）投入市區更新工作的第十六個年頭。過去我們一直與不同持份者夥伴同行，為香港締造優質城市生活的同時，也關顧舊區居民，致力協助改善他們的居住環境。為此，市建局的團隊在開展每項市區更新工作的時候，都身體力行，以貫徹「以人為先、地區為本、與民共議」的工作方針。

就以土瓜灣區開展的重建項目為例。市建局在去年以「小社區發展模式」在土瓜灣開展了五個重建項目，涉及總地盤面積約達二萬平方米，重建範圍內估計有超過三千個住戶，共約七千名居民，受影響居民人數是歷來最多。

由於項目的審批過程需時，由公布開展至獲得批准往往需要一年或以上，居民在等候期間難免有所擔慮。為此，市建局除了按一貫程序，在公布項目後舉辦居民簡報會外，亦因時制宜，為這幾個土瓜灣項目推出一項大型「夥伴同行」探訪計劃，主動探訪每一個家庭及商戶，聆聽他們心聲、了解他們需要、協助解決困難，以體現「以人為先」的精神。

「夥伴同行」探訪計劃由一支為數約六十人的團隊組成。他們自去年十月開始，便不分晝夜逐一接觸項目範圍內每個家庭及商戶，解釋項目的最新進度、補償、遷置安排及時間表等，亦就個別家庭及商戶的情況，作針對性的解說，例如提醒他們盡早釐清業權問題或補辦遺失文件等。

另一方面，由於在重建範圍內有不同種族的住戶，團隊亦特別製作不同語言版本的資料單張，包括烏爾都文（巴基斯坦及印度族裔的語言），以簡單易明的文字及圖像，解釋各種補償方案及安置安排，幫助居民和商戶更清晰了解自己的權益。此外，市建局也考慮到部分居民工作繁忙，故特別延長土瓜灣地區辦事處平日的服務時間至晚上十時，而星期六、日亦照常開放，方便居民在下班後及休假時可以就他們的問題向職員查詢。



同理心助住戶解決困難

最近，筆者欣悉團隊盡心盡力幫助了一個女兒患有讀寫障礙的住戶。這名住戶對讀寫障礙的認知不多，也不知道從何尋求支援。市建局同事在了解情況後，協助她申請資助、找尋有關讀寫障礙的資訊與她分享，幫助她更了解女兒的學習需要及教導方法。

在過去短短三個月，市建局團隊已探訪了近八百戶家庭及商戶，與他們建立了互信關係。他們抱著「以人為本」的服務精神及同理心，細心聆聽，提供支援，與居民並肩同行這段重建歷程。

另一方面，「小社區發展模式」亦可令市建局透過更全面的規劃，為社區建設更有效的道路網絡，改善道路的可達性及交通流量。例如市建局透過把項目內的掘頭路開通，發展成步行街；為多個鄰近項目提供一個社區停車場，減少個別發展項目停車場出入口佔用臨街位置，藉此騰出更多空間以予地舖經營，彰顯該區「小街小舖」的特色，實踐「地區為本」的方針。

雙管齊下 加強溝通

我們明白市區更新工作涉及很多複雜的議題，在處理過程中必須時刻與持份者保持溝通，聽取意見，以達至「與民共議」之效。然而，在香港這個多元的社會，當我們討論市區更新這個複雜的議題時，「與民共議」的方針又如何能有效地在地區、以至個別社群層面的落實呢？不同持份者各自的看法和需要，我們又當如何透過共議而達致共識？

為此，市建局採取雙管齊下的地區諮詢工作，務求取得平衡點。市建局在開展土瓜灣重建項目前，便透過市區更新地區諮詢平台，收集持份者的意見，作為規劃的參考。市建局亦主動透過不同渠道，例如居民簡報會、區議會會議、接見不同團體、「夥伴同行」探訪計劃等，向持份者提供更多與項目有關的資訊，讓他們能給予知情的意見(informed opinion)。筆者個人認為一個雙向的溝通，有助持份者更多參與、更能集思廣益，令市區更新工作提升整體社區發展之餘，亦照顧受影響居民和商戶的需要，發揮更大成效。

在新的一年，市建局定必上下一心，繼續與不同持份者夥伴同行，一起為香港的可持續發展而努力。

The URA is committed to taking forward urban renewal based on the “people first, district based, and public participatory” approach while improving the living condition of residents in the old districts. A “Project Engagement” exercise has been launched since last October with a team of 60 URA colleagues visiting every household and business operator affected by five projects commenced under the “district-based” approach in To Kwa Wan, in addition to the usual residents’ briefings. The team explained the latest progress of the projects, compensation and rehousing arrangements, as well as offered advice to those in need.

The work of urban renewal involves many complex issues and requires effective communication with stakeholders to achieve the goal of public participatory. The URA has thus taken a multi-prong approach in the consultation work for the To Kwa Wan projects so that different stakeholders can share their informed opinion in return. A two-way communication encourages more participation from stakeholders and allows us to take into consideration the needs of the affected residents and operators, while we put our heads together to enhance the effectiveness of urban renewal.

蘇慶和
市區重建局主席
Victor So Hing-woh
Chairman of the URA



樓宇復修有助提升物業價值

(二零一七年二月二十四日刊登於《信報》)

Building rehabilitation enhances property values

(published on 24 February 2017)

財政司長司日前發表新一份財政預算案，其中在樓宇復修方面，政府會預留三億元，讓業主以優惠的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」），估計在未來五年將有大約四千五百幢樓宇的業主得以受惠。

一個舒適的居所往往是人一生中最大的投資，業主需要定期為他們寶貴的資產作維修保養，以免物業變得破落失修，價值降低。然而現實中，由於樓宇修復帶來成本與花費，一些業主忽視了樓宇修復的重要性，任由房屋久經失修而變得殘破不堪，這不僅會影響資產的價值，更會影響居住的舒適性與安全性。

樓宇復修刻不容緩

香港的樓宇面對日漸嚴重的老化問題。至二零四六年，大約每兩幢樓宇，就有一幢是樓齡逾五十年的「老年樓」。而市建局於二零一五年進行的「樓宇狀況推算調查」顯示，全港約有二萬一千幢樓齡達三十年或以上的住宅樓宇，預計到二零四六年，將會增加至約四萬幢。然而，這個問題一直以來沒有得到足夠的重視，許多業主對樓宇復修缺乏認識。如果在居住環境惡化到難以忍受甚至威脅居住安全，才開始修復樓宇，往往需要付出很高的代價。

假若全港樓宇到了三十樓齡時，都全交給市建局資助復修，市建局需投放過千億元的資助款項。為了延長樓宇的使用期，以及改善公眾居住環境，加強宜居性，市建局自二零零四年起提供多項技術和財政資助，鼓勵業主進行樓宇維修。截至二零一六年十二月，市建局已協助約三千七百幢樓宇維修，總資助額約達十三億元。

樓宇修復益處多多

修復破舊樓宇，不僅可以改善樓宇居住安全，美化樓宇外觀以及提升物業設施，對樓宇的維修保養更可增加樓價抗跌能力，甚至可增加物業的價值與素質。

筆者及其研究合作者早年合撰的一篇文章，評估了舊屋改造及修復對物業價值以及樓宇交易量的正面影響。在指定研究的期間及同一區域內，修繕樓宇可對樓宇價值大約增加三成半，而沒有進行修復的樓宇只會增值兩成左右。不僅如此，修繕樓宇還可以提高部分地區，例如大角咀、深水埗、觀塘和荃灣的房屋成交量。以復修後物業增值的平方呎價為例，整體而言，修復樓宇所帶來的單位價值增值大約是單位成本的十點九倍，每平方呎所帶來的淨增值可達四百六十一元四毫。

因此，對於業主來講，樓宇的定期維修保養，以至修繕，並非單從表面來看的金錢支出；相反，可為業主帶來物業增值上的財務收益。除此之外，樓宇修復還可以為業主們帶來許多無形收益，例如改善居住環境，提高樓宇居住安全以及提升住戶居住的舒適度等。

一些業主僅看到樓宇修繕所帶來的成本，而忽視了修繕之後樓宇增值以及一些無形收益。加上長期以來薄弱的樓宇修繕保養意識，使得香港目前面臨嚴重的樓宇老化問題。然而，適時為樓宇檢驗和維修，並考慮加入改造重設(Retrofitting)的方案，不僅可以延長樓宇的使用期、提升樓宇的配置和改善居住環境；同時，定期的保養和維修，可降低較大型修復改造的成本，長遠更可降低拆卸重建的壓力。



It is estimated that buildings aged 30 years or over will increase from 21,000 in 2015 to 40,000 in 2046. However, many property owners lack the understanding and knowledge about building repair and maintenance. Since 2004 the URA has been providing a range of technical and financial assistance to promote building rehabilitation. As at December 2016, the URA had assisted owners of nearly 3,700 buildings to carry out rehabilitation works, amounting to a total subsidy of about \$1.3 billion.

Proper rehabilitation can enhance the property values of old buildings. A study conducted earlier by the writer and his research team revealed that the property price of buildings with rehabilitation increased by about 35% while the value of buildings without repair and maintenance in the same district only increased by about 20% during the same period.

Regular and proper building rehabilitation, together with retrofitting, can also improve the living environment and building safety, while prolonging the lifespan of buildings and relieving the pressure on redevelopment.



許智文
市區重建局非執行董事
香港理工大學建築及房地產學系教授
Professor Eddie Hui
Member of the URA Board
Professor of Real Estate, Department of Building and Real Estate, Hong Kong Polytechnic University



舊區重建需要新思維

(二零一七年三月十七日刊登於《信報》)

New mind-set needed for urban redevelopment (published on 17 March 2017)



市區重建不論在世界任何城市，都是吃力不討好的工作。因為，任何市區重建計劃都會影響舊區的原居民，不少是長者，亦會影響中、小商人的生計，所以要小心做好賠償、安置工作。

在香港，市區重建可說是難上加難，因為業權分散。而且，對很多舊樓業主來說，物業是他們一生擁有最貴重的資產，很着緊賠償金額的多少。所以，收購舊樓往往是過程漫長的工作。

港府及市建局明白舊樓業主的心態，用同區七年樓齡價錢作為參考，訂定優厚的賠償金額。對要搬遷的業主和租客，還有一系列的補償津貼。有住屋需要而又合乎資格的租客還可被安排入住公屋。自二零零一年成立至今，市建局的工作大致順利，一共開展了六十多項重建工程，和進行約五十六幢歷史建築物的保育活化計劃。所有工程完成後，將會提供一萬八千個住宅單位。市建局財政穩健，在成立時獲政府注資一百億元，現時其現金、銀行存款及其他管理基金約一百七十六億元。

未來二十年樓宇急劇老化

不過，市建局能在過去十五年慷慨賠償舊樓業主，而維持財政穩健，實有賴兩個重要因素：首先，過去十五年樓市持續興旺，使市建局在招標賣地的收

入，和賣樓分紅的收入常有驚喜。另外，收購回來的舊樓較多是在五十年代或更早期興建，原地積比率較低，重建後樓面面積不時倍升。

市建局是一個前瞻性的組織，不會只滿足於過去十五年所取得的成績，還採取務實態度，探究過去十五年的政策和策略是否足夠應付未來二十、三十年市區老化所帶來的種種問題。答案似乎是否定的。首先，未來二十年，香港在面對人口快速老化的同時，將要面對同等嚴重的樓宇老化問題。現在，樓齡超過五十年的樓宇有九千七百幢，約佔樓宇總數的百分之二十四。估計到二零三零年時，將會增加到一萬七千幢，佔當時樓宇總數百分之三十五。如果全面拆卸及重建所有超過五十年的樓宇，未來二十至三十年所需的資金及勞動力是匪夷所思的。據估計，累計至二零三零年，單單做好超過五十年樓齡的樓宇，在公共地方安全及環境衛生的設備，如外牆、消防及排污系統，每十年做一次的話，所需資金約達八百億元。除資金投放外，重建所需用作調遷的額外住宅單位，更會為房屋供應帶來很大壓力。

重建五十、六十年代舊樓零增益

戰後，香港人口急劇增加，由戰爭剛結束時的六十萬，增加到一九六一及七一年的三百一十萬及四百萬。為了增加住宅樓面的供應，政府於一九五五年建

築物條例進行了重要修訂，將規範改為控制建築的體積 (Building Volume)，這導致一九五五年以後至六十年代興建的私人樓宇，能夠在高密度及高覆蓋率 (Site Coverage) 的情況下向上發展。

及後政府鑒於當時建築的容積不斷增加，於一九六二年《建築(規劃)規例》修訂之時，首次引入「地積比」(Plot Ratio) 及「建築樓面面積」(Gross Floor Area) 的限制，規定私人住宅樓宇最大容許的地積比只可為地盤面積的八至十倍並須按臨街的情況而定，以取代之前控制建築的體積的方法；而這規例於一九六六年全面執行並一直沿用至今。這便解釋了為何現在若將該時段（即五十年代中期至六十年代末）落成的舊樓重建，可建的樓面面積如需要符合現行法例所容許的地積比，會出現零增益，甚或少於重建前的樓面面積。如果用同區七年樓齡作價賠償，就算地價保持平穩，每項重建計劃都需要動用大量公帑來補貼。而在一九六二年後興建的住宅大廈，地下都是相連的街舖，收購困難且作價甚高，直接提高了每項重建計劃的收購成本。

改善街道佈局 長遠裨益社會

從宏觀角度看，以重建為主導的策略不足以解決問題，其可持續性亦受質疑。其實，舊區更新不一定要靠舊樓重建，用鋼筋三合土興建的樓宇，若施工時真材實料，落成後定期維修保養，樓宇的壽命可達百年或更長。反為，舊區內的街道和其它設施，可能跟不上時代的需要。例如，不少舊區內的街道和行人路過分狹窄；又或出現空置校舍卻缺乏老人或傷殘人士設施等問題。如果，舊區街道及其他設施的佈局可通過拆遷一些舊樓而得到改善，則舊樓重建更具社會價值，值得運用公帑補助。

私人樓宇在香港向來是自由市場主導。市建局要有一套持續可行的策略以推動舊區更新。在未來二十至三十年，樓齡超過五十年的舊樓大量湧現，是否全部也拆卸重建、是否值得動用龐大公帑資助重建，值得大家討論。

In Hong Kong, urban redevelopment is an arduous task that usually takes a long time, in particular the acquisition work due to multiple ownership of buildings. A unit rate of a notional replacement flat of seven-year-old is adopted in calculating the acquisition offers to property owners, while eligible domestic tenants will be offered rehousing or ex-gratia allowance. In the past 15 years, the URA has been able to maintain a healthy financial position while providing generous acquisition offers to owners due to a good market condition and the plot ratio gain after the redevelopment.

However, from a macro perspective, a redevelopment-focused strategy is not sufficient to solve the problem of urban decay. In fact, urban renewal can be achieved through regular and proper building rehabilitation which can extend the useful life of buildings to 100 years or more. Redevelopment can carry a better social value if old buildings are demolished for the purposes of improving the street layout and facilities.

何海明
市區重建局非執行董事
Laurence Ho
Member of the URA Board



七年樓齡「假設重置單位呎價」的計算

(二零一七年三月二十八日刊登於《信報》)

Calculation of the unit rate of 7-year-old notional replacement flat
(published on 28 March 2017)

市區更新、重建是市建局的責任。在收購舊區物業，市建局一貫做法是，對於那些自住的業主，收購建議是該物業的市場價值加上一筆以特惠津貼方式發放的「自置居所津貼」，而「自置居所津貼」會以在同區一個七年樓齡的「假設重置單位呎價」作為計算基礎。收購建議金額會比原本物業的市場價格為高。對於物業被收購的業主而言，收購價最好愈高愈好，但對於市建局而言，運用公帑也要合情合理。而部分業主對於收購建議不滿的其中一個原因，就是對於同區一個七年樓齡的「假設重置單位呎價」的了解不同。

運用公帑要合情合理

通常市建局是以私人協商方式，在重建發展範圍收購物業。相信市民聽得最多，就是市建局收購自住業主單位之時，會開出「七年樓齡」的收購價。但這個「七年樓齡」的作價又怎樣估算呢？對於那些自置居所的自住業主而言，市建局的收購建議會分為三部分：(1) 被收購單位的市值，亦即相關物業市場價值；(2) 以特惠津貼方式發放的「自置居所津貼」；及(3) 以特惠津貼方式發放的「相關費用津貼」。

「自置居所津貼」是指被收購單位市值與「假設重置單位」價值的差價。換句話說，上述提及的被收購單位的市值再加上「自置居所津貼」，就會等於「假設重置單位」的價值。這種計算機制和「自置居所津貼」的評估乃參考地政總署的「收回市區土地及補償安排——供業主、估用人及測量師參考的指引」而制定。原意是自住的物業被收購後，市民能收到合理金額購買另外一個物業。而這個「假設重置單位」是基於一些特定要求而做出假設。「假設

重置單位」將假定位於質素與收回樓宇可資比較的假設樓宇內，在特點及交通方便程度方面屬類似地區。假設重置單位位於假設樓宇中層，座向一般（即並非向南或向西，無海景）。被收購的物業通常是那些五十年以上，殘破而缺乏基本設施如升降機的舊樓。如果收購金額足以購買條件相若但樓齡只有七年的物業，理應有足夠誘因讓業主接受收購建議。

市建局的收購建議及「假設重置單位」的計算機制，因為牽涉公帑，所以要小心估算，亦應與政府其他收回市區土地及補償的機制相若，以達致公平及一致性。故此，市建局評估「假設重置單位」的估值指引，是參考上述所提的地政總署收地補償指引而制定。

獨立估價確保公平公正

市建局的估價程序，首先由獨立人士以公開抽籤方式聘請七間測量師行為有關項目的「假設重置單位呎價」進行評估，剔除當中最高及最低的估價後，以其餘五個估價的平均值作為項目的出價基礎，從而確保公平公正，而各測量師行是劃一收費，所以不存在為了爭取市建局生意而盡力討好，把估價壓低的情況。第二，測量師行的估價完全是專業服務，情況就如會計師、律師的服務，顧客不能也不應干預有關專業人士的評估和判斷。但顧客在使用專業估價服務之前，也可以先提出一些假設及要求讓專業服務提供者參考，前提是有關要求要符合專業的操守，不妨礙測量師行提供專業服務。對於市建局而言，這個前置的假設及要求，就是要符合地政總署的收地補償指引，為估值之前設下一些重要參數。

第三，常見的誤解是「同區七年樓呎價」。所謂同區是指甚麼？是以區議會選區劃界嗎？如果以地區劃分，劃區可大可小。假如被收購物業在油麻地，用最小的地域概念來看，旺角與尖沙咀區的物業價格，應該不能作為可作比較的賠償參考。如果劃界地域以區議會的劃區來看，油尖旺同屬一區，旺角與尖沙咀區的物業價格理應可做參考。而九龍城區也毗鄰油尖旺區，如果被收購的物業位處於油尖旺區與九龍城區的交界，那九龍城區物業價格，又可否作為參考？

同區是「特點、交通方便程度類似」

其實，地政總署的「自置居所津貼」評估指引是這樣寫的：「一般而言，會選擇大約七年樓齡，並在復歸日前後成交的單位作為可資比較個案。基於這些可資比較個案，當局會就時間、樓齡、座向、樓層、質素、面積、交通及環境等因素作調整，以便就有關收地項目訂出假設重置單位的單位價值。假設重置單位的單位價值，會在整個收地項目內劃一採用。」

所謂同區，意思是「在特點及交通方便程度方面屬類似地區」，而不是指區議會選區劃界。至於有關假設重置單位估算，是測量師行提供專業服務的範疇，市建局不會也不應干預，測量師行會按行業專業及相關指引而作出估算。



The URA acquires the property interests for its redevelopment projects through private negotiation. Its acquisition offers to affected owner-occupiers of domestic properties include the market value of the properties plus an ex-gratia allowance, namely Home Purchase Allowance, which is the difference between the market value of the property and the value of a notional replacement flat of seven years old in a similar locality.

Reference is made to the “Land Resumption and Compensation in the Urban Area – Guidelines for Owners, Occupiers and Surveyors” of the Lands Department. Independent surveyors will select transaction cases of appropriate properties within the district with similar characteristics and transport convenience and in dates close to the valuation date for comparison. Similar locality refers to “similar characteristics and transport convenience”, but not the constituency boundaries of District Council. The URA also appoints seven independent consultancy firms by open ballot to assess the notional flat unit rate.



麥萃才
市區重建局非執行董事*
香港浸會大學財務及決策系副教授
Dr Billy Mak
Member of the URA Board
Associate Professor of the Department of Finance and
Decision Sciences of the Hong Kong Baptist University

*任期至二零一七年十一月三十日
Up to 30 November 2017



觀塘人看觀塘市區重建

(二零一七年四月十八日刊登於《信報》)

A long-time resident's view of Kwun Tong Town Centre Project
(published on 18 April 2017)

筆者自幼成長於觀塘、自六歲半已於觀塘新區（前稱雞寮）的公屋生活，直至一九六九年才搬往牛頭角下邨居住。但因教會位於翠屏道，故仍常經過觀塘市中心。看著觀塘的轉變、更看到觀塘市區（裕民坊）在過去數十年間，由繁盛轉變到日久失修、日漸沒落，感受良多！

裕民坊曾經是我們觀塘人很重要的文娛生活的地方。那裏有寶聲戲院、天然大茶樓、百貨商店（裕華國貨）等。年幼時，每當爸爸不用上班和我們去飲茶時，全家都會十分興奮雀躍。因走在那些商舖裏，既有各式各樣的玩具，又有美食，我們總是目不轉睛地盯著小玩具，期望著老爸會買給我們！

還記得在我十多歲當暑期工時，吃午飯的地方就是在裕民坊那幾座大樓樓底的食檔。五角錢一款菜，白飯更是「任裝」的呢！可惜，其後因為發生過多次火警，令那些馳名的大排檔漸漸消失。裕民坊現時仍可算是車水馬龍的地方，大概是因為不同路線的巴士和小巴都在那裏設站的關係。人來人往，好像跟以往沒大分別。

市區更新 與時並進

不過，隨著樓宇日漸老化，不單居住環境日差，設施落後，部分大廈更是連升降機亦欠奉，年老長者每天出入也必須與長長的樓梯拼搏。加上社區人口及經濟營商環境改變，觀塘亦由往日的工業生產中心轉變為商貿、服務及酒店業，商廈和商場亦不斷增加。觀塘市中心一帶亦應透過更有效的規劃和設計，建構成一個更善用土地資源、提供與時並進都市設施、回應區內市民生活需要的新城市。

觀塘市中心項目是市建局歷來最大規模的重建項目，佔地五點三公頃，規劃和落實過程需時頗長，預計項目最少要十二年以上才完成。

整個觀塘市中心項目劃分為五個發展區，分三個階段進行。項目涉及範圍大，提供契機更有系統地分階段改善區內的整體環境，重新設計區內公共設施的提供與及他們的位置，包括新興建母嬰健康院、交通交匯處、連接周邊地方便利來往的有蓋行人通道、重建區與觀塘港鐵站的連接、小販市集、綠化的公共休憩空間等，透過舊區重建，把以往欠缺規劃、設施貧乏、居住環境惡劣等情況，大大改善和更新。

支援受影響住戶及小販

然而，在舊區進行大規模重建少不免要解決收購、補償和安置的問題，而且亦常引來不少批評和議論。一個舊區需要重建，當中的人與人之間的連繫也無可避免地受到影響。事實上，在遷徙過程中，市建局的同事都與房委會及相關部門緊密合作，盡量為區內受重建影響的住戶，安排鄰近的公屋單位作安置，亦與協助市建局的社會服務組織，為有需要的受影響住戶提供支援和協助。

此外，由於區內原有不少小販，靠著每天的生意經營賺取生活，市建局除為持有合法牌照的小販建設位於輔仁街的臨時市場外，更在未來重建完成的商場內設置具空調的永久市集。在規劃設計期間，市建局多次與小販會面，了解他們的不同需要，從而調整設計和安排，期望日後搬入永久市集後，他們可以有更佳的營商環境。

交通方面，觀塘是來往東西九龍必經之命脈所在，而且因人流及車輛眾多而成為交通樽頸。在重建過程中，如何能有效調整道路車流和方向，重置各巴士和小巴總站等，都是首要關注的議題之一。

透過規劃改善環境設施

為了盡早理順觀塘市中心的公共交通服務，以及改善各公共交通設施之間的行人連接性，市建局最近提出優先處理第四發展區（即舊觀塘賽馬會健康院一帶）的發展，當中包括在發展項目上興建廣闊的平台，其數以千平方米的綠化公共空間將為觀塘市中心帶來前所未有的新面貌，市民日後可以輕鬆徒步往來市中心與鄰近的各個屋苑。此外，第四發展區亦將設有全天候有蓋行人通道，連接觀塘港鐵站、第一發展區的賽馬會診所、未來第二及第三發展區的公共交通交匯處、將來的小販市集、以及第四發展區的新地標建築，讓市民每日往來觀塘市中心乘搭各項交通工具時，有一個比現時更為暢達和更舒適的環境。

觀塘市中心的重建工作規模龐大而複雜，確實有賴區內不同持份者、相關政府部門和區內居民的協作、理解和配合，才能分期按時完成。筆者期望重建計劃能順利完成，為觀塘市中心注入新生命和活力，成為一個優質的新社區。



Growing up in Kwun Tong, the writer has witnessed many changes in the district over the past several decades. Buildings are getting old with outdated facilities and living environment is deteriorating. The Kwun Tong Town Centre redevelopment project, which is the largest project ever undertaken by the URA and implemented in phases with five development areas (DA), has provided an opportunity to re-plan and re-design the overall environment in the area with a view to improving the community facilities, such as the transport interchange, pedestrian covered walkway, hawker bazaar and public open space.

The **Kwun Tong Town Centre Project** is large and complex. It would rely very much on the collaboration and understanding among residents and different stakeholders in the district, and the relevant Government departments, for the project to be completed on schedule. The writer looks forward to the smooth implementation of the project which will inject new life and energy into the district for it to become a quality new town.

馬錦華
市區重建局非執行董事
市區重建局觀塘分區諮詢委員會主席
（註冊社工、認可風險規劃院士）
Timothy Ma Kam-wah
Member of the URA Board
Chairperson of Kwun Tong District Advisory Committee
(Registered social worker, Fellow of Certified Risk Planner)

重建發展與保育活化的平衡

(二零一七年五月十二日刊登於《信報》)

Balance between redevelopment and preservation
(published on 12 May 2017)

市區更新其中一個範疇是保育活化具歷史價值的建築物 and 地區特色。要知道保育活化一幢建築物，比重新興建一幢全新樓宇更困難，而且更昂貴，因為如果由零開始興建一幢新樓宇，建築師有較大空間依據《建築物條例》去規劃樓宇的設計和設備；可是，如要復修和翻新一幢已有數十年、甚至近百年歷史的舊有建築物，則要受制於建築物本身的設計、結構和建築用料等多項因素，還要聘用不同專業的人士參與，更要考慮令舊建築物在保育後能符合現行法例的要求，包括增建消防設施以及無障礙通道等標準設施，過程中往往要解決不少難題，與重建一座新建築物相比，實在是更大的挑戰。



將資源用得其所

在市建局4R工作（即重建、復修、保育、活化）當中，只有重建項目可為市建局帶來財政收入，其餘的三項工作均須投入不少資源去支持和推展。市建局在過去十六年共投放了超過二十億元，保育活化多個在重建項目範圍內的歷史建築，包括灣仔莊士敦道項目的五幢歷史建築（莊士敦道六十至六十六號及船街十八號）和西營盤餘樂里項目的四幢歷史建築（餘樂里九至十二號）；以及重建項目

範圍以外的純保育項目，例如茂蘿街/巴路士街項目、太子道西/園藝街項目、上海街/亞皆老街項目；另外還有即將展開工程、耗資七億元的中環街市項目。

筆者作為市建局董事會財務委員會主席及中西區分區諮詢委員會主席，認為重建發展項目的財政收入用以投放在保育活化工作上，是一項社會的責任，但市建局亦同時須要維持財務長遠自給的目標，將資源用得其所，並在發展與保育之間達至平衡，才是確保市區更新可持續發展的正確方向。

永利街劃為「綜合發展區」

以市建局士丹頓街/永利街重建項目為例，就體現了發展與保育之間的平衡。項目自二零零三年三月開展至今十四年，期間市建局因應社會對項目的訴求以及城規會規劃的改變，多次修改項目的規劃設計和發展規模，包括於二零零九年，主動提出「強化保育元素」重建方案，刪除了在必列啫士街街市上興建高樓的意向，並保育永利街三幢唐樓，在重建和保育間取得合理的平衡。及後，城規會於二零一一年將永利街從項目範圍中剔除，並改劃該處為「綜合發展區」，以確保重建後該處臺階的氛圍，其規劃意向仍是重建發展。對於最近有團體聲稱永利街屬「保育區」，筆者翻查資料記錄，卻找不到有關的證明。

永利街（原項目地盤A）剔出重建項目後，市建局於二零一三年就餘下地盤B及C按地積比率三點九倍及六點五倍，獲城規會核准項目的總綱發展藍圖。與二零零八年的原規劃方案比較，整體可建樓面面積減少達七成。此規劃方案仍然保留二零零八年的承諾，不在現有街道肌理之上興建建築物。

社會近年對房屋土地資源的需求大增，鑑於地盤B內樓宇的失修情況比較嚴重，在善用市區土地資源的前提下，市建局提出優先發展地盤B，並向城規會提交修訂項目的總綱發展藍圖，建議將地盤B擬建的住宅樓宇由十三層調整至二十一層。雖然樓宇高度提高，但不超過規劃大綱的高度限制，亦合乎法定規劃大綱圖的規定，與地盤B毗鄰的其他樓高達三十層左右，以及一街之隔的四十層以上的私人樓宇比較，市建局這項目的樓宇高度相對較低，而且，該修訂項目仍合乎規劃大綱的其他要求，即保存該區的街道紋理及提供充足的休憩用地作為規劃增益。所以筆者不明白為何一些團體或個別人士能接受該區以地積比率八至十倍興建、樓高三十層以上的私人發展樓宇，又不認為它們阻擋景觀，但卻不接受市建局以低於八倍的地積比率去發展地盤B。

彰顯中西區特色

從市建局過去多年一直致力在中西區進行多項保育活化項目，包括嘉咸街二十六號三幢戰前樓宇的立面、閣麟街民房遺址「磚石構件」的保育融合方案、毗鄰嘉咸街的百年市集，以至嘉咸街項目附近的百子里公園和中環街市等，都彰顯了市建局在這區保育活化所投放的努力和資源。

筆者認為士丹頓街/永利街重建項目現時提出的方案，既正面回應現時市區土地資源短缺的問題和市民對增加住房供應的訴求，也將街道及巷里保留以彰顯當區城市肌理和氛圍，同時亦提供同等面積和質素的公共空間並加設多一個公眾上落貨區以改善當區的交通，這都是在發展與保育之間作出了適度的平衡。筆者在中西區工作和生活多年，也希望這個地區在保留其特色之餘，也可藉著更新提升地區環境，與時並進，促進這區的長遠發展。

Preservation and revitalisation are important aspects of urban renewal. It is more expensive and challenging to preserve and revitalise a building than to construct a new one due to the constraints of the old building's design, structure and materials. Over the past 16 years, the URA has committed over \$2 billion in preserving and revitalising a number of historic buildings.

The URA has its social responsibility to plough back the income generated from its redevelopment projects into its preservation and revitalisation works, while operating on a self-financing model in the long run. A balance between preservation and development is required to ensure the sustainability of urban renewal. The URA has implemented several preservation projects in Central and Western district over the years. It is hoped that while the local characters are preserved, long term development in the district can also be achieved through the upgrade of the overall community environment.

周光暉
市區重建局非執行董事
市區重建局董事會財務委員會主席
及中西區分區諮詢委員會主席
Edward Chow
Member of the URA Board
Chairperson of the Finance Committee of
the URA Board
Chairperson of Central and
Western District Advisory Committee



學生化身小記者 體驗學習油旺舊區市區更新

Students Explore Urban Renewal in Yau Mong Districts

市建局於今年八月與多間地區機構合作，為約一百名高小及初中同學舉辦「舊區小記者之油旺更新你點睇」暑期活動，鼓勵同學善用暑假認識油麻地及旺角(油旺)等舊區。這些地區機構包括香港基督教女青年會、基督教家庭服務中心、旺角街坊會陳慶社會服務中心、香港小童群益會、基督教宣道會宣基小學的同學家長會、香港小童群益會及香港青年大使。

同學們參與了一連串活動，包括「當個舊區小記者認識市區更新工作坊」和「油旺大發現導賞團」，並化身成為小記者，走入油麻地及旺角等舊區，以體驗學習方式，親身了解舊區的問題和發掘地區的特色，並採訪當區居民，了解他們對居住環境的看法，以多角度探討市區更新。

完成採訪後，同學們於八月十日參加了『你』想的油旺設計繪畫比賽暨結業派對，透過繪畫表達他們心目中的理想社區。



In partnership with community organisations, the URA arranged an experiential learning experience on exploring urban renewal at Yau Ma Tei and Mong Kok Districts ('Yau Mong Districts') for some 100 primary and secondary school students through the "Young Reporters on Yau Mong Districts" Summer Programme. These organisations were the Hong Kong Young Women's Christian Association, Christian Family Service Centre, Mong Kok Kai-Fong Association Limited, Chan Hing Social Service Centre, Student of Christian & Missionary Alliance Sun Kei Primary School, The Boys' & Girls' Clubs Association of Hong Kong and Hong Kong Young Ambassador.

The students joined a series of activities such as the "Interactive Learning Workshop on Urban Renewal" and "Exploration Tour in Yau Mong". They also played the role of reporters to explore the issues and characteristics of the district through docent tours and interviews with local residents.

The finale event "Your Ideal Yau Mong Districts Drawing Competition" cum Closing Party was held on 10 August where the students used their creativity to express their aspired Yau Mong District through drawings.



東華三院學校青年領袖組織義工活動關愛社區

Young Leaders Organise Volunteer Services for the Community

由 市建局及東華三院合辦、為期六個月的「才能展現 起動傳愛」青年領袖計劃，鼓勵青年人探索、關心、服務及推廣社區。來自參與學校的青年領袖於七至八月期間，為所屬社區籌劃了不同的義工服務，例如探訪精神病康復者，為他們安排舊區定向追蹤比賽、導賞活動、為有需要人士製作飯盒及關愛長者等，表達青年人對社區的關愛。同學們亦於九月中旬舉行的「終極實力大比拼」活動中，分享他們在探索、關愛、服務及推廣社區的過程中的體會。

The URA and Tung Wah Group of Hospitals (TWGHs) has co-organised a six-month “Touching Lives; Reaching out: Young Leaders Programme” to encourage young people to explore, care, serve and promote the



community. Young leaders from participating schools showed their care for the community through tailor-made volunteer services in July and August, such as visiting people of psychiatric rehabilitation, organising a city hunt activity for them, arranging docent tours, preparing lunch boxes for the needy and caring for elderly, etc. Students also shared their experiences in exploring, caring, serving and promoting their communities in the finale event held in September.

「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

四月至十月
Apr to Oct
2017

塗新匯舊 — 深水埗社區文化保育計劃

Fusion of Modern & Traditional Community Culture in Sham Shui Po



為吸引更多人到深水埗區發掘有趣的人和事，「關注草根生活聯盟」舉辦了一系列工作坊，讓年輕人為深水埗區設計社區地圖，介紹區內特色小店，同時亦培訓街坊作導賞員，分享區內的人情故事。

With an aim to encourage people to explore Sham Shui Po, Concern for Grassroots Livelihood Alliance has organised a series of workshops including a workshop for young people to design a map featuring unique local shops as well as a docent tour training for kai-fongs to share anecdotes about their neighbourhood.

深水埗·回憶收買佬

Sham Shui Po Memory Resellers

光影作坊舉辦了一系列工作坊，參與的高中生及成年人均化身成回憶收買佬，透過短片製作收集不同人對深水埗的回憶，並將於八、九月期間的社區放映會中向公眾展示他們眼中的深水埗。

Lumenvision has organised a series of workshops for the senior form students and adult participants to collect the memories about the Sham Shui Po community through short films, for community screenings in August and September.





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

2588 2333



電郵 Email : inquiry@mail1.ura.org.hk

謝謝 Thank you!