



推行活化保育

Re-shaping Old District by

近年，房協不斷投放資源，推動「樓宇管理維修綜合計劃」及市區重建工作，以改善舊區的居住環境。在市建方面，除與市建局合作推行七個重建項目外，房協更開展了多項舊區活化及保育項目，為舊區注入活力及朝氣。

In recent years, the Housing Society has continued to put in resources to improve the living environment of old districts. In addition to the Building Management and Maintenance Scheme and the seven urban renewal projects jointly implemented with the Urban Renewal Authority (URA), the Housing Society has recently launched urban revitalisation and preservation projects to inject life and vitality into dilapidated areas.

保留歷史建築 活化舊區

今年三月底，房協宣布斥資約一億元，與市建局合作在灣仔推行首個市區活化和保育項目，為石水渠街72-74A（藍屋）、慶雲街2-8號的歷史建築物進行鞏固及修復工程，並將景星街8號拆卸，改建為一個別具傳統文化氣息的休憩地方。

其中建於一九二零年代的「藍屋」，被古物諮詢委員會列為一級歷史建築物。它的前身為「華陀醫院」的舊址，附有露台建築的設計，與慶雲街富歐陸色彩的外貌，各具特色，是灣仔現時同類型建築物碩果僅存的樓宇。

房協希望透過這個舊區活化及文化保育項目，保留部分有歷史價值及特色的建築物，初步建議以原有歷史背景的茶業及醫療為主題，將該地區發展成為一個主題旅遊點。

Preserving Historical Building while Revitalising Old District

In late March this year, the Housing Society announced the launch of its first revitalisation-cum-preservation project in Wanchai in conjunction with URA. At a cost of HK\$100 million, the project will involve stabilisation and rehabilitation work on the historical buildings at 72-74A Stone Nullah Lane (Blue House) and 2-8 Hing Wan Street as well as the demolition of 8 King Sing Street for creating an open space steeped in traditional culture.

The Blue House, built in the 1920's and classified as a Grade I historical building by the Antiquities Advisory Board, was the original site of "Wah To Hospital". Unique in their own ways, this balcony-type tenement block and the European style edifices at 2-8 Hing Wan Street are the only architectural works of their kind left in Wanchai.

Through this revitalisation and cultural conservation project, the Housing Society intends to preserve some of the buildings with historical interests and features. It is initially proposed to develop the area into a themed tourist attraction based on its indigenous features of tea and medicine.



活化保育工程後（下）「藍屋」的面貌將煥然一新
The Blue House will take on a new look after revitalisation and preservation (below)

重建舊區新貌

Revitalisation and Preservation

研究發展用途 廣泛諮詢

房協及市建局邀請市建局灣仔分區諮詢委員會及灣仔區議會的代表協助推動是項計劃，並會諮詢當區居民、專業人士、學者及其他有興趣的團體，按初步建議的主題提交發展用途的建議。

項目已於三月底刊憲，待城市規劃委員會通過有關規劃建議及行政長官與行政會議批准後，便可正式開展工程。

另外，房協已為受影響的住戶進行了戶籍登記，並於四月三日舉行了業主及租客簡布會，向他們

解釋物業收購及安置安排。房協並已委託救世軍市區重建社區服務隊，為有需要的業主及租客提供輔導和協助。



舉行業主及租客簡布會，解釋收購及安置安排
Staff briefing the owners and tenants on the acquisition and compensation arrangements

Extensive Consultation on Land Use

The Housing Society and URA invited representatives of the URA Wanchai District Advisory Committee and the Wanchai District Council to assist in taking the project forward. Consultation will be conducted with the local residents, professionals, academics and other interested parties, and recommendations will be made on the uses based on the initial theme. Work on the project, gazetted in late March, will start once the consent of the Town Planning Board and approval of the Chief Executive-in-Council are given.

After completing an occupancy survey earlier on among the affected households, the Housing Society held a briefing session on 3 April for property owners and tenants to explain the acquisition procedures and compensation policies. The Housing Society has also appointed the Salvation Army Urban Renewal Social Service Team to provide counselling service and assistance to the affected owners and tenants.

提升居住質素 美化舊區

除了在灣仔區推行首個市區活化和保育項目外，房協早前於深水埗區進行一項名為「綠悠翠坊」的舊區活化計劃，並已於四月十一日舉行了動工儀式，展開第一期的綠化計劃，美化三個深水埗地鐵站出口的公眾地方，改善社區環境，預計工程將於今年底完成。

Quality of Living Enhanced and Environment Improved

Apart from the first urban revitalisation and preservation project in Wanchai, the Housing Society launched a revitalisation project some time ago in Sham Shui Po named "Green Lane". The Work Commencement Ceremony for Phase I was held on 11 April. The project will beautify the public areas at the three exits of the Sham Shui Po MTR Station through landscaping. Work is expected to complete by the end of this year.



執行總幹事王麗珍小姐(左二)及總監(物業發展)羅浩仁先生(右一)與深水埗民政事務專員葉大偉先生(左一)及深水埗區議會主席譚國僑先生(右二)主持動工儀式
Executive Director Miss L C Wong (2nd from left) and Director (Property Development) Mr Francis Law (far right) officiating the Ceremony with Sham Shui Po District Officer Mr David Yip, JP (far left) and Sham Shui Po District Council Chairman Mr Tam Kwok Kiu, MH (2nd from right)

市區重建項目 進展順利

另外，房協第一個位於保安道/懷惠道的市建項目的所有業權已成功復歸政府，現已開始進行拆卸工程，以及商討未來發展藍圖。房協於較早前特別為該項目舉行了一項名為「重建舊區·共創未來」的圍板繪畫創作比賽，參與比賽者為市建項目範圍內的中聖書院學生。得獎作品的圍板現已裝置於該地盤外。

Urban Renewal Project on Smooth Track

With all property ownership of the Housing Society's first urban renewal project on Po On Road/ Wai Wai Road having reverted to the government, demolition work has started and the blueprint for future development is now under discussion. To mark the occasion, the Housing Society organised a hoarding painting contest entitled "Urban Renewal for a Better Future" for the students of China Holiness College, a school located in the project area. The hoardings showing the winning entries have been erected on site.



中聖書院的學生合力在圍板髹上美麗的圖案
Students from China Holiness College painting the hoardings

放寬租值限制

「樓宇管理維修綜合計劃」自去年推出以來，已成功協助一千二百多幢大廈改善樓宇的管理及維修。配合政府調升物業應課差餉租值，房協於今年四月一日起進一步放寬「樓宇維修資助計劃」及「家居維修貸款計劃」中有關租值限制的申請資格。市區單位每年應課差餉租值由六萬六千元起增至七萬三千元；而新界物業則由五萬元增至五萬五千元，平均增幅約一成。

放寬限制後，合資格的住宅單位增至五十三萬個，擴闊了受惠網，令更多業主能享用有關的資助及貸款，從而改善居住環境，有助舒緩市區老化。

Restriction on Rental Value Relaxed

Since its launch last year, the Building Management and Maintenance Scheme (BMMS) has brought improvements in management and maintenance for over 1,200 buildings. In line with government's recent upward adjustment of rateable values for properties, the Housing Society has further relaxed the rental value requirements for the Building Maintenance Incentive Scheme and the Home Renovation Loan Scheme with effect from 1 April.

Reflecting an increase of around 10%, the annual rateable values for properties in urban areas and the New Territories have been raised from HK\$66,000 to HK\$73,000 and from HK\$50,000 to HK\$55,000 respectively.

After the relaxation, the number of residential units eligible for the scheme increases to 530,000. As a result, more property owners can now enjoy the incentive and loans available under BMMS to improve their living conditions and help alleviate the process of urban decay.



派發給全港舊樓住戶的宣傳郵件
The direct mail sent to the households across Hong Kong



《歡樂滿屋》短片劇照
Snapshots of the "Make a Better Home" TV series

擴闊受惠社群

from BMMS



物業管理諮詢中心(中西區)獲居民代表致送感謝牌匾
PMAC (Central and Western District) received a plaque of appreciation from the residents

加強推廣宣傳

為提升市民對樓宇安全及維修的意識，房協與香港電台聯合製作《歡樂滿屋》短劇，全部八集已於三月十九日至五月七日逢周日在無線電視翡翠台及亞洲電視本港台播放。該劇集以多種不同手法，包括奇情、詭異、偵探、愛情、浪漫及喜劇等，帶出重修家園的良方，亦把妥善管理維修大廈、成立法團等重要信息帶給市民大眾。

此外，房協亦在四月份向全港三十多萬舊樓住戶寄發宣傳郵件，以配合由宣傳大使胡杏兒小姐及司徒瑞祈先生主演的電視宣傳片，推廣家居維修貸款計劃。

Further Promotions Launched

To raise public awareness of the importance of building safety and maintenance, the eight-episode TV drama series "Make a Better Home" was shown on TVB Jade and ATV Home every Sunday from 19 March until 7 May. With stories taking the form of drama, mystery, spy, love, romance and comedy, the programme put across tips for building a better home and important messages concerning the proper maintenance of buildings and the formation of owners' incorporations.

In addition, a TV commercial starring BMMS ambassadors Miss Myolie Wu and Mr Charles Szeto was released together with a direct mail campaign in April reading over 300,000 households in the old buildings of Hong Kong.



計劃成效理想

房協目前已在全港多個舊區開設了六個物業管理諮詢中心，成功協助業主籌組四百個立案法團，並接獲三百一十多宗「樓宇維修資助計劃」的申請及二百九十宗有關「家居維修貸款計劃」的申請。同時，計劃亦受到政府有關部門及市民大眾的支持和讚賞，令房協全體員工感到非常鼓舞。

Satisfactory Results Achieved

A total of six Property Management Advisory Centres (PMAC) are now in operation in a number of old districts in Hong Kong. With the support provided, 400 owners' incorporations have been formed. Over 310 applications for the Building Maintenance Incentive Scheme and 290 applications for the Home Renovation Loan Scheme have been received. All Housing Society staff are greatly encouraged by the support and appreciation expressed for BMMS by government departments and the general public.



獲房協資助進行維修工程的樓宇
Building undergoing maintenance with the assistance of Housing Society

