

# Urban Renewal 市區重建



「你們耐心地協助我們安置及安排補償，  
令我們安心搬去新屋，很想向你們  
講聲多謝！」

- 深水埗保安道重建區居民



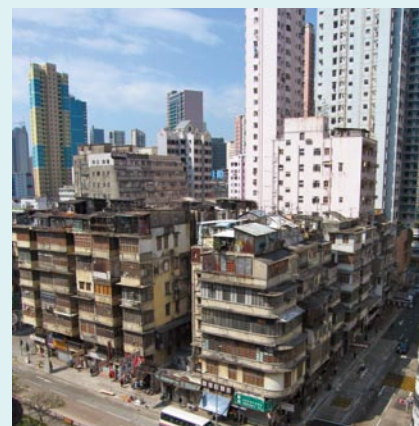
Rejuvenating  
the City  
更新社區面貌





Urban renewal is essential in any urban society. If no effort is made to improve buildings and their surroundings, we would all be living in an increasingly deteriorating and dying environment. Together with our commitment to the Building Management and Maintenance Scheme (BMMS), our urban renewal initiatives therefore take up a significant proportion of our portfolio of activities. In collaboration with the Government back in 1974, we pioneered the Urban Improvement Scheme to tackle the problem. Since then, we have completed 30 projects providing quality homes for 5,620 families, better facilities as well as improved environment for the benefit of the community. More recently, we have also been working in close partnership with both the Government and the Urban Renewal Authority (URA) in this area.

市區重建是城市發展不可或缺的一環。如忽視改善樓宇及四周環境的質素，市民的生活環境將愈趨惡劣。年內，連同推行「樓宇管理維修綜合計劃」，市區重建活動成為房協的其中一項主要工作。我們早於一九七四年便與政府合作，率先推出「市區改善計劃」，改善城市老化的問題。至今，我們已先後完成了三十個項目，為五千六百二十個家庭提供優質居所及更佳居住設施；而房協的環境改善工作，亦令



All seven urban renewal projects have been implemented in collaboration with URA

七個與市建局合作的市建項目均已展開

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Demolition work underway at the Po On Road / Wai Wai Road project site in Sham Shui Po  
深水埗保安道／懷惠道市建項目地盤進行拆卸工程



Briefing sessions are held to explain the acquisition and rehousing arrangements to the owners and tenants  
舉行簡布會，向業主及租客解釋物業收購及安置安排



Staff of the Housing Society conducting occupancy survey with the affected residents  
房協職員為受影響的住戶進行住戶登記

### In Partnership with the Urban Renewal Authority

In 2002, we signed a Memorandum of Understanding (MOU) with the URA to work as strategic partners on seven out of a total of 25 ex-Land Development Corporation (LDC) projects which the Government is committed to for early implementation. During the year, two of these seven projects proceeded to site clearance and the advanced stages of design development. Demolition has commenced on the first of these projects, consisting of 19 buildings in Sham Shui Po, with construction set to take place in early 2007. In drawing up the development scheme for this project, we also initiated a study to explore street and landscape improvements in the vicinity.

The second, located at Nam On Street in Shau Kei Wan, is in the final stage of site acquisition with demolition expected to commence at the end of 2006. With regard to the remaining projects, four are located in Sham Shui Po and the final at Sai Wan Ho. The four adjoining sites in Sham Shui Po are being evaluated for concurrent development maximising the sites' benefits to transform the sprawling mass of aging and deteriorating structures, many of them well over 40 years old, into an integrated modern residential complex. More importantly, the integrated development of these sites will help to revitalise their neighbourhoods with the improvement of infrastructure and the provision of much sought-after community facilities. With an investment of HK\$3 billion, they will provide homes for about 1,000 families together with comprehensive commercial, social and community facilities upon completion in 2011.

整體香港社會受惠。近年，我們亦與政府及市區重建局(市建局)合作，開展市區重建的工作。

### 與市區重建局合夥

房協於二零零二年與市建局簽訂「合作備忘錄」，組成策略性合作夥伴，共同開展前土地發展公司轄下二十五個政府承諾盡早落實的其中七個項目。年內，其中兩個項目已分別達致地盤清拆及後期設計階段。在深水埗共有十九座樓宇的首個項目，現已展開拆卸工程，建造工程預計將於二零零七年年初開展。我們更在規劃項目的發展方案時，研究一併改善毗鄰的街道及地貌。

第二個項目位於筲箕灣南安街，現已屆收回地盤的最後階段，預計可於二零零六年年底展開拆卸工程。其餘的項目有四個位於深水埗，及一個位於西灣河。我們會為深水埗四個相連地段的項目進行整體重建，以盡取地盤的發展規模效益。四個地段內的樓宇，樓齡大多超逾四十年，不少已因日久失修而殘舊不堪。重建後，這區將會搖身一變成為綜合性的現代化住宅區。更重要的是，這個綜合發展計劃可以同時更新鄰近一帶的基礎建設，提供更多的社區設施，為整區締造煥然一新的氣象。該項三十億元投資的重建項目於二零一一年竣工後，將可為約一千個家庭提供優質居所及全面的商業、社會及社區設施。



Despite these positive developments, we envision increasing difficulties in the acquisition of properties and resumption of land, in view of rising property values and the higher expectations and demands of affected property owners, residents and shop operators. To gain their understanding and support, every effort is made to work closely with them. With the help of the Social Service Team, we provide information and explanations, hold briefings and arrange assistance within the affected areas. We also maintain strong relationships with the local District Councils and residents' representatives to ensure that potential disputes can be resolved in an open and amicable manner.

In addition to these seven projects, we completed planning studies in Hung Hom and Ma Tau Kok at the URA's request for the suggested redevelopment of other potential projects. We are continuing to liaise with the URA on further "4R" (Redevelopment, Rehabilitation, Revitalisation and Preservation) initiatives in Hong Kong's urban renewal context.

In May 2005, 200 of our staff were mobilised to help the URA conduct a three-day freezing survey on the ex-LDC projects which have yet to commence. The survey will facilitate URA's

雖然重建項目的進展理想，但由於樓宇價格上升，令受影響的業主、住戶及商戶對補償方案有較高的期望和要求，因此我們預計在收購業權及收回土地時將會愈來愈困難。我們積極透過各種途徑，取得他們的諒解和支持。在「社區服務隊」的協助下，我們向受影響的人士詳細解釋重建計劃，並舉行簡布會，為有關人士提供所須資料及協助。此外，我們亦致力與區議會及居民代表保持緊密關係，確保一旦出現爭議，各方可以在公開及友好的氣氛下解決問題。

除上述七個項目外，我們亦按市建局的要求，完成紅磡及馬頭角兩區的規劃研究，並建議推行其他可行的重建項目。我們將繼續與市建局商討，循著重建發展、樓宇復修、舊區活化及文化保育等四方面更新香港的面貌。

我們於二零零五年五月動員二百名員工，協助市建局就尚未開展的前土地發展公司項目進行一項為期三天的凍結調查。調查

### Target Completion Dates and Units of Urban Renewal Projects 市區重建項目的預計落成日期及單位數目

Project 項目	Target Completion Year 預計落成年份	No. of Units 單位數目
Po On Road / Wai Wai Road, Sham Shui Po 深水埗保安道／懷惠道	2010	348
Castle Peak Road / Cheung Wah Street, Sham Shui Po 深水埗青山道／昌華街	2011	149
Castle Peak Road / Un Chau Street, Sham Shui Po 深水埗青山道／元州街	2011	356
Un Chau Street / Fuk Wing Street, Sham Shui Po 深水埗元州街／福榮街	2011	333
Castle Peak Road / Hing Wah Street, Sham Shui Po 深水埗青山道／興華街	2011	180
Sai Wan Ho Street, Shau Kei Wan 筲箕灣西灣河街	2011	88
Shau Kei Wan Road / Nam On Street, Shau Kei Wan 筲箕灣筲箕灣道／南安街	2011	296

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planning for their implementation, while at the same time enhancing the strategic partnership between the Housing Society and the URA in tackling further urban renewal activities.

### Housing Society Initiatives

Urban renewal however is not only about buildings or redevelopment. It is also about people. Noting the disruption that major renewal projects can have on peoples' lives, our philosophy is not simply to demolish and redevelop properties, rather we look at the matter from various perspectives, such as rehabilitation and rejuvenation, and only in the final instance will we fall back on redevelopment. This philosophy has provided the guiding principle in the redevelopment and upgrading of our own rental estates.

Wherever possible every effort is made to rehabilitate existing stock. Redevelopment is undertaken only if it is felt to be necessary and justified. One such instance is the Phase I redevelopment of Kwun Lung Lau, a rental estate built in the 1960s in Kennedy Town. With an investment of over HK\$650 million, this redevelopment, which is currently under construction, will consist of two 40-storey tower blocks housing 872 rental units together with supporting facilities such as a community hall, shops and car parks. Phase II, under planning at the present moment, involves an investment of some HK\$230 million. It will consist of the comprehensive upgrading of the remaining blocks with 1,456 rental units. The works include installing additional

結果不但有助市建局規劃落實重建項目的工作，亦同時加強了房協及市建局在處理未來市建工作的策略性夥伴關係。

### 房協推展的計劃

市區重建並非只關乎樓宇或重建，亦有人為的因素。房協關注大型重建項目對民生造成的影響，因此我們的重建理念並非只著眼於拆卸及重建樓宇，也顧及其他層面，例如復修及更新樓宇。只有在別無選擇的情況下，我們才會決定重建。這理念也成為指引，主導我們在轄下出租屋邨進行重建及提升設施的工作。

我們致力復修轄下的屋邨，只有在必須及可行的情況下，才會進行重建。其中一個例子，是觀龍樓第一期的重建工程。觀龍樓位於堅尼地城，是建於一九六零年代的出租屋邨；這項六億五千萬元的新建工程已經開展，將建兩座四十層高的大樓，提供八百七十二個出租單位；配套設施包括社區中心、商舖和停車場。至於現正進行規劃的第二期工程，投資額為二億三千萬元，將全面提升邨內其他樓宇共一千四百五十六個單位的環境，改善工程包括加裝升降機、先進的安全及保安設施，以及於全屋邨進行全面的翻新工程，提升屋邨的居住環境。



Two 40-storey buildings will be built in the Kwun Lung Lau (Phase I) redevelopment project

觀龍樓第一期重建工程，將興建兩幢四十層高大廈



Ming Wah Dai Ha will have a facelift after rehabilitation

復修後，明華大廈將展現新的面貌



*The living conditions of Moon Lok Dai Ha are greatly enhanced after rehabilitation*  
滿樂大廈經復修後，居住環境大為改善

lifts, better safety and security features, as well as comprehensive renovation work as needed throughout the estate to improve its quality.

Rehabilitation work is also taking place at our Moon Lok Dai Ha estate with 968 rental units in Tsuen Wan, with completion targeted for around late 2006. As the four buildings in the estate are structurally sound, a comprehensive refurbishment programme has been drawn up to cover works including the refurbishment of corridors and lobbies, playgrounds, outdoor areas and external walls; the installation of new lifts and security and fire prevention systems; as well as the replacement of pipes and wiring at a total cost of HK\$160 million. Taking the needs of our tenants into consideration, they are kept closely informed of the developments. Our Estate Management Office has also taken a proactive role, holding briefing sessions and liaising with Mutual Aid Committees to ensure a complete understanding of the need and the progress of these works. These dedicated and concerted efforts have paid off extremely well as tenants and District Councillors have expressed high appreciation for our initiatives to improve the living environment of the estate.

In 2005, planning also commenced for the rehabilitation of Phase I of Ming Wah Dai Ha in Shau Kei Wan, covering seven residential blocks with 1,918 rental units. Relevant site works commenced in 2006 and tenders are currently being prepared for the renovation work which is expected to commence in late 2006. Strategies for the improvement of Phase II of this estate, consisting of the remaining six blocks with 1,251 rental units, will be developed in 2007.

同時，我們為有九百六十八個出租單位的荃灣滿樂大廈進行復修工程，預期完工日期為二零零六年年底。我們在確定該邨四座大廈的結構均符合安全標準後，便制訂全面的復修計劃，改善範圍遍及走廊和大堂、兒童遊樂場、休憩地方及外牆等；此外，亦為屋邨安裝新的升降機、保安及防火系統，並更換喉管和電線，工程總開支達一億六千萬元。房協一直關注租戶的需要，經常向他們匯報工程的進展；我們的屋邨管理處亦主動舉辦簡布會，與各座的互助委員會緊密聯繫，確保他們明白工程的需要和進度。大家的通力合作，取得了相當理想的成效，租戶及區議員均對房協致力提高居民住屋水平的工作大加讚賞。

在二零零五年，我們亦展開筲箕灣明華大廈第一期復修工程的規劃工作，範圍包括七座樓宇共一千九百一十八個出租單位。我們於二零零六年開始進行翻新工程的相關工作，現已進入招標階段，預計工程可於二零零六年年底開展。另外，我們將於二零零七年為屋邨的第二期改善工程制訂發展策略，以改善餘下六座共一千二百五十一個出租單位。

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Studies on the various rehabilitation or redevelopment options for Yue Kwong Chuen in Aberdeen were finalised during the year. Together with analysis of tenants' expectations, rehousing arrangements, cost considerations and other viabilities, a two-phase improvement strategy has been confirmed for implementation.

Our revitalisation activities cover the regeneration and rejuvenation of areas, bringing new life and activity back into an area that may increasingly be abandoned or is decaying due to age and neglect. To this end, we are seeking to improve surroundings not only in our estates, but also in public areas where our activities and experience in this direction will make a contribution to the community.

A primary example is our Sham Shui Po Revitalisation Scheme which is seeking to improve the popular "Theme Streets" in Sham Shui Po. Using "Green Lane" as the development concept for Phase I of the programme, we are actively working towards the greening and beautification of three exits of the Sham Shui Po MTR station. This HK\$7 million project includes replacing floor tiles at the exits, planting trees, placing benches and decorating the areas with sculptures to enhance the locale's identity while at the same time creating pleasant and attractive surroundings for residents and tourists alike. These pioneering efforts are being extremely well received. We have the full support of the District Council and have also received positive feedback from the public for our efforts.

年內，我們亦為香港仔漁光村研究了多個復修或重建方案，並達成決議。我們分析了租戶的意願、安置安排、成本及其他可行性後，最後為漁光村制訂了一個分兩期進行的改善策略。

我們的舊區更新活動，包括為舊區進行重建及注入新朝氣，希望可以讓逐漸被遺棄、又或因老化及失修等問題而趨於殘舊的地區，回復都市活力。本著這個信念，我們的改善工程並不單囿於轄下屋邨的範圍，也伸延至公眾地方。透過有關工程，配合我們的經驗，為建設香港作出貢獻。

在這方面，我們在深水埗的活化計劃是一個好例子。計劃的目的是更新區內多條深受歡迎的「主題街道」。第一期工程以「綠悠翠坊」為發展概念，致力綠化及美化深水埗地鐵站三個出口附近的環境。工程耗資七百萬元，包括重新鋪設地磚、栽種樹木、設置座椅，以及擺設雕塑等。透過這些工程，我們希望強化地區色彩，同時為居民及遊客締造舒適及具吸引力的環境。這些率先開展的美化工程深受市民歡迎，我們不但取得區議會的全力支持，亦受到公眾的好評。



Three exits at Sham Shui Po MTR station will turn into "Green Lane"  
深水埗地鐵站三個出口將美化為「綠悠翠坊」





Our first revitalisation-cum-preservation project in Wanchai will make the vicinity of Blue House a cultural attraction  
首個市區活化及保育項目，將把灣仔「藍屋」一帶發展為富文化特色的旅遊點

We are currently working on Phase II of the programme which will focus on the rejuvenation of eight major “Theme Streets” in the locality. This second phase will be on a larger scale and have a wider impact than the current Phase I. Taking these activities a step further, we are in discussion with the Home Affairs Department with regard to the feasibility of carrying out similar revitalisation projects in other districts across the territory.

In our preservation activities we are once again working in partnership with the URA on the “Blue House” project, which seeks to revitalise and preserve two terraces of low-rise tenement blocks at Stone Nullah Lane as well as the areas of Hing Wan Street and King Sing Street in Wan Chai at a cost of about HK\$100 million. Blue House has high historic value as it was the original site of the first hospital, Wah To Hospital, built in the 1870’s in Wan Chai. In terms of architectural design, the balcony-type Blue House tenement block and the buildings at 2-8 Hing Wan Street are among a handful of buildings remaining in Hong Kong with European Art Deco characteristics. Blue House and the adjoining tenement blocks were classified as Grade I and Grade II buildings respectively by the Antiquities Advisory Board.

In addition to retaining these buildings with their historic value and special architectural design, we intend to develop the area along the proposed themes of tea and medicine, in line with the area’s heritage in the tea and medical service trades. The plan is to create an attractive open space and visitors’ destination for locals and tourists alike. Consultations are currently being held with the local residents and other interested parties to collect community views and input in the planning stage of this project.

我們現正籌備計劃的第二期工程，為區內八條主要的「主題街道」注入新朝氣。第二期工程的規模將較現正進行的第一期為大，影響也將較為深遠。以深水埗區活化計劃的成效為藍圖，房協現正與民政事務總署磋商，探討是否可以在本港其他地區進行類似的更新工程。

在保育方面，我們再次與市建局合作，斥資約一億元推行一個「藍屋」項目，為灣仔石水渠街、慶雲街及景星街的兩幢低層建築物進行更新及保育工程。「藍屋」具有極高的歷史價值，為一八七零年代第一間在灣仔的「華陀醫院」原址。在設計上，「藍屋」為附有露台的唐樓設計，與慶雲街2-8號的樓宇，均是本港現時極少數富有歐陸色彩的同類型建築。「藍屋」與毗鄰的建築物，分別為古物諮詢委員會列為一級及二級歷史建築物。

除了保存這些建築物的歷史價值及獨特建築風格外，房協建議以原有歷史背景的茶葉及醫療為主題，建設一個具吸引力的露天休憩場地，以吸引遊客及市民。我們現正諮詢區內居民及其他相關組織，在規劃階段集思廣益。