

Contribution to the Community 回饋社會

Urban Renewal 市區重建









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To address the problem of urban decay and to improve the living conditions of residents in dilapidated urban areas, the Housing Society works in partnership with the Urban Renewal Authority (URA) in a number of urban renewal projects.

The main purpose of urban renewal is to improve housing and living environment in specific targeted areas within the city. The targeted areas are parts of the city where general agreement exists that urban renewal is beneficial. As a non-profit organisation, the focus of the Housing Society's urban renewal projects is to improve the living environment for residents and businesses by providing more space and community amenities while enhancing the townscape with attractive landscape and design. This works in synergy with our Building Management and Maintenance Scheme (BMMS) to help owners keep their old properties in good shape.

房協與市區重建局（市建局）以夥伴合作形式推展多個市區重建項目，解決市區老化問題，以及改善破舊地區的居住環境。

市區重建的主要目的，是要改善本港某些目標地區的房屋及居住環境，而為該些地區進行市區重建已獲認定可帶來裨益。作為一個非牟利機構，房協在市區重建方面的重點，是為社區提供更多空間及社區設施，同時美化及綠化社區，從而改善居住及營商環境。我們的「樓宇管理維修綜合計劃」協助業主將舊樓保持良好的狀況。這兩方面互相配合，發揮協同效應。

The Housing Society is no stranger when it comes to successfully taking on urban renewal projects. Our involvement with urban renewal or improvement projects dates back to 1974, when in collaboration with the Government we pioneered the Urban Improvement Scheme. Since then, we have completed 30 projects and provided quality homes for 5,620 families, at the same time improving the built environment of the action areas while providing social facilities for the benefit of the wider community.

Building on this platform, in 2002 we signed a Memorandum of Understanding (MOU) with the URA to set out the cooperation for a strategic partnership. The MOU provides the basis for the two bodies to fully engage each other's strengths and resources to expedite various urban renewal programmes. Therefore, together with our commitment to the BMMS, our urban renewal activities account for a substantial amount of our portfolio activities.

Joint Projects with the Urban Renewal Authority

As part of the MOU with the URA, the Housing Society has undertaken to work on seven out of a total of 25 ex-Land Development Corporation projects which the Government has earmarked for early implementation. Currently, site clearance has been completed for one project, while the other projects are in the final stages of site acquisition. At the first Sham Shui Po site, 19 buildings were demolished to make way for a new residential development which is now at the advanced stage of design planning. In the process of drawing up the development scheme for this project, we also initiated a study to explore street and landscape improvements in the vicinity.

房協在重建及改善市區方面擁有豐富經驗。我們早於一九七四年便與政府合作，率先推行「市區改善計劃」。至今，我們完成了三十個項目，為五千六百二十個家庭提供優質的居所，同時改善受影響地點的建築環境及提供各類社區設施，惠及整個社群。

在這個基礎上，我們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，充份利用雙方的長處和資源，加快各項市區重建計劃。故此，連同「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。

與市區重建局的合作項目

在與市建局簽訂的「合作備忘錄」中，房協負責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。目前，其中一個項目已完成清拆，其他項目亦達到收回土地的最後階段。位於深水埗第一個項目內的十九幢樓宇經已拆卸，將發展為一個新住宅項目，現已到了後期設計階段。我們更在規劃項目的發展方案時，一併研究優化毗鄰的街道及地貌。



Demolition work of the redevelopment project at Po On Road/Wai Wai Road was completed.
保安道／懷惠道市區重建項目的拆卸工程竣工。

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

(as at 31 March 2007)

(截至二零零七年三月三十一日止)

Target Completion Year 預計落成年份	No. of Units 單位數目	Project 項目
2010	326	Po On Road / Wai Wai Road, Sham Shui Po 深水埗保安道／懷惠道
2011	300	Shau Kei Wan Road / Nam On Street, Shau Kei Wan 筲箕灣筲箕灣道／南安街
2012	149	Castle Peak Road / Cheung Wah Street, Sham Shui Po 深水埗青山道／昌華街
2012	356	Castle Peak Road / Un Chau Street, Sham Shui Po 深水埗青山道／元州街
2012	333	Un Chau Street / Fuk Wing Street, Sham Shui Po 深水埗元州街／福榮街
2012	180	Castle Peak Road / Hing Wah Street, Sham Shui Po 深水埗青山道／興華街
2012	88	Sai Wan Ho Street, Shau Kei Wan 筲箕灣西灣河街

Work is also progressing on the Nam On Street redevelopment project in Shau Kei Wan, which is being considered for mixed residential development comprising both private flats and purpose-built elderly flats. With regard to the remaining projects, four are located in Sham Shui Po and one in Sai Wan Ho. The potential of concurrent development for the four adjoining Sham Shui Po projects has been explored to maximise the sites' benefits to transform the sprawling mass of deteriorating structures, many of which are well over 40 years old, into an integrated modern residential complex. We believe the integrated development of the four sites will help to revitalise the surrounding neighbourhood with improved infrastructures and the addition of much sought after community facilities.

With an investment of HK\$5 billion, upon completion scheduled for 2012, these projects are designed to provide homes for about 1,700 families together with comprehensive commercial, social and community facilities.

In addition to these seven projects, we are also continuing to liaise with the URA on further "4R" (Redevelopment, Rehabilitation, Revitalisation and Preservation) projects in keeping with Hong Kong's urban renewal objectives.

位於筲箕灣南安街的重建項目進展良好，現正考慮發展為結合私人及長者單位的混合式住宅。其餘四個項目位於深水埗，另一個位於西灣河。我們研究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，不少已日久失修而殘舊不堪。我們相信重建後，這區將會搖身一變成為現代化的綜合住宅區。這個綜合發展計劃同時改善鄰近一帶的基礎建設，並提供更多所需的社區設施，為整區帶來煥然一新的氣象。

這些項目投資共五十億元，於二零一二年竣工後，將可為約一千七百個家庭提供優質居所及全面的商業、社會及社區設施。

除上述七個項目外，我們將繼續與市建局商討，循著重建發展、樓宇復修、舊區活化及文物保育四方面更新香港的面貌。

Although the Housing Society has achieved a notable number of positive successes, not all urban renewal projects have progressed as smoothly as we would have liked. There are a number of reasons for this. Rising property values have made the operating environment for acquiring properties designated for urban renewal increasingly difficult. In some cases, property owners, residents and shopkeepers have become more far-reaching in their demands. A misconception that the last residents and property owners to vacate their premises would receive higher compensation has also led to misunderstandings and delays.

Urban renewal is a complex matter involving the interests of many different stakeholders. With rising public aspirations and expectations over urban renewal, the Housing Society is making every effort to gain the support of the affected parties. With the help of the social service teams, we organise public briefings to inform affected owners, residents and shopkeepers of our projects and to gather their views. Easy-to-understand printed information for distribution to them is another means that helps better communication. The Housing Society also continues to work hard to maintain close relationships with local District Councils and residents' representatives to ensure that potential disputes can be amicably resolved in an equitable and reasonable manner.

雖然房協在市區重建方面取得良好成績，但不是所有項目皆進展順利，其中因為樓價上升，令收購業權越加困難；當中一些受影響的業主、住戶及商戶對補償方案有過高的要求。另外，一些人誤以為最後遷出的住客或業主會獲更高補償，以致引起誤會，耽延收購。

市區重建問題複雜，涉及眾多不同人士的利益。由於市民大眾對市區重建的期望日高，因此，房協積極透過各種途徑，以取得受影響人士的支持。在「社區服務隊」的協助下，我們舉行簡布會，向受影響的業主、住戶及商戶提供項目的資料，以及聽取他們的意見。另外，我們向他們派發簡單易明的小冊子以促進溝通。此外，房協亦不斷與區議會及居民代表保持緊密聯繫，確保一旦出現爭議，各方可以在公平及合理的情況下，以和洽的方法解決問題。



Public briefings are organised for the affected parties of the urban renewal projects.
為受市區重建項目影響的人士舉行簡布會。

Housing Society Initiatives

Fully aware that urban renewal is not only about buildings and redevelopment, but also about people, the Housing Society's philosophy is not simply to demolish and redevelop properties, but rather to look at the situation from various perspectives. For example, noting the disruption that major renewal projects can have on people's lives, we look at the possibilities of rehabilitation and rejuvenation, and only in the final instance will we resort to redevelopment. This philosophy has provided the guiding principle in the redevelopment and upgrading of our own rental estates.

The rehabilitation of buildings improves the urban environment and reduces the need for redevelopment. Rehabilitation and rejuvenation link up and maximise the interactive impact within a designated area of renewal and can also be used as an anchor around which street and open space enhancement work can take place.

After careful analysis, one project which we felt that partial redevelopment was fully justified is Kwun Lung Lau, a rental estate located in Kennedy Town. Originally built in the 1960s, two buildings have been demolished

房協推展的計劃

房協明白市區重建並非只關乎樓宇或重建，亦包括人的因素，因此我們的重建理念並非只著眼於拆卸及重建樓宇，亦顧及其他層面。例如我們關注到大型重建項目對民生造成的影響，所以會先考慮復修及更新是否可行。只有在別無選擇的情況下，才會決定重建。這個理念也成為我們在轄下出租屋邨進行重建及提升設施的指引。

樓宇復修可改善市區環境，並減低重建的需要。地區的復修及更新工程結合和加強某特定重建區內的互動效果，成為鄰近街道及廣場優化工程的重點。

經詳細研究後，我們認為位於堅尼地城的出租屋邨——觀龍樓部分需要重建。觀龍樓建於六十年代，其中兩幢大廈現已拆卸。這項六億五千萬元的新建工程已經開展，



The superstructure work of the redevelopment (Phase I) of Kwun Lung Lau was completed.
觀龍樓的重建(一期)上蓋結構工程已經完成。



The external view of the two new buildings of Kwun Lung Lau upon completion.
觀龍樓兩幢新大廈落成後的外貌。

and at a cost of HK\$650 million, construction is currently taking place to build two 40-storey tower blocks housing 872 rental units along with supporting facilities such as a community hall, shops and car parking spaces. Rehabilitation work on phase II of the project involves an investment of HK\$260 million and consists of the comprehensive upgrading of the remaining blocks which accommodate 1,456 rental units. Rehabilitation work includes installing additional lifts, better safety and security features, as well as comprehensive work needed throughout the estate to improve its overall quality.

Rehabilitation work has also been completed at our Moon Lok Dai Ha estate in Tsuen Wan. As the buildings are structurally sound, a comprehensive refurbishment programme was initiated to upgrade the corridors and lobbies, playgrounds, outdoor areas and external walls, at a cost of HK\$160 million. The project also included the installation of new lifts and security and fire prevention systems, in addition to the replacement of pipes and wiring. Throughout the duration of the project, our Estate Management Office and the Project Management Team took a proactive role by holding briefing sessions with stakeholders to keep them informed of the progress of the project. This initiative received praise and appreciation from tenants and District Councillors.

A similar rehabilitation project is taking place at phase I of our Ming Wah Dai Ha estate covering seven residential blocks with 1,918 rental units, located in Shau Kei Wan. The strategy for the improvement of the remaining six blocks in Phase II of the same estate has also been formulated. Studies on the various rehabilitation and redevelopment options for Yue Kwong Chuen in Aberdeen have also resulted in a two-phase programme which has been set in motion.

將興建兩座四十層高的大樓，提供八百七十二個出租單位；配套設施包括社區會堂、商舖和停車場。至於第二期的復修工程，投資額為二億六千萬元，將全面提升邨內其他大廈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，以及屋邨全面翻新，提升整體居住環境質素。

我們經已完成荃灣滿樂大廈的復修工程。由於該邨所有大廈結構良好，我們耗資一億六千萬元進行全面復修，改善了走廊和大堂、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。在施工期間，我們的屋邨辦事處及項目管理組主動舉辦簡布會，向有關人士匯報工程的進展。住戶及區議員均表讚賞。

另外，筲箕灣明華大廈亦正展開類似的復修工程。現正進行的第一期工程涉及七座住宅樓宇共一千九百一十八個出租單位。我們亦已為屋邨的第二期工程制訂發展策略，改善餘下的六座樓宇。同時，我們也為香港仔漁光村研究了多個復修及重建方案，最後制訂了一個分兩期進行的改善計劃。



The Green Lane city revitalisation project brings new life to Sham Shui Po.
「綠悠翠坊」市區活化計劃為深水埗添上生氣。



Another revitalisation project is underway in Kwai Fong.
正在葵芳開展另一個市區活化計劃。

Revitalisation is another important aspect of the Housing Society's urban renewal activities. A primary example of this is the greening and beautification of three public areas around the Sham Shui Po MTR station. The HK\$8 million project involved replacing floor tiles at the exits, planting trees, placing benches and decorating the area with "themed" sculptures. Phase II will adopt a different design approach to suit the eight "themed" streets nearby and represent the culture and colour of the district.

The Housing Society's revitalisation programme, which includes creating pleasant and attractive areas, is a city-wide initiative to green and beautify designated locations for locals and tourists to enjoy. Taking these activities a step further, we are now in discussion with various District Offices and District Councils to implement revitalisation projects in other districts across the territory. Some of these districts where such work will soon be carried out are Tsuen Wan, Tai Po, Yuen Long, Sai Kung, Cheung Chau, Peng Chau and Eastern District on Hong Kong Island.

Preserving a Historical Building while Revitalising an Old District

The Housing Society considers preservation and restoration of buildings and structures of historical, cultural and architectural interest to be an important part of urban renewal. As far as practical, preserved heritage buildings should be put to proper community, sustainable public or other

舊區活化是房協市區重建活動中的重要一環，我們在深水埗地鐵站三個出口附近的綠化及美化計劃是一個好例子；工程耗資八百萬元，包括重新鋪設地磚、栽種樹木、設置座椅，以及擺設主題雕塑等。第二期工程會採用不同的設計元素，以配合附近八條「主題街道」的風格，凸顯地區文化和色彩。

房協的舊區活化計劃為特定地點進行優化工程，為市民及遊客提供賞心悅目的環境。我們更進一步與各區的民政事務處及區議會商議，在全港其他地區推行活化計劃。有關的工程即將在荃灣、大埔、元朗、西貢、長洲、坪洲及港島東區展開。

保護歷史建築及更新舊區

房協認為市區重建須包括保護及修復具歷史、文化及建築價值的大廈和建築物。若實際環境許可，保存的文物建築應用作社區、公眾或其他有效益的用途，目的是希望這些建築能持續發揮其功能，成為社區生活的一部分，而不是只供觀賞的歷史文物。

beneficial use. The aim is that these buildings should be a sustainable living and functional part of the community and not just mere historical artifacts for display.

In March last year, the Housing Society announced the launch of its first revitalisation-cum-preservation project with the URA. At an estimated cost of HK\$100 million, the project involves the stabilisation and rehabilitation work at 72-74A Stone Nullah Lane, in Wan Chai, better known as the Blue House. The project also includes 2-8 Hing Wan Street, as well as the demolition of 8 King Sing Street to make way for an open space designed to highlight traditional local culture while enhancing the amenities.

Built in the 1920s, the Blue House has been classified a Grade I historical building by the Antiquities Advisory Board. With a balcony-style design, the property is the original site of the "Wah To Hospital". Unique and distinctive, the tenement block and European style edifices at 2-8 Hing Wan Street are the only architectural examples of their type left in Wan Chai.

Through the comprehensive revitalisation and cultural conservation programmes, the Housing Society intends to preserve some of the buildings that offer historical interests and features. Also, by giving a new look to the neighbourhood, it is hoped the indigenous theme of tea and medicine will become an attraction for locals and tourists alike.

去年三月，房協宣布斥資約一億元推出與市建局合作的首個活化及保育項目，在灣仔石水渠街72至74A號廣被稱為「藍屋」的建築物進行鞏固及復修工作。該項目亦包括復修慶雲街2-8號及拆卸景星街8號的樓宇，以建設露天廣場，突出地區的傳統文化，並提升社區設施。

「藍屋」建於二十年代，原址為「華陀醫院」，是一幢附有露台設計的唐樓，獲古物諮詢委員會列為一級歷史建築物。「藍屋」與位於慶雲街2-8號富歐陸色彩的樓宇，均是灣仔區內碩果僅存的同類型建築。

房協希望透過全面的活化及文化保育計劃，保存一些具歷史價值及特色的樓宇。同時透過以原有歷史背景的茶葉及醫療為主題，為地區帶來新貌，以吸引市民及遊客。



Housing Society will preserve the historic Blue House basing on the indigenous tea trade and medical service.
房協以「藍屋」原有的茶葉及醫療歷史背景為保育主題。