



立法會議員劉慧卿女士（中）在公司總裁石禮謙先生（左）陪同下探訪受荃灣市中心重建計劃影響的居民。

Legislative Councillor The Hon Emily Lau (centre) and LDC Chief Executive Mr Abraham Razack (left) visited an affected tenant of LDC's Tsuen Wan Town Centre redevelopment.

過 去一年，土地發展公司的主要項目都取得相當進展。以下是公司本年度的工作報告，詳述各項目及其他工作的進度。

主要項目進展

公司在荃灣、堅尼地城、灣仔及油麻地區的四個主要重建計劃，由於其收地申請得到政府批准，重建項目得以全面展開，而居民多年來希望改善居住環境的夢想亦已實現。

荃灣市中心及堅尼地城新海旁重建計劃是公司成立以來最具挑戰性的項目。雖然這兩個項目牽涉問題十分複雜，但公司仍於一九九七年毅然承擔起這項社會重任，接手推行這兩個重建項目，為居住在極劣環境下的逾萬名居民解困。

荃灣市中心重建計劃的地盤面積超過二萬平方米，涉及七百七十個業權，受影響居民三千五百戶，共八千人。區內大部份樓宇均於數十年前興建，因日久失修而殘破不堪，而且居住環境惡劣及非常擁擠，達至不能忍受的地步。

The Land Development Corporation (LDC) made steady progress in its major redevelopment projects during the past year. Details of these achievements, together with LDC's other work, are recorded and presented below.

PROGRESS OF LDC'S MAJOR PROJECTS

The Government's approval of LDC's land resumption applications cleared the final hurdle of its four major urban renewal projects in Tsuen Wan, Kennedy Town, Wan Chai and Yau Ma Tei. This breakthrough enabled the Corporation to move ahead at full speed ending the long wait of many residents who wished to improve their living environment.

The Tsuen Wan Town Centre and Kennedy Town New Praya redevelopment projects were the most challenging programme ever undertaken by LDC. Despite the complexity of the projects, the Corporation undertook the two projects in 1997 to bring relief to over 10,000 people living in appalling conditions.

The Tsuen Wan Town Centre project, covering a site area of over 20,000 square metres, involved 770 property interests affecting 3,500 households or 8,000 people. Most buildings in the redevelopment area, which were built decades ago, deteriorated because of neglect or poor maintenance. The poor living standards and overcrowding were intolerable and unacceptable.

收購工作於一九九七年中展開，進展令人滿意。公司成功收購了七百二十三個業權，達總數的百分之九十四。二〇〇〇年一月，行政長官會同行政會議認為公司已採取一切合理步驟，以公平合理的條件進行收購，故批准收回餘下業權。



土地發展公司總裁石禮謙先生（左二）與觀塘區居民會面，出席者包括立法會議員李華明先生（右二）。
LDC Chief Executive Mr Abraham Razack (second from left) meeting residents of Kwun Tong accompanied by Legislative Council member The Hon Fred Li Wah-ming (second from right).

作為一家關心居民的機構，公司承諾沒有人會因其重建計劃而無家可歸。合資格租客可獲得安置或優惠現金補償，以改善其居住環境。

受荃灣重建項目影響的二千二百個租戶中，約七百個選擇安置，其餘一千五百戶則選擇現金補償。

堅尼地城新海旁重建區的情況亦同樣惡劣。公司於一九九七年接手這個項目時，區內共有居民一千二百戶，達三千五百人，當中不乏長者。他們畢生為香港的繁榮進步而努力，但晚年卻要棲身於有如五、六十年代木屋區的居住環境。

堅尼地城新海旁重建計劃面積六千平方米，涉及三百一十個業權，公

Acquisition began in mid-1997, making impressive progress. The Corporation successfully acquired 723 interests, representing 94% of the total. In January 2000, the Chief Executive in Council approved the resumption of the remaining interests because they were satisfied that the LDC had taken all reasonable steps to acquire these interests based on fair and reasonable terms.

As a caring organisation, the LDC has pledged to ensure that no one is made homeless as a result of its redevelopment. The Corporation offered to eligible tenants rehousing or generous cash compensation to enable them to improve their living environment.

In Tsuen Wan, about 700 of the 2,200 tenanted households handled opted for rehousing while 1,500 accepted cash compensation.



受堅尼地城新海旁重建計劃影響的居民請願，要求政府加快收地。
Affected residents of Kennedy Town New Praya redevelopment petitioning the Government for speedy approval of resumption.

As with the Tsuen Wan project, the situation in the **Kennedy Town New Praya** redevelopment site was equally distressing. When the Corporation took over the project in 1997, the residents totalled 1,200 households or 3,500 people, many of whom were elderly residents who had devoted the prime of their lives working for the prosperity of Hong Kong. The living environment of these people now was much similar to that of the squatter areas of the 50's and 60's.

The Kennedy Town New Praya project site, measuring 6,000 square metres, involved 310 property interests. The Corporation



灣仔道／太原街重建計劃將提供現代化的空調街市大樓。
The Wan Chai Road/Tai Yuen Street project will provide a modern air-conditioned market complex.

司成功收購了二百八十一個，達總數的百分之九十一。二〇〇〇年五月，行政長官會同行政會議批准了公司的收地申請，收回餘下業權。

公司總共為五百戶合資格的租客提供優惠現金補償或安置。

堅尼地城新海旁及荃灣市中心重建項目完成後，將大大改善當地的環境，並提供需求殷切的政府、團體及社區設施，以及具園林景致的休憩用地給市民享用。

公司成功收購了灣仔道／太原街重建計劃的二百一十五個業權，佔總數二百四十一個業權的百分之八十九。行政長官會同行政會議通過收地申請，收回餘下的二十六個業權，有關憲報已於一九九九年十二月十日刊登。受重建計劃影響的三百二十個住宅租戶均可獲安置或現金補償。

另外，公司已完成灣仔街市翻新工程，暫行容納在臨時街市內營業的所有攤檔。重建計劃將興建一座現代化的空調街市大樓、一所日間幼兒園及面積三千二百平方米的休憩花園。

successfully acquired 281 property interests or 91% of the total interests. In May 2000 the Chief Executive in Council approved LDC's resumption application for the remaining interests.

The Corporation offered generous cash compensation and rehusing to about 500 eligible tenanted households.

Upon completion, both the Kennedy Town New Praya and Tsuen Wan Town Centre redevelopment projects will bring significant environmental improvements and provide much-needed Government, Institution and Community (GIC) facilities and ample landscaped open space for the public to enjoy.

In the Wan Chai Road/Tai Yuen Street project, the Corporation successfully acquired 215 property interests, representing 89% of the total 241 property interests. The Chief Executive in Council approved the resumption application for the remaining 26 interests and the land resumption was gazetted on 10 December 1999. A total of 320 domestic tenanted households were either rehoused or given cash compensation.

Renovation work for the existing Wan Chai market was completed, pending the construction of a modern and air-conditioned market complex as part of the redevelopment. All stall operators from the temporary market were accommodated in the renovated market. Besides, the project will provide a day nursery and a landscaped open space of 3,200 square metres.



公司總裁石禮謙先生（右二）與受灣仔道／太原街重建計劃影響之居民舉行會談，與會者包括灣仔區議會主席林貝聿嘉女士。（右三）
LDC Chief Executive Mr Abraham Razack (second from right) meeting affected residents of Wan Chai Road/Tai Yuen Street redevelopment project accompanied by Chairman of Wan Chai District Council Ms Peggy Lam (third from right).

一九九九年十二月十日政府刊憲公佈收回受窩打老道／雲南里重建計劃影響的餘下九個業權。公司以私人協商方式成功收購了一百三十四個業權的百分之九十三。總共一百五十三個住宅租戶獲得安置或現金補償。

該項位於油麻地區的重建計劃，將興建五百四十個住宅單位，提供一千六百五十平方米休憩用地，以及一千七百平方米政府、團體及社區設施，包括日間幼兒園、單身人士宿舍、公廁及垃圾收集站。

尖沙咀河內道重建項目的一百四十三個受影響業權當中，逾百分之九十四的業權持有人願意參加業主參與發展建議或接受公司的現金收購。公司在一九九八年十一月向政府申請收回餘下的九個業權，現正等待政府的決定。

一九九九年十二月，河內道重建項目的修訂總綱發展藍圖得到城市規劃委員會批准，部份辦公室面積改為服務式住宅用途。該項目將興建四百七十六個服務式住宅單位、四萬五千六百平方米商業／辦公室樓面及一千二百平方米公眾休憩用地。

年內，亞皆老街／上海街重建計劃補地價的商討已告完成。地基工程亦順利展開。

亞皆老街／上海街重建計劃佔地一萬二千平方米，將興建十二萬平方米商業／辦公室用地及一所酒店。該項目更提供一千一百平方米休憩用地及逾五千九百平方米政府、團體及社區設施，包括熟食中心、社區中心及公共小型巴士總站。



窩打老道／雲南里重建區鳥瞰圖。
Overview of the Waterloo Road/Yunnan Lane project area.

In the **Waterloo Road/Yunnan Lane** project, the resumption of nine remaining interests was gazetted on 10 December 1999. The Corporation acquired 93% of the total 134 property interests through private negotiations. A total of 153 domestic tenanted households accepted rehousing or cash compensation.

Upon completion, this residential development in Yau Ma Tei will deliver 540 quality flats and 1,650 square metres of landscaped open space. A total of 1,700 square metres of GIC facilities, including a day nursery, a hostel for single persons, a public toilet and a refuse collection point will also be provided.

In the **Hanoi Road** redevelopment in Tsim Sha Tsui, the Corporation successfully acquired over 94% of 143 property interests affected by the project. They either agreed to join the Owners' Participation Proposal or accept the LDC's acquisition offers. The LDC submitted its resumption application for the remaining nine interests in November 1998 and is still awaiting the Government's decision.

The revised Master Layout Plan of the Hanoi Road project to change part of the offices into service apartments was approved by the Town Planning Board in December 1999. Accordingly, the redevelopment will provide 476 service apartment units, 45,600 square metres of commercial/office space and 1,200 square metres of public open space.



公司總裁石禮謙先生（右四），民建聯主席曾鈺成先生（右五），及前臨時市政局副主席葉國忠先生（左三）與熟食檔檔主及其他嘉賓在熟食中心清場前合照。

LDC Chief Executive Mr Abraham Razack (fourth from right), Chairman of Democratic Alliance for the Betterment of Hong Kong, Mr Tsang Yok-sing (fifth from right), and Vice Chairman of ex-Provisional Urban Council, Mr Ip Kwok-chung (third from left) pictured here with one of stall operators and other guests at the Cooked Food Centre before clearance.

皇后街重建計劃的地基工程亦進展順利。公司現正與政府商討補地價及批地事宜。

皇后街重建項目佔地八千平方米，將興建一千一百五十個優質住宅單位、三百七十平方米商業樓面，以及四千平方米具園林景致的休憩用地。

另外，重建計劃亦包括一幢政府、團體及社區設施大樓，整項計劃共撥出五千四百平方米作為社區設施之用，包括護理安老院、日間幼兒園、老人中心、中度弱智人士宿舍、單身人士宿舍及熟食中心。

其他項目進展

中環中心是公司的主要項目之一，於二〇〇〇年三月領得滿意紙。由於玻璃幕牆毋須計算於總樓面建築面積之內，公司修訂中環中心的總綱發展藍圖，並於二〇〇〇年二月二日獲城市規劃委員會批准。

During the year, the land premium of the **Argyle Street/Shanghai Street** was settled. Foundation work on the project has commenced and is proceeding smoothly.

The Argyle Street/Shanghai Street project covering a site area of 12,000 square metres will deliver about 120,000 square metres of commercial/office space and a hotel. The redevelopment will also provide 1,100 square metres of open space and over 5,900 square metres of GIC facilities, including a cooked food centre, a neighbourhood community centre and a Public Light Bus terminus.



熟食中心的最後五個檔主於一九九九年六月同意遷出後，亞皆老街／上海街重建計劃的地基工作遂得以展開。

Foundation work of the Argyle Street/Shanghai Street project commenced after the last five stall operators of the Cooked Food Centre agreed to move out in June 1999.

Foundation work on the **Queen Street** redevelopment is also proceeding smoothly. Discussions are under way over the land premium and land grant matters.

The redevelopment, covering a site area of 8,000 square metres, will provide upon completion 1,150 quality residential flats, 370 square metres of commercial space and 4,000 square metres of landscaped open space.

A purpose-built GIC building will be included within the redevelopment. A total of 5,400 square metres of GIC facilities will include a care and attention home, a day nursery, a social centre for the elderly, a hostel for moderately mentally handicapped, a single-person hostel and a cooked food centre.

中環中心於一九九八年落成，為中環商業區增添優質寫字樓、六千平方米公眾休憩用地及三千一百平方米政府、團體及社區設施。



堅尼地城新海旁重建計劃未來發展外貌。
Artist's impression of the Kennedy Town New Praya redevelopment project.

這些社區設施包括日間幼兒園、香港旅遊協會管理的旅客諮詢及服務中心、聯合專業中心、大廈管理資源中心、老人外展服務中心及領袖訓練中心。此外，其他於中環中心設立服務處的社會服務機構有關心您的心、香港兒童健康促進協會、香港聖公會福利協會及泰山公德會。

紅磡寶其利街住宅重建項目已經竣工，並於二〇〇〇年二月出售。

二〇〇〇年三月，麥花臣球場重建計劃的批地年期經行政長官會同行政會議批准延長至五十年。公司正與政府商討補地價和批地事宜。

PROGRESS OF LDC'S OTHER PROJECTS

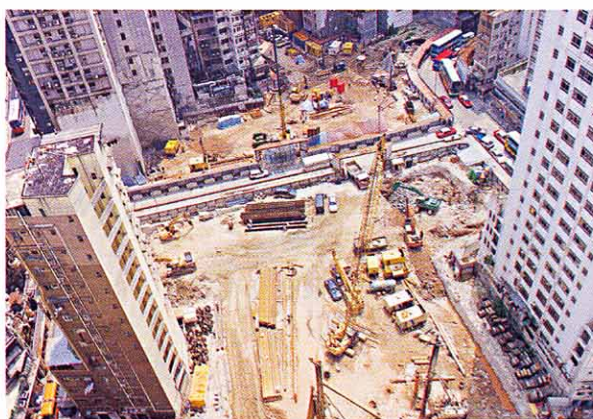
The Certificate of Compliance was obtained for the Corporation's flagship project, **The Center** in March 2000. The revised Master Layout Plan of The Center to utilise the excess Gross Floor Area resulting from the curtain wall areas being made non-accountable was approved by the Town Planning Board on 2 February 2000.

The Center, which was completed in 1998, offers prime office space, 6,000 square metres of public open space and 3,100 square metres of GIC facilities in the hub of the Central Business District.

These GIC facilities include a day nursery, Visitor Information and Services Centre of the Hong Kong Tourist Association, Joint Professional Centre, Building Management Resource Centre, Outreach Service Centre for the Elderly and Centre for Leadership Development. In addition, there will also be services provided by Care for Your Heart, Hong Kong Society for Child Health and Development, Sheng Kung Hui Diocesan Welfare Council and Tai Shan Charitable Association.

The **Bulkeley Street** residential redevelopment in Hung Hom was completed and sold in February 2000.

In March 2000, the Chief Executive in Council approved the Corporation's application for the extension of lease term of the **Macpherson Stadium** site to 50 years. Discussions are under way with the Government over the land premium and land grant.



皇后街重建計劃地基工程進展順利。
Foundation work of the Queen Street redevelopment project progressing smoothly.

公司成功收購了旺角廣鑪街重建項目所有的六十六個業權，毋須向政府申請收地。清拆工程完成後，公司將該地盤售予恆基地產發展有限公司。

公司正與政府商討楊屋道及加惠民道連繫地盤項目的補地價事宜。楊屋道項目將興建五百六十八個住宅單位及二千二百平方米商業樓面，而加惠民道項目則會提供一百二十四個住宅單位。

在規劃方面，公司兩項新重建計劃均有進展。行政長官會同行政會議於一九九九年十一月九日批准了卑利街／嘉咸街及第一街／第二街的發展計劃。

公司於一九九八年一月公佈了二十二個新重建計劃，其中包括上述兩個項目。該二十二項重建計劃是公司於一九九七年中進行的分區市區重建策略研究確定的。按照土地發展公司條例，公司必須以審慎的商業原則運作。所以，公司在宣佈這些項目時，已明確說明必須找到合作伙伴，才會展開收購工作。截至現時，公司未能就這些新項目與私人發展商達成協議。這些新重建計劃及公司其他正在積極進行的項目將會移交市建局。

樓宇維修及屋宇管理

作為負責任的機構，公司全力保養及管理已收購的物業，確保這些樓宇在清場及清拆前，仍適合居民安全居住。

公司按需要提供一系列的專業服務，包括樓宇狀況勘察／檢查、定期保養、維修及改善工程。過去一年，公司完成了逾八百項維修工程。



政府批准收回堅尼地城新海旁重建計劃的土地，公司為受影響租戶舉行簡報會。

Briefing organised for tenants of Kennedy Town New Praya redevelopment affected by the resumption of land.

In the Kwong Yung Street project in Mong Kok, the Corporation secured 100% acquisition of 66 property interests without need of resumption. Demolition work was completed and the cleared site was sold to Henderson Land Development Co. Ltd for development.

The Corporation is discussing with the Government the land premia of the Yeung Uk Road and Ka Wai Man Road linked site projects. The Yeung Uk Road project will provide 568 residential units and 2,200 square metres of commercial space while the Ka Wai Man Road project will yield 124 residential units.

On the planning front, progress was also made on two new projects. The Chief Executive in Council approved on 9 November 1999 the development schemes of Peel Street/Graham Street and First Street/Second Street projects in Central.

These two projects were among the 22 new projects announced by the Corporation in January 1998. They were identified by LDC's District Urban Renewal Studies carried out in mid 1997. In keeping with the LDC Ordinance's requirement for operating on prudent commercial principles, the Corporation has clearly stated that joint development partners was a pre-requisite for any acquisition work. So far, the Corporation has not been able to reach agreement with private developers for any of these projects. These projects, together with those under active implementation, will be handed over to the URA.

公司一向關心所有尚未遷出重建區的居民。所以，儘管公司所收購的物業將被清拆，公司仍密切注意樓宇的結構安全及環境衛生，以確保這些樓宇仍適合居住。為此，公司在灣仔道／太原街、堅尼地城新海旁、窩打老道／雲南里、河內道及荃灣市中心等多個重建項目提供清潔及保安服務。



參觀土地發展公司展覽中心的外地嘉賓：星加坡市區重建局的成員（右）及美國建築師學會的代表（上）。
Some of the overseas VIPs visiting the LDC Exhibition Centre: delegates from Urban Renewal Authority of Singapore (right) and the American Institute of Architects (above).

社區聯絡

公司在推行重建時，一向抱著「以人為本」的精神與受影響居民保持緊密聯繫，了解及盡量照顧他們的需要。年內，公司員工於各重建區內合共進行了一百五十次家庭訪問，舉行了逾五十次聚會，與居民、社區組織及政治團體加強溝通。

公司亦非常注重社區聯絡工作。公司設於荃灣、大角咀、深水埗、堅尼地城和灣仔的地區辦事處是公司與社區溝通的重要橋樑。過去一年，各地區辦事處接待了約四千名訪客，而地區辦事處及公司的熱線電話合共處理了約六千項查詢。

BUILDING MAINTENANCE AND ESTATE MANAGEMENT

As a responsible organisation, LDC has always made tremendous efforts in maintaining and managing the acquired properties to ensure they are safe for residence prior to their clearance and demolition.

A full range of professional services, including building condition survey/inspection, regular upkeep, repair works and improvement is provided as and when necessary. During the past year, over 800 maintenance work orders were completed.

Not only does the Corporation closely monitor the structural safety of the acquired properties due for demolition, it also ensures they are habitable, as far as environmental hygiene is concerned, for residents who have not yet moved out. To this end, the Corporation provides professional cleaning and security services

for the Wan Chai Road/Tai Yuen Street, Kennedy Town New Praya, Waterloo Road/Yunnan Lane, Hanoi Road and Tsuen Wan Town Centre redevelopment projects.



COMMUNITY LIAISON

During the process of redevelopment, LDC adopts a caring approach and maintains close contact with affected residents to ensure that their concerns and problems are duly considered. During the past year, the Corporation's staff conducted 150 home visits to the project areas and held over 50 meetings with the residents, social and political groups.

The LDC also places emphasis on strengthening its community liaison work. The LDC Neighbourhood Centres in Tsuen Wan, Tai Kok Tsui, Sham Shui Po, Kennedy Town and Wan Chai serve as a bridge between the Corporation and the local community. Last year, the neighbourhood centres recorded about 4,000 visitors. About 6,000 enquiries were handled by the neighbourhood centres and the LDC Hotlines.

為加強公眾對市區重建的了解及支持，公司邀請逾一萬四千位來自社會各界的人士參觀土地發展公司展覽中心。此外，公司在各屋邨亦舉辦了十次流動展覽，吸引共一萬五千位市民參觀。

除了與公眾直接接觸外，公司亦通過發放新聞稿、舉行新聞簡報會、接受媒介訪問，以及迅速回應媒介查詢，與社會保持密切聯繫。

此外，公司出版的雙月刊《土地發展公司簡訊》亦為公眾提供公司最新發展的資訊。

社會服務隊

公司一向致力協助受影響居民，以盡量減少重建對他們生活造成的干擾。為此，公司資助基督教女青年會及聖雅各福群會成立社會服務隊。

社會服務隊由專業社工組成，運作完全獨立。年內，社會服務隊為受公司荃灣、油麻地、尖沙咀、灣仔及筲箕灣重建計劃影響的居民，提供輔導及協助。

公司內部運作措施

保護環境

公司於一九九九年成立保護環境專責小組，並制訂了有關保護環境的政策及工作計劃，致力將重要的「綠色」概念引入市區重建及建築過程，並提昇員工的環保意識。

公司訂立了保護環境政策宣言，為公司日常運作及策略性工作列明原則。這項政策宣言獲得管理局、管理層及員工的全力支持。



中環中心提供的社區設施包括旅客諮詢及服務中心。
The Visitor Information and Services Centre, one of the community facilities in operation at The Center.

To enhance the public's understanding of and support for urban renewal, the Corporation invited over 14,000 people from all walks of life to visit the LDC Exhibition Centre. Besides, 10 mobile exhibitions were held in various housing estates throughout the year attracting 15,000 visitors.

The Corporation also communicated with the public through the mass media by way of press releases, briefings, interviews with LDC staff and efficient handling of media enquiries.

In addition, the Corporation publishes a bi-monthly newsletter, LDC News, that provides the public with a timely and topical update of the latest developments in the Corporation.

SOCIAL SERVICES TEAMS

It is a matter of concern and importance to the Corporation that residents affected by redevelopment projects are given all possible assistance to minimise any disruption to their livelihood. To facilitate this, the Corporation funded the setting up of special social services teams under the Young Women's Christian Association (YWCA) and St James' Settlement.

The teams are made up of professional social workers and work totally independent of the Corporation. During the past year, the teams provided counselling and assistance to residents affected by LDC redevelopment projects in Tsuen Wan, Yau Ma Tei, Tsim Sha Tsui, Wan Chai and Shau Kei Wan.

為支持小組的工作，公司任命了多位「綠色經理」，以協助推行各保護環境建議。

國際標準化組織認證

公司自一九九八年獲得國際標準化組織認證後，制定了一套嚴密的工作計劃，以維持國際標準化組織所要求的高度品質標準，並於一九九九年十月成功地通過審核，被國際標準化組織確定符合優質管理標準。

電腦系統順利過渡公元二千年

公司成立了由管理層積極參與的專責小組，評估和處理有關電腦過渡公元二千年的問題，確保公司的表現和運作不受影響。一如其他負責任的機構，公司作好一切準備，結果順利過渡所有高危日。

顧問管理制度

為確保公司在聘用及監察顧問工作有一套完善的準則，公司在採納了廉政專員公署的意見及參考政府的運作模式後，訂立了一套顧問管理系統。

公司對這系統不斷加以檢討，確保符合最新的需要。公司於二〇〇〇年二月進行了一次全面的檢討，令公司的顧問名單、表現評核準則及聘用顧問的評審原則得以精益求精。

員工培訓與發展

作為關心員工的機構，公司致力推動員工的培訓與發展。年內，公司舉辦了逾三百項課程，參加者達二千五百人次。這些課程內容廣泛，包括電腦技術、溝通技巧，以及一

INTERNAL INITIATIVES

Environmental Issues

Following its establishment in 1999, the LDC's Environmental Taskforce has been formulating policies and action plans to address both the key "green" issues relating to urban renewal and construction and to raise staff consciousness in environmental protection.

An Environmental Policy Statement was established as a clear indication of the principles that should guide both the Corporation's day-to-day work and its more strategic activities. The Policy Statement has the full support of the Managing Board, senior management and staff.

To support the work of the Taskforce, special "Green Managers" were appointed within the Corporation to implement the environmental initiatives.

ISO Certification

Following the ISO certification in 1998, the Corporation has developed a rigorous ISO maintenance programme to sustain the high standard ISO set up for quality services. As a result, the external surveillance visit carried out in October 1999 was very successful, in compliance with quality management requirements.

Year 2000 Compliance

A task force with the participation of senior management was set up to assess and address in a structured manner the Y2K problem and ensure that the performance and functioning capability of the Corporation would not be adversely affected.

Like other responsible organisations, LDC was well prepared for any potential system failures. No abnormalities associated with critical dates were experienced.

Consultants Management System

To ensure a consistent approach to the appointment and monitoring of consultants, the LDC has established a Consultant



位於中環中心內的大廈管理資源中心開幕禮。
Opening ceremony of the Building Management
Resource Centre at The Center.

般管理、質量控制、環境保護、保存文物、商業道德、健康與安全、規劃、法律、會計及建築等。

公司並贊助員工修讀其他課程，以提高學歷。同時，公司亦鼓勵員工參與外界的演說及講座，與外界人士互相分享經驗。另外，公司還積極推廣內部調職，以擴闊員工的經驗及建立更佳的團隊精神。

總結

市區重建，任重道遠。過去十二年，我們為市區重建所作的貢獻，令破落的舊區重現生機，裨益社區。這些成就能夠為日後市區重建局的工作奠定穩固基礎，公司引以為榮。

公司今天的成就，全憑上下員工的竭誠合作。他們以堅定信念、優良的專業精神，全情投入為重建舊區而努力，亟堪表揚。公司擁有經驗豐富的員工，而這批專才，將成為市區重建局的支柱，面對未來的新挑戰，繼續去完成重建市區的使命。

Management System in consultation with the ICAC and in parallel with Government practices.

This system is constantly under review to ensure it is able to meet prevailing needs. In this context a full review of the system was carried out in February 2000 leading to the fine-tuning of consultant lists, performance indicators and guidance on appointment.

Staff Training and Development

As a caring organisation, the Corporation has always put emphasis on staff training and development. During the year, the Corporation arranged over 300 training courses involving 2,500 participants. These courses span a wide spectrum of subjects including information technology, communication, presentation skills, supervisory and general management, quality control, environment, heritage, business ethics, health and safety, planning, law, accounting and construction.

The Corporation also sponsored its staff for courses that would enable them to obtain academic qualifications and encouraged staff to participate in external talks and lectures for sharing of experiences. Besides, the Corporation has actively promoted internal secondment to widen its staff's experience and build better teamwork.

CONCLUSION

Redevelopment is an ongoing process. During the past 12 years, our accomplishments in urban renewal have brought new life to decaying districts and substantial benefits to the community. The Corporation is proud of these achievements which have laid a strong foundation for the URA.

We attribute our success to the Corporation staff to whom I wish to commend for their total dedication, unswerving commitment and professional excellence. The Corporation has invaluable staff resources and this pool of talent will place the URA in a strong position to continue the mission of urban renewal and face the challenges ahead.

本人在此衷心感謝管理局各成員及主席劉華森博士的英明領導。另外，本人亦要多謝歷屆主席胡法光先生、潘國濂先生及首席大法官李國能先生，以及所有前任管理局成員，他們堅定不移帶領公司。公司多年來的豐碩成就，實有賴他們的承擔及努力。

總裁
石禮謙

My heartfelt gratitude goes to the Managing Board and the Chairman, Dr Lau Wah-sum for their leadership and wise counsel. I also wish to thank all past Chairmen, Mr Hu Fa-kuang, Mr Steven Poon and The Hon Chief Justice Andrew Li Kwok-nang, and all former Managing Board members, for their unrelenting support and guidance. The Corporation's accomplishments over the years are results of their commitment and hard work.

ABRAHAM RAZACK
Chief Executive