

新主席的話 New Chairman's Message

關注環境

雖然香港是全球最先進、最有動感的都市之一，但亦同時是最擁擠的城市之一。香港市民對政府及公營機構的期望很高，特別是保護環境及善用天然資源方面。作為香港主要的市區更新機構，我們的工作要顧及市民對環境與日俱增的關注。故此，我們所有項目均必須加進節省能源及其他環保的元素，這點對本港擠迫的環境特別重要。

寶貴的文物

由於香港土地珍貴，社會人士亦深深關注保育文物的困難。雖然社會人士對何謂「文物」，以及如何保育有不同意見，惟人們已有明確共識，重要的歷史和文化遺產必須予以妥善保留。有關這課題，行政長官曾蔭權先生在其競選政綱中亦有提及，他表示將「以創意方式保存歷史建築物及發展其用途，以成為有生氣有活力的文化地標」。

市建局以積極進取的策略，在多個項目中加入保育元素。在莊士敦道項目，我們保育了五幢戰前唐樓，當中包括一家曾經稱著一時的當舖，它們現正進行全面翻新。我們會悉心保育該等唐樓，確保可以保存其獨有特色。其實，最大的挑戰，是如何將它們翻新再用，讓它們在現代社會中繼續發放異彩。利東街項目亦採用了相若的方式，除了保育三幢戰前唐樓，我們還會透過近似的建築物型態，保留利東街的街貌和地方特色。在衙前圍村項目中，本局除了按照地方人士的意願，保育三大歷史文物：廟宇、門樓及門樓上的石匾，亦會儘量保留更多圍村環境，採用「設計融會保育」的方式，製定一個保育與發展並重的設計。

雖然文物保育通常是涉及歷史建築物，但亦可以是保育源遠流長的生活模式，這對本港社會來說其實同樣重要。在規劃卑利街/嘉咸街項目時，我們十分關注其露天市集生氣盎然，已成為區內特色，亦是遊人常到的購物地點。本局會致力保育及強化這個地方特色。

跨越挑戰

在履行市區更新的使命時，市建局不斷平衡各方的利益。

在規劃項目時，我們奉行首要使命，為香港的家庭將殘破舊樓轉變為理想居所，同時亦要致力迎合社會上各種南轅北轍的訴求；在管理項目時，我們竭力減少項目對居民的影響，但同時又要做到審慎理財。市建局在履行上述責任時，均盡量做到公平、公開及高透明度。

當市建局開展更多如觀塘市中心項目般艱巨的重建項目時，將面臨更多更複雜的挑戰。市建局全人，包括董事會、管理層及所有員工均會全力以赴，履行本局的使命。自本局的前身土地發展公司於一九八九年開展首個項目以來，便已在改善香港居住質素的工作上取得豐碩成果。得到各持份者的鼎力支持，以及一直跟本局緊密聯繫的香港特區政府的配合，本局將會積極跨越面前的種種挑戰，並會竭盡所能繼續服務香港市民。

主席 (自二零零七年五月一日起)

張震遠

二零零七年七月三十一日



市建局主席張震遠先生探訪衙前圍村居民。
URA Chairman Mr Barry Cheung visits Nga Tsin Wai Village residents.

Hong Kong. There is room for debate over what qualifies as “heritage” and how conservation can best be achieved. But there is already a clear consensus that legacies of historical and cultural significance should be properly preserved, which the Chief Executive, Mr Donald Tsang, incorporated into his Policy Blueprint. This document sets out that creative initiatives will be adopted both to preserve historical buildings and to expand their usage, so that they will be transformed into unique cultural landmarks.

The URA is fully committed to a proactive strategy for identifying conservation opportunities in its various schemes. In the Johnston Road project, five pre-war shophouses, including a well-known pawnshop, are currently undergoing a major face-lift. Great care is being taken to ensure that the distinct character of the shophouses will not be compromised. Indeed, the greatest challenge is to enhance, and update them in such a way that will ensure their sustainable use and continuing relevance in a modern-day context. A similar approach is being taken in the Lee Tung Street project. Here, besides preserving three pre-war shophouses, the intention is to retain the existing streetscape by, among other things, maintaining the height, scale and style of the tenement buildings in the future building design. At Nga Tsin Wai Village, a “Conservation by Design” approach is being adopted which balances development with the preservation of the village environment and the conservation of three significant heritage features agreed with the local community: a gateway to the village hall, a stone tablet adorning the top of the gateway and the Tin Hau Temple.

Although heritage conservation normally relates to historical buildings and structures, it can also encompass established ways of life, the preservation of which are equally important for our society. In planning our Peel Street/Graham Street project, the URA is very conscious of the vibrant local street-hawker scene that has become an integral part of the area, and a popular attraction in its own right. Efforts will be made to preserve and enhance this important feature of life in that area.

Overcoming Challenges

In undertaking its urban renewal mission, the URA engages in a constant balancing exercise.

In planning our programme, we have to strive to address the different, and sometimes competing, aspirations of the community while carrying out our priority mission to transform unacceptable slum buildings into decent homes for Hong Kong families. In managing each project, the URA focuses on causing the least possible disruption to the residents involved, while behaving with financial prudence. In all these endeavours, the URA does its best to act in an open, fair and transparent manner.

The challenges faced by URA are many and will become more complex as we undertake more ambitious urban renewal projects similar to the Kwun Tong Town Centre redevelopment. The entire URA team - its Board, its Management and all our staff - are fully committed to advancing the Authority's mission which has already made a significant contribution to improving Hong Kong's quality of life since our predecessor, the Land Development Corporation, began its first redevelopment project in 1989. With the support of our stakeholders, particularly the Government with whom we share a very close working relationship, we are enthusiastic about tackling the many challenges ahead and determined to continue to serve the people of Hong Kong.

Barry CHEUNG Chun-yuen

Chairman (from 1 May 2007)

31 July 2007