

新的重建項目

自二零零二年初至二零零六年三月，本局已推出了二十二個重建項目，大部份屬於土發於一九九八年初公布的二十五個項目。當中八個地盤已完成居民搬遷工作，本局已就其中的七個地盤跟私人發展商結成合營夥伴，並達成發展協議。二零零二/零三年底推行的一個項目，現正處於最後的規劃階段。在二零零五/零六年度，本局亦開展了六個新的重建項目。

下表臚列十二個項目的詳細資料，該等項目現分別在規劃、收購及居民搬遷的不同階段：

New Redevelopment Projects

Between early 2002 and March 2006, the URA has launched a total of 22 new redevelopment projects. Most of these projects are among the 25 announced by the LDC in early 1998. Clearance of eight of these sites has already been completed and the URA has now entered into agreements with joint venture partners from the private sector to develop seven of them. One project, which commenced in late 2002/03, is in the final stage of the planning process. Six new redevelopment projects were started in 2005/06.

The following table gives details of the 12 projects which are now under planning, acquisition and clearance:

項目 Project	項目地盤 Project Site	發展建議 Development Proposal	發展 Status
中西區 士丹頓街/ 永利街	面積：4,400平方米 受影響住戶：183 人數：461	519個住宅單位 2,800平方米商業樓面 855平方米公眾休憩用地	<ul style="list-style-type: none"> 發展計劃於二零零三年三月二十一日刊憲 視乎上訴聆訊結果，等候城市規劃委員會(城規會)將發展計劃呈交行政長官會同行政會議(行政會議)批准
Staunton Street/ Wing Lee Street, Central & Western	Area: 4,400 square metres Households affected: 183 Population: 461	519 residential flats 2,800 square metres of commercial space 855 square metres of public open space	<ul style="list-style-type: none"> Development Scheme gazetted on 21 March 2003 Awaiting submission by Town Planning Board (TPB) of scheme to Chief Executive in Council (CE in C) subject to outcome of legal appeal proceedings
灣仔 皇后大道東	面積：386平方米 受影響住戶：40 人數：127	69個住宅單位 500平方米商業樓面	<ul style="list-style-type: none"> 樓宇拆卸工程完成 批地正在處理中 合營發展招標/意向書預備中
Queen's Road East, Wan Chai	Area: 386 square metres Households affected: 40 Population: 127	69 residential flats 500 square metres of commercial space	<ul style="list-style-type: none"> Demolition completed Processing of land grant underway JV tender/EOI invitation to be prepared
紅磡 必嘉圈	面積：250平方米 受影響住戶：8 人數：12	46個住宅單位 240平方米商業樓面	<ul style="list-style-type: none"> 居民搬遷完成，樓宇拆卸工程有待通路問題解決
Baker Court, Hung Hom	Area: 250 square metres Households affected: 8 Population: 12	46 residential flats 240 square metres of commercial space	<ul style="list-style-type: none"> Buildings cleared pending demolition subject to resolution of road access problem
灣仔 利東街/ 麥加利歌街	面積：8,900平方米 受影響住戶：930 人數：2,000	1,323個住宅單位 9,680平方米商業樓面 3,084平方米政府、團體及社區設施 (包括護理安老院、垃圾收集站及公廁) 550平方米休憩用地	<ul style="list-style-type: none"> 正進行安置及居民搬遷工作 城規會於二零零六年六月二十三日通過修訂的規劃大綱
Lee Tung Street/ McGregor Street, Wan Chai	Area: 8,900 square metres Households affected: 930 Population: 2,000	1,323 residential flats 9,680 square metres of commercial space 3,084 square metres of GIC (includes residential care home for the elderly, refuse collection point and public toilet) 550 square metres of open space	<ul style="list-style-type: none"> Rehousing and clearance in progress Revised planning brief endorsed by TPB on 23 June 2006
大角嘴 洋松街/ 松樹街	面積：2,176平方米 受影響住戶：274 人數：643	251個住宅單位 3,260平方米商業樓面	<ul style="list-style-type: none"> 正進行居民搬遷工作
Larch Street/ Fir Street, Tai Kok Tsui	Area: 2,176 square metres Households affected: 274 Population: 643	251 residential flats 3,260 square metres of commercial space	<ul style="list-style-type: none"> Clearance in progress

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項目 Project	項目地盤 Project Site	發展建議 Development Proposal	發展 Status
大角嘴 杉樹街/ 晏架街 Pine Street/ Anchor Street, Tai Kok Tsui	面積: 2,300平方米 受影響住戶: 319 人數: 676 Area: 2,300 square metres Households affected: 319 Population: 676	314個住宅單位 3,450平方米商業樓面 450平方米休憩用地 314 residential flats 3,450 square metres of commercial space 450 square metres of open space	<ul style="list-style-type: none"> 正進行居民搬遷工作 Clearance in progress
深水埗 荔枝角道/ 桂林街 及醫局街*	面積: 3,435平方米 受影響住戶: 308 人數: 603 Area: 3,435 square metres Households affected: 308 Population: 603	420個住宅單位 5,020平方米商業樓面 400平方米休憩用地 420 residential flats 5,020 square metres of commercial space 400 square metres of open space	<ul style="list-style-type: none"> 合併兩個項目為一個發展計劃，並於二零零五年三月十一日刊憲 行政會議已於二零零六年六月二十日批准發展計劃 2 projects processed as 1 Development Scheme and gazetted on 11 March 2005 Development Scheme approved by CE in C on 20 June 2006
Lai Chi Kok Road/ Kweilin Street & Yee Kuk Street, Sham Shui Po*	面積: 783平方米 受影響住戶: 65 人數: 106 Area: 783 square metres Households affected: 65 Population: 106	保留及翻新2,140平方米現有樓面作為 文化創意產業之用途 250平方米休憩用地 Retention and refurbishment of 2,140 square metres of existing floorspace for cultural and creative industries 250 square metres of open space	<ul style="list-style-type: none"> 發展計劃於二零零五年三月十八日刊憲 行政會議已於二零零六年五月三十日批准發展計劃 收購工作將於二零零六年夏天進行 Development Scheme gazetted on 18 March 2005 Development Scheme approved by CE in C on 30 May 2006 Acquisition to start in Summer 2006
灣仔 茂蘿街/ 巴路士街 Mallory Street/ Burrows Street, Wan Chai	面積: 1,817平方米 受影響住戶: 80 人數: 183 Area: 1,817 square metres Households affected: 80 Population: 183	224個住宅單位 240平方米商業樓面 1,100平方米休憩用地 224 residential flats 240 square metres of commercial space 1,100 square metres of open space	<ul style="list-style-type: none"> 發展計劃於二零零五年十二月二日刊憲 正進行規劃批核程序 Development Scheme gazetted on 2 December 2005 Planning approval process underway
西營盤 餘樂里/ 正街 Yu Lok Lane/ Centre Street, Sai Ying Pun	面積: 536平方米 受影響住戶: 139 人數: 299 Area: 536 square metres Households affected: 139 Population: 299	72個住宅單位 800平方米商業樓面 72 residential flats 800 square metres of commercial space	<ul style="list-style-type: none"> 發展計劃於二零零五年十二月十六日刊憲 二零零六年六月獲房屋及規劃地政局長授權進行該項目 收購工作將於二零零六年夏天展開 Development Project gazetted on 16 December 2005 Authorisation from SHPL to proceed with project received in June 2006 Acquisition to start in Summer 2006
Fuk Tsun Street / Pine Street, Tai Kok Tsui	面積: 7,440平方米 受影響住戶: 679 人數: 1,706 Area: 7,440 square metres Households affected: 679 Population: 1,706	879個住宅單位 11,600平方米商業樓面 2,200平方米社區設施 1,500平方米休憩用地 879 residential flats 11,600 square metres of commercial space 2,200 square metres of GIC reserve 1,500 square metres of open space	<ul style="list-style-type: none"> 合併三個項目的發展計劃於二零零六年二月十七日刊憲 正進行規劃批核程序 3 projects processed as 1 Development Scheme and gazetted on 17 February 2006 Planning approval process underway
深水埗 海壇街/ 桂林街/ 北河街**	面積: 2,400平方米 受影響住戶: 沒有 人數: 沒有 Area: 2,400 square metres Households affected: Nil Population: Nil	253個住宅單位 2,240平方米商業用地 5,716平方米社區設施(室內運動場及青少年中心) 253 residential flats 2,240 square metres of commercial space 5,716 square metres of GIC (GFA for an indoor stadium and a youth centre)	<ul style="list-style-type: none"> 二零零六年三月展開 (透過與土地承批人香港遊樂場協會的協議) 批地正在處理中 正進行邀請意向書前的詳細規劃工作 Commenced in March 2006 (through agreement executed with Hong Kong Playground Association, the land grantee) Land grant being processed Detailed planning work underway prior to issue of invitations of expressions of interest
旺角 麥花臣室內場館 MacPherson Stadium, Mong Kok	面積: 2,400平方米 受影響住戶: 沒有 人數: 沒有 Area: 2,400 square metres Households affected: Nil Population: Nil	253個住宅單位 2,240平方米商業用地 5,716平方米社區設施(室內運動場及青少年中心) 253 residential flats 2,240 square metres of commercial space 5,716 square metres of GIC (GFA for an indoor stadium and a youth centre)	<ul style="list-style-type: none"> 二零零六年三月展開 (透過與土地承批人香港遊樂場協會的協議) 批地正在處理中 正進行邀請意向書前的詳細規劃工作 Commenced in March 2006 (through agreement executed with Hong Kong Playground Association, the land grantee) Land grant being processed Detailed planning work underway prior to issue of invitations of expressions of interest

* 合併兩個鄰近地盤為一個計劃以達致更佳規劃及推行。

* Integrate two nearby project sites into one scheme for better planning and implementation.

** 合併三個鄰近地盤為一個計劃以達致更佳規劃及推行。

** Integrate three nearby project sites into one scheme for better planning and implementation.



Redevelopment in Partnership with Hong Kong Housing Society

The URA and the Hong Kong Housing Society (HS) entered into a Memorandum of Understanding on Strategic Co-operation in December 2002. Under the MOU, the HS has to date commenced seven redevelopment projects announced but not commenced by the former LDC, and HS is bearing all of the costs of these projects and any profits or losses. Five of these projects are in Sham Shui Po and two are in Shau Kei Wan. The projects affect some 746 property interests and an estimated 1,200 households comprising about 2,320 people. Under the agreed arrangement, the HS undertakes acquisition and clearance for the projects. The HS is also responsible for redevelopment of the sites after clearance. When developed, the projects are expected to provide 1,774 new flats, 12,634 square metres of retail space, 300 square metres of open space and 4,400 square metres of space for Government/ Institution/ Community (GIC) use. In addition to these seven projects, the HS commenced a revitalisation-cum-preservation project, commonly known as the Blue House Project, in Wan Chai, affecting 9 tenement blocks and 55 households in March 2006. On completion, the preserved buildings will be used for cultural and community purposes complemented by some commercial facilities, and there will be 220 square metres of open space.

Future Redevelopment Projects

The past year has seen the commencement in earnest of the design process for the URA's largest project, Kwun Tong Town Centre, together with an extensive community engagement programme. The Kwun Tong redevelopment will reflect the URA's vision to create a 21st century town centre which will be a regional hub for East Kowloon, a landmark development with significant greenery and landscaping in a sustainable, well-built environment, which is fully integrated with the surrounding neighbourhoods.

Through a community design workshop, community aspiration survey, residents meetings, and focus group discussions, consensus was reached on a number of planning and design issues. These included retaining and expanding Yue Man Square Garden into a town park integrated with civic and cultural facilities, locating residential towers to the north-west of the site whilst ensuring sufficient breathing space between them, focusing commercial uses close to Kwun Tong MTR Station and improving linkages between the town centre and both the MTR station and the nearby apm building. The latest designs will be taken on a community roadshow during the summer of 2006 before the project gets underway later in the 2006/07 year.



市建局中西區分區諮詢委員會討論區內的市區更新工作。
URA Central and Western District Advisory Committee discusses the urban renewal initiatives in the district.

與香港房屋協會合作的重建項目

本局於二零零二年十二月與香港房屋協會（房協）簽訂了合作備忘錄，建立策略夥伴關係。至今，房協已根據該備忘錄推行了七個重建項目，均屬土發已公布但尚未開展的項目。房協會負責項目所有成本，並自負盈虧。其中五個項目位於深水埗，兩個位於筲箕灣。有關項目影響約七百四十六個業權，估計涉及約一千二百個住戶，合共二千三百二十人。根據雙方同意的安排，房協會進行項目的物業收購及居民搬遷工作。房協亦會負責項目的重建工程。當項目完成後，預計可合共提供一千七百七十四個單位、一萬二千六百三十四平方米零售樓面、三百平方米休憩用地及四千四百平方米政府、團體及社區設施。

除了上述七個項目之外，房協亦於二零零六年三月在灣仔開展了一個舊區活化暨文物保育項目（即藍屋項目），涉及九座唐樓共五十五戶家庭。當項目竣工時，獲保育的樓宇將用作文化及社區用途，另外還附有一些商業設施，以及二百二十平方米休憩用地。

未來的重建項目

去年，市建局致力為啟動歷來最大規模的項目（即觀塘市中心）的規劃程序積極進行籌備工作，並在過程中廣泛諮詢居民及社區的意見。這個觀塘重建項目將會體現本局及居民的共同願景，把重建範圍塑造成為二十一世紀的市中心典範、東九龍的樞紐、充滿綠化及園林景觀的地標式發展，以及與鄰近地區互相融合的可持續發展環境。

Preparations, including consultations with stakeholders and preliminary planning, has also started on projects to be launched in 2006/07, including Nga Tsin Wai Village, Sai Yee Street and Peel Street/Graham Street which, together with Kwun Tong Town Centre, comprise the only four out of the 25 announced ex-LDC projects, which have yet to be launched, as well as various URAO projects.

Rehabilitation

Following the introduction in 2004/05 of new initiatives to promote building rehabilitation (i.e. the materials incentive scheme, interest free loan and hardship grant, subsidy for third party liability insurance for rehabilitated buildings, preferential bank mortgage terms and technical advice on rehabilitation works as required by owners corporation), and continuous publicity and promotion efforts, there has been a general increase in the willingness and interest of property owners to rehabilitate their old buildings.

In October 2005, to support the Government's second stage consultation on Building Management and Maintenance, further enhancements to the rehabilitation schemes were introduced to encourage and assist owners in building rehabilitation. These included the increase in material subsidy from 10% to 20% of the value of rehabilitation work, up to a maximum of \$3,000 per unit, and extension of professional fee subsidies and hardship grants to benefit more needy owners.

In January 2006, URA celebrated the completion of works on the 100th building comprehensively rehabilitated with the assistance of our rehabilitation schemes. By the end of 2005/06, owners of 178 buildings comprising over 16,000 units had joined the two incentive schemes offered by URA.

In March 2006, four more financial institutions, in addition to the original list of thirteen, agreed to provide preferential mortgage terms, comparable to those offered for properties within much younger buildings, for properties within our rehabilitated buildings.

Clusters of fresh looking buildings are beginning to appear in URA's action areas as a result of rehabilitation. In 2005/06, we added quality design input for some building facades to enhance the technical services we offer to owners of buildings joining our rehabilitation schemes, in order to bring out the unique characters of individual buildings and, in some cases, clusters of buildings.



市建局及房協宣佈「藍屋」活化暨文物保育項目。
URA and HS jointly announce the "Blue House" revitalisation cum preservation project

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本局透過社區設計工作坊、社區訴求調查、居民大會及聚焦研討會，已就項目的一些規劃及設計事宜與社區達成共識，包括保留及擴大裕民坊休憩公園，使之成為融合社區及文化設施的市中心公園；將住宅樓宇設於地盤的西北面，同時確保大廈之間有足夠空間；將商業設施集中於觀塘地鐵站四周，並改善市中心與地鐵站及附近創紀之城(apm)購物商場之間的聯繫。項目的設計概念於二零零六年夏季在觀塘及鄰近地區進行巡迴公開展覽，收集社區意見。項目計劃於二零零六/零七年度開展。

除了觀塘市中心項目外，本局亦為將於二零零六/零七年度開展的三個剩餘前土發項目，包括衙前圍村、洗衣街及卑利街/嘉咸街項目，進行諮詢及初步規劃。另外，本局也為二零零六/零七年度的多個按照《市區重建局條例》實施的項目進行前期準備工作。

樓宇復修

本局於二零零四/零五年推出一系列新的計劃以推廣樓宇復修（即物料資助計劃、免息貸款及困難戶資助計劃、資助復修樓

宇購買第三者責任保險、樓宇按揭優惠計劃，以及按業主立案法團的要求提供技術意見），經過不斷努力推廣和宣傳，舊樓業主已普遍較前樂意及有興趣復修他們的樓宇。

為支持政府就樓宇管理及維修進行的第二階段諮詢，本局於二零零五年十月加強樓宇復修的援助，以鼓勵及協助業主復修樓宇。有關加強措施包括：提高復修物料的資助金額，由不超過工程總值一成調高至兩成，或每戶不超過港幣三千元；以及擴大專業工程顧問費用及困難戶資助的覆蓋範圍，令更多有需要的業主受惠。

二零零六年一月，本局慶祝在本局的樓宇復修計劃下，第一百幢的樓宇完成復修工程。截至二零零五/零六年度底，共有一百七十八幢樓宇的業主參加了與本局的兩項樓宇復修計劃，受惠單位超過一萬六千個。



市建局執行董事羅義坤先生向銀行界代表簡介本局的樓宇復修計劃。
URA Executive Director, Mr Quinn Law Yee-kwan, briefs bank representatives about the URA's building rehabilitation schemes.



pReservation

In November 2005, the Conservation Advisory Panel (CAP) which advises the Authority on preservation work under the auspices of the Planning, Development and Conservation Committee, organised a workshop in collaboration with the Antiquities and Monuments Office (AMO) to discuss technical aspects of conservation projects and the adaptive re-use of conserved buildings. Members of the CAP were recognized international experts in building preservation and all of the various discussion forums were well attended, attracting over a hundred local participants each.

The URA's projects at Mallory Street and Johnston Road, both in Wan Chai, which both contain buildings for conservation, were subjects of discussions which addressed legal, building safety, barrier-free access, structural, building services and craftsmanship issues.

In addition to the practical conservation measures identified for these projects, the workshop agreed on a number of conservation principles and recommendations including requesting Government to push forward with its heritage policy and guidelines as a priority, streamline approval mechanisms, agree common terminology, provide training for its officials and promote the understanding of heritage conservation to the public at large.

Revitalisation

Sustained efforts have ensured continued progress in the planning and implementation of area and street improvement projects under our revitalisation programme during the past year. District Councils, Highways Department and other Government departments have all given active support for these projects which are intended to spread the benefits of URA initiatives to the wider community.

In Kowloon, street improvement works to Shanghai Street have now been completed along the route linking the URA's Langham Place and Waterloo 8 projects. Street enhancements adjoining a completed URA rehabilitation pilot project at Pitt Street have also been completed. Meanwhile, planning has commenced on similar enhancements in the vicinity of our Hanoi Road redevelopment project in Tsim Sha Tsui, our Vision City project in Tsuen Wan Town Centre, and around our completed rehabilitation projects in Tai Kok Tsui.

On Hong Kong Island, further enhancements have been completed for the URA's Sheung Wan Fong and Morrison Street revitalisation near the