

更新為社群

我們本著以人為本的精神，投放大量資源，以照顧受重建項目影響的業主和租客的需要。當本局開展項目時，均會派出大批職員進行戶籍調查，以取得項目內的業主、租客及商舖的重要資料。當本局發出收購建議時，我們亦會個別探訪業主和租客，以及舉行小組會議及居民大會，務求與受影響人士保持緊密聯繫。此外，本局設於灣仔、中西區及大角嘴的地區辦事處，亦是我們與社區保持聯繫的橋樑，以照顧各區受重建影響人士的需要。另外，地區辦事處更肩負另一重任，向區內業主宣傳本局新的樓宇復修計劃。

此外，我們成立了數支由專業社工組成的市區重建社區服務隊，為受影響居民進行輔導及提供實際援助。現時，本局的社區服務隊在大角嘴、灣仔、中西區、旺角及紅磡等地區工作。市建局在開展重建項目時，會在區內進行社會影響評估及戶籍調查，遇到有特別需要的居民，服務隊會為他們提供適切的援助。為配合本局的以人為本的工作方針，服務隊更會為有需要居民提供個別服務及協助，當中會特別關注弱勢社群，包括長者、弱能人士、單親家庭及新移民的需要。



受利東街項目影響的居民開展舒適健康的生活環境。
Residents affected by Lee Tung Street project enjoy better living environment.



市建局用心聆聽居民的心聲。
URA listens and cares about residents' need.

Renewal for the People

The URA devotes substantial resources to reaching out to owners and tenants affected by its redevelopment projects. When a project is launched, many URA staff participate in occupancy surveys to obtain key information about owners, tenants and businesses within a project. When the URA issues its purchase offers, liaison continues through individual visits and contacts with owners and tenants as well as group meetings and briefings. The URA's neighbourhood centres in Wan Chai, Central & Western and Tai Kok Tsui are focal points of liaison to serve the needs of people affected by renewal in these areas. The centres also assist to spread word of the URA's new rehabilitation initiatives to owners in these districts.

The URA has commissioned Urban Renewal Social Service Teams (SSTs) comprising professional social workers to provide counseling and practical assistance to the affected residents. SSTs are currently working in Tai Kok Tsui, Wan Chai, Central and Western, Mong Kok and Hung Hom. In identifying residents as being in need of help, the SSTs are facilitated by the Social Impact Assessments and Occupancy Surveys carried out when a redevelopment project commences. With emphasis on the URA's people-oriented approach, the SSTs would focus their personal service and professional assistance particularly on the vulnerable groups including the elderly, disabled, single parent families and new immigrants.



正在施工階段的重建項目

去年，本局除了繼續進行接手前土發的十個重建項目之外，還為以下六個市建局項目批出新的合作發展合約：

Redevelopment Projects under Construction

While implementation of the 10 former LDC projects transferred to the URA continued during the past year, six new joint venture development project contracts have been awarded for URA projects:

項目 Project

合作發展商 Joint Venture Partner

荃灣楊屋道
Yeung Uk Road,
Tsuen Wan

海寶（香港）有限公司（信和置業有限公司的附屬公司）
Ocean Treasure (Hong Kong) Limited
(subsidiary of Sino Land Company Limited)

灣仔莊士敦道
Johnston Road,
Wan Chai

聯廣有限公司（嘉華國際集團有限公司的附屬公司）
Union Profits Limited
(subsidiary of K Wah International Holdings Ltd.)

大角嘴櫻桃街
Cherry Street,
Tai Kok Tsui

百寶企業有限公司（南豐集團的附屬公司）
Best Treasure Enterprises Limited
(subsidiary of Nan Fung Group)

深水埗福榮街/ 福華街
Fuk Wing Street / Fuk Wa Street,
Sham Shui Po

羚城有限公司（信和置業有限公司的附屬公司）
Falcon City Limited
(subsidiary of Sino Land Company Limited)

深水埗保安道/ 順寧道
Po On Road / Shun Ning Road,
Sham Shui Po

SHKP e-Home Limited（新鴻基地產發展有限公司的附屬公司）
(subsidiary of Sun Hung Kai Properties Limited)

旺角新填地街
Reclamation Street,
Mong Kok

銀途有限公司（華人置業集團的附屬公司）
Silver Step Limited
(subsidiary of Chinese Estates Holdings Limited)

油麻地窩打老道/ 雲南里項目已於二零零四年中竣工，共有五百七十六個的住宅單位，其中四百七十一個單位經已售出。旺角亞皆老街/ 上海街項目現命名為朗豪坊，於二零零四年底完成，新的購物商場及酒店於二零零五年初舉行了隆重的開幕儀式。

堅尼地城新海旁項目的售樓工作已於二零零五年初展開，建築工程預算於二零零五年底完竣，共有一千一百八十二個單位，其中一千零二十六個單位經已售出。

Construction of the Waterloo Road/Yunnan Lane project was completed in mid 2004 and of the 576 flats, 471 have now been sold. The Argyle Street/Shanghai Street project now named as Langham Place, was completed in late 2004 followed by a grand opening of the new retail and hotel complex held in early 2005.

Flat sales for the Kennedy Town New Praya project were launched in early 2005. Construction is due to end in late 2005 and out of 1,182 units built, 1,026 have now been sold.



除了旺角廣鏞街項目之外，上述項目的詳情如下：

The details of the projects highlighted above (excluding the Kwong Yung Street project in Mong Kok) are indicated in the table below:

項目 Project	建議 Proposal	進展 Status	預算竣工日期 Estimated Project Completion
上環皇后街	1,148個住宅單位 400平方米零售樓面 5,200平方米政府、團體及社區設施 1,200平方米公眾休憩用地	<ul style="list-style-type: none"> • 建築工程於二零零三年二月完竣 • 完成出售住宅單位 • 餘下商舖及泊車位出售中 • 正進行移交政府、團體及社區設施 	完成
Queen Street, Sheung Wan	1,148 residential flats 400 square metres of retail space 5,200 square metres of GIC (community) facilities 1,200 square metres of public open space	<ul style="list-style-type: none"> • Construction completed in February 2003 • Flat sales completed • Sales of remaining shops and parking spaces in progress • Handover of GIC (community) facilities in progress 	Completed
灣仔道/ 太原街	904個住宅單位 3,428平方米零售及商業寫字樓樓面 5,700平方米現代化空調街市 600平方米日間幼兒中心	<ul style="list-style-type: none"> • 正進行上蓋建築工程 	二零零五年中至二零一零年中分期完成
Wan Chai Road/ Tai Yuen Street	904 residential flats 3,428 square metres of retail and office space 5,700 square metres of modern air-conditioned market 600 square metres of day nursery	<ul style="list-style-type: none"> • Construction work of superstructure in progress 	In phases between mid-2005 and mid-2010
堅尼地城新海旁	1,182個住宅單位 2,300平方米公眾休憩用地	<ul style="list-style-type: none"> • 正進行上蓋建築工程 • 住宅單位出售中 	二零零五年底
Kennedy Town New Praya	1,182 residential flats 2,300 square metres of public open space	<ul style="list-style-type: none"> • Construction work of superstructure in progress • Flat sales in progress 	Late 2005
西環加惠民道	89個住宅單位 89 residential flats	<ul style="list-style-type: none"> • 上蓋工程進行中 • Construction work of superstructure in progress 	二零零六年初
Ka Wai Man Road, Western			Early 2006
灣仔莊士敦道	356個住宅單位 2,600平方米零售樓面 保育五幢歷史建築	<ul style="list-style-type: none"> • 地基工程進行中 	二零零七年底
Johnston Road, Wan Chai	356 residential flats 2,600 square metres of retail space Preservation of five historical buildings	<ul style="list-style-type: none"> • Foundation works in progress 	Late 2007
旺角亞皆老街/ 上海街	119,000平方米零售及寫字樓樓面 686個房間的酒店 6,500平方米政府、團體及社區設施 1,100平方米公眾休憩用地	<ul style="list-style-type: none"> • 完成建築工程 • 二零零五年初開幕 • 正進行移交政府、團體及社區設施 	二零零四年底
Argyle Street/ Shanghai Street, Mong Kok	119,000 square metres of retail and office space 686 room hotel 6,500 square metres of GIC (community) facilities 1,100 square metres of public open space	<ul style="list-style-type: none"> • Construction work completed • Grand opening in early 2005 • Handover of GIC (community) facilities in progress 	Late 2004
大角嘴櫻桃街	520個住宅單位 5,365平方米零售樓面 1,400平方米政府、團體及社區設施	<ul style="list-style-type: none"> • 地基工程進行中 	二零零八年初
Cherry Street, Tai Kok Tsui	520 residential flats 5,365 square metres of retail space 1,400 square metres of GIC (community) facilities	<ul style="list-style-type: none"> • Foundation works in progress 	Early 2008

項目 Project	建議 Proposal	進展 Status	預算竣工日期 Estimated Project Completion
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油麻地窩打老道/ 雲南里 Waterloo Road/ Yunnan Lane, Yau Ma Tei	576個住宅單位 1,650平方米公眾休憩用地 保存位於上海街的「紅磚屋」 576 residential flats 1,650 square metres of public open space Preservation of the 'red brick' building in Shanghai Street	<ul style="list-style-type: none"> • 二零零四年六月完成建築工程 • 住宅單位出售中 • Construction work completed in June 2004 • Flat sales in progress 	二零零四年中 Mid 2004
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尖沙嘴河內道 Hanoi Road, Tsim Sha Tsui	31,400平方米零售樓面 383個房間的酒店 383個服務式住宅單位 1,200平方米公眾休憩用地 31,400 square metres of retail space 383 room hotel 383 service apartment units 1,200 square metres of public open space	<ul style="list-style-type: none"> • 地下層及上蓋建築工程進行中 • Construction work of basement and superstructure in progress 	二零零七年底 Late 2007
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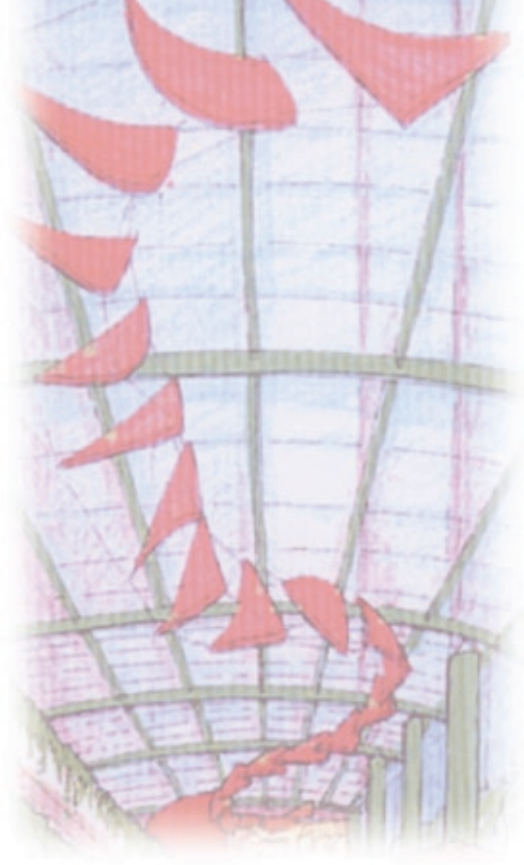
荃灣市中心 Tsuen Wan Town Centre	1,507個住宅單位 23,230平方米零售樓面 3,120平方米交通及社區設施 3,700平方米公眾休憩用地 1,507 residential flats 23,230 square metres of retail space 3,120 square metres of transport and community facilities 3,700 square metres of public open space	<ul style="list-style-type: none"> • 上蓋建築工程進行中 • Construction work of superstructure in progress 	二零零七年初 Early 2007
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荃灣楊屋道 Yeung Uk Road, Tsuen Wan	243個住宅單位 17,629平方米零售樓面 243 residential flats 17,629 square metres of retail space	<ul style="list-style-type: none"> • 地基工程進行中 • Foundation works in progress 	二零零七年底 Late 2007
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深水埗 保安道/ 順寧道 Po On Road/ Shun Ning Road, Sham Shui Po	151個住宅單位 2,090平方米零售樓面 250平方米公眾休憩用地 151 residential flats 2,090 square metres of retail space 250 square metres of public open space	<ul style="list-style-type: none"> • 地基工程進行中 • Foundation works in progress 	二零零八年初 Early 2008
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深水埗 福榮街/ 福華街 Fuk Wing Street/ Fuk Wa Street, Sham Shui Po	155個住宅單位 2,075平方米零售樓面 250平方米公眾休憩用地 155 residential flats 2,075 square metres of retail space 250 square metres of public open space	<ul style="list-style-type: none"> • 地基工程進行中 • Foundation works in progress 	二零零七年底 Late 2007
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旺角新填地街 Reclamation Street, Mong Kok	84個住宅單位 802平方米零售樓面 84 residential flats 802 square metres of retail space	<ul style="list-style-type: none"> • 地基工程進行中 • Foundation works in progress 	二零零七年初 Early 2007
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Rehabilitation

The URA has successfully built on the initial experience of its 12 rehabilitation pilot projects begun in 2003 and pioneered further efforts in building rehabilitation through the launch of the extended Trial Scheme (Material Incentive Scheme) and the interest-free Loan/Grant Scheme in the year under review. The Material Incentive Scheme targets residential or composite buildings which are over 20 years old, located in the URA's Building Rehabilitation Scheme Areas, under impending Government orders for repair and with established owners' corporations. The Loan/Grant Scheme launched aims to help owners of buildings who have not received statutory orders for repair to rehabilitate their buildings voluntarily.

Both schemes were launched under an intensive direct marketing drive which was backed up by multi-media promotion campaign. The direct marketing task force included not only a specially trained team of the URA's professional staff but also a number of social service agencies and other NGOs to take our rehabilitation incentives and technical assistance right up to the door steps of the targeted buildings. The results were highly satisfactory. At last count before the year closed, a total of 88 multi-storey buildings comprising about 8,500 units having enrolled in the two schemes. Among them, 28 buildings (about 2,200 units) have completed rehabilitation work; 36 other buildings, (about 4,200 units) are undergoing rehabilitation and the remainder's applications are being processed. In addition, 400 loans and 40 hardship grants have been approved under the Loan/Grant Scheme totaling about \$14 million for 18 buildings.

For supplementary assistance, the URA has also introduced a subsidy scheme for public liability insurance and has managed to reach agreement with 13 banks and the Hong Kong Mortgage Corporation Limited to offer special mortgage terms to owners of rehabilitated buildings. The public reaction to this initiative has been very positive, to the point that a groundswell of building care culture appeared to have emerged throughout the territory. By early 2005, this culture was further reinforced as the Government announced that it has successfully enlisted the contribution of the Hong Kong Housing Society to a 10-year, \$3 billion integrated building management and maintenance scheme.

