

樓宇復修

繼本局於二零零三年開展了十二個樓宇復修試點項目後，我們在本年度再接再勵，進一步擴大有關工作，分別推出樓宇復修試驗計劃（物料資助計劃）及免息貸款／資助計劃。物料資助計劃的目標是住宅或綜合用途樓宇，樓齡二十年以上，位於本局的樓宇復修計劃服務區，已接獲政府的修葺令，並已成立業主立案法團。貸款／資助計劃是協助沒有收到法定維修令的業主自願進行樓宇復修。

本局運用直接市場推廣策略來推行上述兩項計劃，並配合多媒體宣傳，以收效益。我們的專業員工，經過培訓後，聯同其他社會服務機構和非政府組織，將本局的樓宇復修措施和技術支援，直接向目標樓宇的業主推廣，反應良好。直至二零零五年三月止，共有八十八幢樓宇（約八千五百個單位）的業主已參與上述兩個計劃。本局亦已協助其中二十八幢樓宇共二千二百個單位完成復修工程，另外三十六幢樓宇約共四千二百個單位正在進行不同階段的復修工程，其餘的申請則在批核中。此外，本局共為十八幢樓宇批出四百宗貸款及四十宗資助，涉資約一千四百萬元。

為了進一步協助業主，本局更推出購買第三者責任保險資助計劃，並推動十三間銀行及香港按揭證券有限公司，為已復修樓宇的業主提供優惠按揭。公眾對這些計劃的反應十分良好，而全港市民對樓宇保養的關注也加強了，令復修文化開始在社區萌芽。在二零零五年初，政府宣布房協會在未來十年預留三十億元推行樓宇管理維修綜合計劃，令這股樓宇保養的文化進一步植根社區。

樓宇復修有效減慢舊區老化，樓宇經過復修後，居住環境變得更衛生，樓宇更安全和美觀，物業價值亦相應提高，尤其是不少銀行在本局的推動下，踴躍為已復修的樓宇提供按揭優惠。舊樓業主對市建局試行的樓宇復修計劃反應熱烈，顯示這個創新模式是可行的。作為一個新嘗試，本局的樓宇復修工作尚處於未成熟階段，我們希望在來年再改進這方面的工作，特別是與專業團體及地區組織合作，透過不同方式和渠道推廣樓宇復修，鼓勵更多市民參與，務求取得更佳成績。





市建局董事會成員龍炳頤教授向記者解釋資助復修樓宇第三者責任保險的詳情。旁為市建局地區總監林偉能先生（左）及香港保險業聯會主席陳健波先生。
URA Board member Prof. David Lung explains details of insurance subsidy for URA's rehabilitated buildings. Next to him are (left) URA District Development Director Mr Stephen Lam and Chairman of the Hong Kong Federation of Insurers Mr K. P. Chan.

Building rehabilitation is an effective strategy to slow down the pace of urban decay. A good job of rehabilitation can give a smarter, safer and cleaner home as well as an enhanced value for the property, especially as many banks have responded to URA's efforts by offering improved mortgage terms to rehabilitated buildings. The highly favourable response from owners of the URA's rehabilitation target buildings has confirmed that the model for building rehabilitation pioneered by the URA is workable. As a newly implemented initiative, our rehabilitation work is still in an embryonic stage and we will aim to achieve further improvements in the coming year especially in ways and means of promoting wider public participation through joint efforts with professional bodies and district groups.

Strategic Partnership with Hong Kong Housing Society

The URA and Hong Kong Housing Society (HS) entered into a Memorandum of Understanding on Strategic Cooperation in December 2002. The two bodies agreed that the HS would implement seven redevelopment projects announced but not commenced by the former LDC, and bears all the costs of the projects and any profit or loss. To date, six of the projects have been commenced, including five in Sham Shui Po and one in Shau Kei Wan. The projects affect some 722 property interests and an



與香港房屋協會的策略夥伴關係

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。根據協議，房協將推行七個重建項目，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。直至現時為止，房協已推出了六個項目，其中五個位於深水埗，一個位於筲箕灣。有關項目影響約七百二十二個業權，估計涉及一千二百三十一個住戶，合共二千五百七十三人。根據雙方同意的安排，房協負責項目的物業收購及地盤清場，有關工作現正進行中或即將開展。房協亦會負責項目的重建工程。當項目完成後，預計可合共提供一千六百四十六個單位、一萬六千一百六十平方米零售樓面、九百三十平方米休憩用地及四千四百平方米政府、團體及社區設施。本局將繼續與房協進行商討，研究雙方進一步合作的空間。

社區服務隊探訪居民及了解他們的需要。
A Social Service Team member visits a resident to understand his needs.

社區關係

本局在推行市區更新工作時，最重要是得到社區人士的諒解和合作。在社區事務及公共關係委員會的領導下，本局致力與傳媒及各有關人士保持良好溝通，讓公眾人士更明白本局的工作，從而爭取他們的支持和參與。此外，我們亦希望更了解社區人士的訴求，有助我們的工作合乎社區的期望。在二零零四/零五年度，本局進行了廣泛的檢討，繼而制定了積極的「社區聯繫」策略，當中涵蓋了多項嶄新措施：包括與地區人士「組成網絡聯繫」、「結成夥伴」、「一同參與」及「保持對話」。

根據是項策略，本局舉辦了二百多次的活動，加強與各類社會人士的聯繫，包括傳媒招待會、居民大會、區議會會議和社區諮詢工作坊等。在上述過程中收集到的意見和建議，有助本局改善規劃和營運的政策及程序。

為了鞏固網絡聯繫，本局檢討及加強了四個現有分區諮詢委員會的職能，成為本局與社區溝通的重要渠道。年內，我們委任了新的委員會成員，他們來自社區各界，具廣泛代表性。四個委員會

estimated 1,231 households comprising 2,573 people. Under the agreed arrangement, the HS is undertaking acquisition and clearance for the projects. This work is now either underway or soon to commence. The HS will also be responsible for redevelopment of the sites after clearance. When developed, the projects are expected to provide 1,646 new flats, 16,160 square metres of retail space, 930 square metres of open space and 4,400 square metres of space for GIC use. The URA and HS continue to discuss future scope for cooperation.

Community Relations

Establishing good mutual understanding and co-operation with the local community is an essential part of urban renewal. Under the guidance of the Community Affairs and Public Relations Committee, the URA has pursued efforts to communicate with the mass media and key stakeholders. The primary aim is to encourage a better local understanding of the URA's function and activities and enlist public support and participation in our work. A further aim is to enable the Authority to understand and work towards realising the community's aspirations. During 2004/05, we have conducted a comprehensive review which subsequently led to the formulation of a proactive 'NPID' community engagement strategy consisting of various new initiative in Networking, Partnership, Involvement and Dialogue with our stakeholders.

Under the strategy, we carried out intensive dialogue with a wide variety of community groups through more than 200 face-to-face activities ranging from press conferences and resident briefings to District Council meetings and consultative workshops with different stakeholders. The views and suggestions collected in the process have proved effective in refining the URA's planning and operational policies and practices.

For stronger networking, we have reviewed and strengthened the role of the URA's four existing District Advisory Committees as an important channel of communication between local communities and us. New appointments embracing a wider local representation were made to the committees. The committees comprised 61 members ranging from flat owners, tenants, community leaders and social workers to professionals, academics and businessmen. An example of the committees' effective contribution was their role in assisting in the introduction of a more transparent procedure for evaluation of the Home Purchase Allowance as compensation to owners of

