



資訊摘要
URA Digest

專題故事
Cover Story

連繫社區
Reaching Out

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618 上海街 SHANGHAI STREET

傳承歷史 活化社區

Preserving History
and **Revitalising** the Community





P.01

- 市建局以多媒體及虛擬實境技術 打造SPORTS EXPO
URA Debuts SPORTS EXPO with Interactive Multimedia and VR Content
- 第二輪「優化升降機資助計劃」 1月6日起接受申請
Second Round of Lift Modernisation Subsidy Scheme Opens for Application
Starting from 6 January

資訊摘要
URA DIGEST



1

專題故事
COVER STORY



2

- 保育活化唐樓 傳承歷史 618上海街延續社區故事
Legacy of Shanghai Street Continued Through Old Shophouses Revitalisation

保留建築特色 個性化布局 新舊建築交融添生氣
Preservation of Architectural Features with Characterised Layout
A Blend of Old and New Brings in Vitality

保育石柱逐層鑿開 揭示社區變遷印記
Layers on Preserved Stone Columns Tell Stories of Communal Transitions

618上海街 建築及保育特色介紹
Highlights of Architectural and Preservation Features of 618 Shanghai Street

口述歷史 重組昔日情景 創新科技 打造上海街時光之旅
Oral History Helps Reconstruct Old Scenes
Voyage of Time at Shanghai Street Made Possible by Innovative Technology

市建局首個全面應用BIM項目 上海街項目奪國際大獎
The Shanghai Street Project -
URA's First Complete Adoption of BIM Project Wins International AEC Award

P.02 - P.24

P.25 - P.28

- 退休人士任市區更新導賞員
退而不休發揮所長 跨代交流促進共融
Retirees Appointed as Urban Renewal Docents
Continue to Contribute to Society while Enhancing Cross-generational Integration

連繫社區
REACHING OUT



3



01

市建局以多媒體及虛擬實境技術 打造SPORTS EXPO

URA Debuts SPORTS EXPO with Interactive Multimedia and VR Content

為推廣本地體育運動及加強地區特色，市建局於旺角洗衣街項目商場部分（「THE FOREST」）設立的體育主題互動資料館SPORTS EXPO，已於去年十月開幕。展館結合多媒體和虛擬實境等科技元素，設置虛擬競技場、體感遊戲區及虛擬實境遊戲區，以創新和互動的方式，讓公眾有機會一展身手，體驗各類運動項目。參觀人士亦可通過大型屏幕，觀賞多位本地體育精英的獨家訪問短片，以及多名精英運動員在大型體育比賽時所採用的運動裝備圖片。

SPORTS EXPO開放時間為周一至日中午十二時至晚上九時，市民可於網頁<https://k28.ura-vb.org.hk/tc>預約參觀。

SPORTS EXPO, a sports-themed interactive information hub created by the URA at the commercial portion (namely "THE FOREST") of Sai Yee Street Project, Mong Kok, was launched in early October 2019 with aims to promote local sports and enhance district characteristics. Through multimedia and virtual reality (VR) technology, visitors can take part in a wide range of innovative and interactive sports activities in the LED arena, motion game zone and VR games zone, in addition to watching the exclusive video clips of local leading athletes and pictures featuring athletic gears worn in large-scale sports events.



SPORTS EXPO opens daily from 12noon to 9pm, including Saturday, Sunday and public holidays. Members of the public are welcome to visit by making online appointment via webpage <https://k28.ura-vb.org.hk/en>.



02

第二輪「優化升降機資助計劃」 1月6日起接受申請

Second Round of Lift Modernisation Subsidy Scheme Opens for Application Starting from 6 January

市建局宣布，由2020年1月6日起至6月30日止，接受第二輪「優化升降機資助計劃」申請。為加快推動優化升降機工程，政府於2019年夥拍市建局推行「優化升降機資助計劃」，為有需要的樓宇業主提供資助及專業支援，鼓勵他們加快籌組及開展升降機優化工程，以提升舊式升降機的安全水平。首輪資助計劃共接獲約5,000部升降機的申請。合資格的申請個案已按風險評估為基礎完成排序，當中約1,400部升降機已獲納入首輪資助；相關個案主任將陸續協助申請者，並安排免費顧問協助籌組工程事宜。第二輪資助計劃的申請條件及資助與首輪相同，詳情可瀏覽「樓宇復修平台」網頁或致電熱線3188 1188查詢。



The URA announced details of the second round of Lift Modernisation Subsidy Scheme (LIMSS) which is opened for application from 6 January to 30 June, 2020. To promote lift modernisation and to enhance the safety level of aged lifts, the Government launched the LIMSS in 2019 in partnership with the URA to provide financial assistance and professional support to encourage building owners in need to expedite the planning and commencement of lift modernisation works. The first round has received applications involving around 5,000 lifts. The URA has completed setting the priority of eligible cases based on risk assessment and some 1,400 lifts have been included in the first round for subsidy. The URA has arranged case officers to assist the respective applicants through the provision of free consultancy service to organise or conduct lift modernisation works.

The application requirements and subsidy of the second round of LIMSS are the same as the first round. Details are available on Building Rehabilitation Platform website or by enquiry at hotline 3188 1188.

保育活化唐樓 傳承歷史

618上海街 延續社區故事

Legacy of Shanghai Street

Continued Through Old Shophouses Revitalisation



如果大家近日行經旺角介乎亞皆老街與快富街之間的一段上海街，不難發現原本一列殘舊的唐樓別有一番新氣象：騎樓底下、唐樓前的一排石柱，在斑駁錯落的油漆和書法字體中，驟見日漸消失的老店招牌，例如「錦蘭茶煙莊」、「廣達涼菓」、「華生電器行」等……多走幾步，卻又見到舊唐樓與設有現代屋宇裝備的新建築互相融合，形成獨特的街道風景，這裏就是去年11月底開始營運試業的市建局保育活化項目「618上海街」。

自2008年宣布啟動項目以來，市建局團隊與建築及保育顧問等一直反覆研究，在保育有歷史價值的建築群之餘，如何能傳承社區特色和歷史，並以嶄新的手法將之呈現。透過活化工程，舊建築群今天注入了新元素，成為人人皆可享用的空間，讓一代又一代的居民和遊人繼續留下足跡，不斷延續上海街的故事。

People who recently visited Mongkok and passed the section of Shanghai Street running from Argyle Street to Fife Street would have their attention easily caught by a new facelift of the cluster of old shophouses. On the verandah columns in the front, amidst the mottled and scattered paint and calligraphy read the once-faded old shop signs, such as 'Kam Lan Tea and Tobacco', 'Kwong Tat Pickled Fruits', 'Wah Sang Electric Company' and some others. The integration of old tenement houses and new structures with modern building services creates a unique streetscape, featuring the '618 Shanghai Street', an URA's heritage preservation and revitalisation project that was softlaunched at the end of November 2019.

Since the project's inception in 2008, the URA team and their consultants in architectural design and preservation have been studying hard on how to best preserve the building cluster of historical value, as well as the local characteristics and history of the community, and showcase the legacy in an innovative way. The revitalisation project has brought new elements to the old building cluster and turned it into an attractive public space, allowing generations of residents and visitors to leave their footprints and continue the story of Shanghai Street.

> 建築設計篇 • On Architectural Design



保留建築特色 個性化布局
新舊建築交融添生氣

Preservation of Architectural Features
with Characterised Layout
A Blend of Old and New Brings in Vitality

上海街保育及活化項目範圍涵蓋14個街號，當中最早期的10幢屬於1920年代的騎樓式唐樓建築，已有近百年歷史，為香港市區其中一排碩果僅存的戰前舊樓，可謂見證了百多年來香港民生百態和文化風貌變遷，亦獲古物諮詢委員會評為二級歷史建築物。

隨着市建局於2008年宣布啟動項目，並在其後的一連串公眾諮詢活動收集了不同持分者，包括業主與居民、學者、專業人士、區議員等對樓宇活化後用途之意見，團隊了解到大部分市民均支持保存唐樓群原有的建築特色，但同時認為建築群需要活化作新用途，為社區提供更多活動。然而由於原建築群多年來日久失修再加上僭建物問題，令樓宇嚴重老化以致狀況惡劣，如何能保育建築特色卻又要活化作新用途，更要符合現今建築物條例要求，難度可謂不少。市建局規劃及設計總經理麥中傑（Lawrence）對此說，上海街項目的目標並非是追求一磚一瓦俱要保留的純保育，而是要在保育中活化社區：「在密集的舊區活化歷史建築物，就是要在有需要時作出針對性改動，想辦法令建築物的壽命能一直延續下去，同時賦予它新用途。」

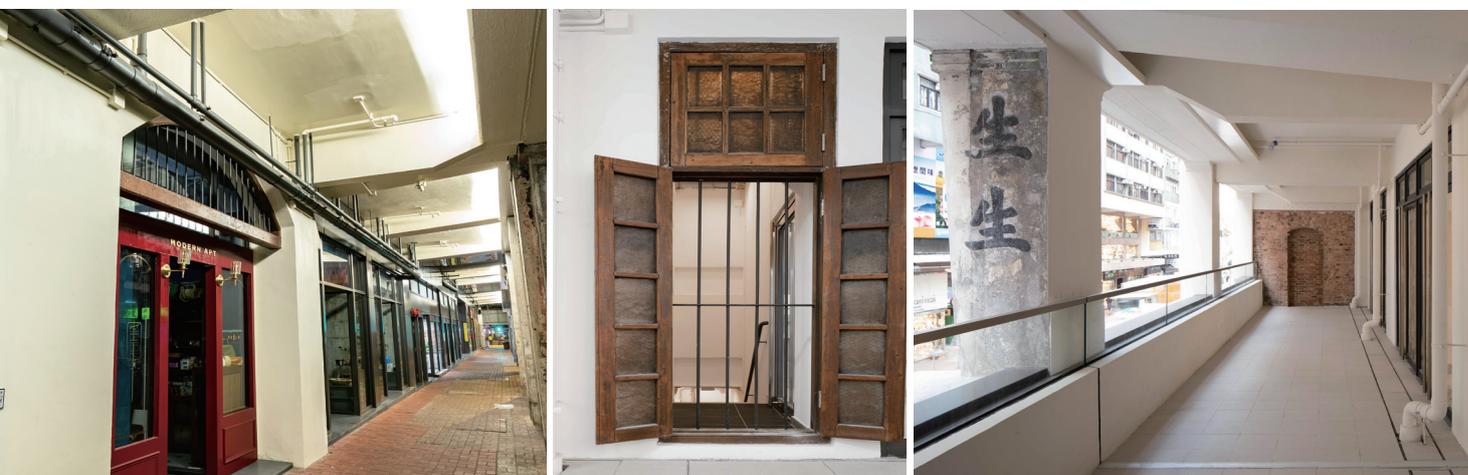
因此，為呈現昔日建築群的建築特色，以及保存上海街的歷史街道景觀，項目設計特意保留了唐樓群的前段「騎樓」及其他具歷史價值的部分，包括騎樓下的麻石柱，部分磚牆，以及如木窗、木門拱、地磚等的不同建築特徵。至於在項目邊緣的上海街624至626號兩幢唐樓，由於其樓宇狀態保存得較好，因此得以保留所有外牆及室內布局，不過團隊亦重塑了樓板及窄長的樓梯，以及建造新結構柱，以承托活化後須符合相關條例的荷載要求。

Shanghai Street Preservation and Revitalisation Project covers 14 street numbers, of which the oldest ten blocks are verandah-type tenement buildings built in the 1920s, one of the few remaining rows of pre-war buildings in the urban area. Assessed as Grade Two historical buildings by the Antiquities Advisory Board, these shophouses have witnessed changes in people's livelihood and cultural landscapes in Hong Kong over the past century.

In 2008 the URA launched the project and subsequently conducted a series of public consultation activities to understand the views of different stakeholders, including building owners, residents, academics, professionals, and district councillors, on the purpose of the buildings after the revitalisation. The project team learnt that while the majority of the respondents supported the preservation of original architectural features of these tenement buildings, they also opined that the building cluster had to be revitalised for new and more communal uses. However, it was no easy feat achieving the project's objectives of preservation and revitalisation while also meeting the requirements of the current building ordinances, given that the shophouses were in severe aging and poor conditions because of the long-time dilapidation and problem of unauthorized building structures.

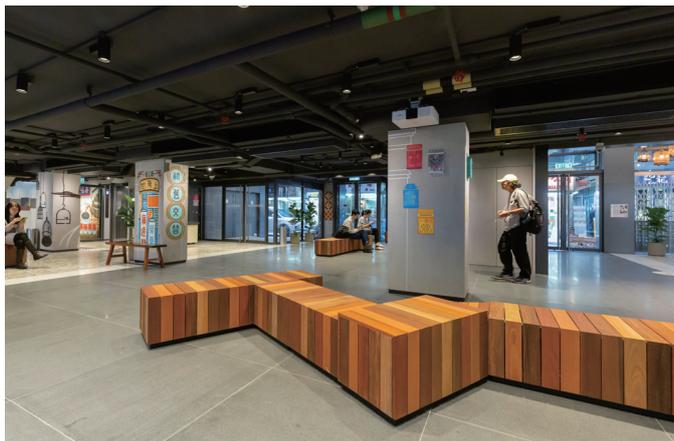
Lawrence Mak Chung-kit, URA's General Manager of Planning and Design, said the purpose of the Shanghai Street project was not to preserve every single brick or tile, but to revitalise the community amid the effort to preserve built heritage. "To revitalise historical architecture in a densely populated old district required us to make tailored changes when needed, in order to extend the lifespan of the buildings while giving them new uses."

To showcase the architectural characteristics of the old building cluster and preserve the historical streetscape of Shanghai Street, the project was specially designed to retain the verandahs in parts of the building cluster and other architectural features that were historically significant, including the granite columns supporting the verandahs, the brick walls, timber windows and arches as well as floor tiles. The two adjacent tenement buildings at 624 and 626 Shanghai Street located on the periphery of the site were in relatively good conditions which allow all of the external walls and hence the internal layout to be retained. Yet the team still had to



項目設計特意保留了唐樓群具歷史價值的木門拱（左）、木窗（中）及石柱和前段「騎樓」（右）等不同建築特色。

The project has been specially designed to retain architectural features that are historically significant, including the timber arches (left), the timber window (middle) as well as stone columns and the verandahs (right) in parts of the building cluster.



市建局規劃及設計總經理麥中傑（右圖）指，項目設計將內部空間連結起來，以便活化作不同用途，並加設現代化的屋宇設施以符合新建建築物、屋宇及消防安全條例要求。



The interior spaces are connected for various uses after the revitalisation, with addition of modern building services and facilities to comply with up-to-date requirements under the current buildings and fire safety regulations, remarks Lawrence Mak, URA's General Manager of Planning and Design (in right).

Lawrence說，雖然礙於原街號地段太窄而需要將內部空間連結起來，以便活化作不同用途，但項目的整體布局仍維持了小街小舖的個性化特色，「旺角就是有一種很雜亂，但亂中有序的特色。大家一講MK（旺角），便會想像到一些規模較細、但卻多樣化的，而且又很鮮明和充滿活力的風格。」亦因此，建築設計團隊在項目布局上，極力維持唐樓群的特色，如外觀高度、比例，以及建築與前後街道的關係等。「在城規會的審批過程中，我們承諾會為建築彰顯本地特色，例如在地舖冰室內有樓梯可以直上閣樓這個仿照舊式設計的做法，便是在城規會階段時拍板的。」

有份為上海街項目構思設計的建築師顧問鄧文傑（Joseph）形容，對於這種個性化但同時要做到新舊交融的設計理念，他與市建局團隊可謂不謀而合，「首先，將沿上海街有保留價值的建築構件保留，繼而考慮新舊建築有機結合，想辦法將保留的建築與新的結構融合一起，從而將社區的舊建築活化成新的城市空間。」

在整個設計過程，建築師需要根據規劃綱領，並符合新建建築物、屋宇及消防安全條例要求進行。位於項

replace the floor slabs and narrow staircase alongside the addition of new structural columns to fulfill the loading requirements of current building regulations after the revitalisation of the buildings.

Lawrence remarked that despite the land lots under each of the original street number were comparatively narrow which require the interior spaces to be connected for various uses after the revitalisation, the project has retained the distinctive character of the original cluster. "Mong Kok is characterised by its pattern behind the infinite variety. When we talk about 'MK' (Mong Kok), we usually associate it with a style that is small in scale but rich in variety, very vibrant and energetic." With such concept in mind, the architectural design team has strived to maintain the overall presence of the shophouses cluster, such as the height and scale of the building exterior, and the relationship between the buildings and the streets. "In the submission for Town Planning Board's approval, we are committed to highlighting the local characteristics of the buildings. For example, we have installed a staircase inside the 'Bing Sutt' (local café) on the ground floor leading to the mezzanine floor. This design was modeled on a nostalgic practice and was finalized during the Town Planning Board's examination of the project."

Joseph Tang Man-kit, consultant architect who participated in the design of the Shanghai Street project, said he was in perfect accord with the URA team on the idea that the design should emphasize a sense of character and the blending of old and new elements. "Firstly, important building components along Shanghai Street would be preserved. Then, the team has organically integrated the new and old architecture and devised ways to best provide the

目內四幢於戰後1960年建成的鋼筋混凝土建築，透過重建設置了逃生樓梯、升降機和現代化的屋宇裝備。由於整個上海街唐樓群的立面是原地保留，在新舊融合的過程中，Joseph及其團隊在項目的建築設計上可說花了不少心思。Joseph表示，為確保新建部分能融入歷史建築群中，團隊為新建部分配襯了炭灰黑色的外牆及玻璃作立面，同時仿照舊建築群的騎樓將之分割成長方格，讓相對低調的新建立面在視覺上更能突出十幢戰前唐樓，以彰顯保育歷史元素的重要性。

此外，設計團隊亦刻意將新建築部分的上層玻璃立面於上海街稍為向外移，好讓建築群騎樓下的有蓋街道走廊得以保持連貫性。在經過多番討論後，有關立面設計終獲規劃署及古物古蹟辦事處同意。另外，團隊亦特意重用唐樓群的原有建築部件，例如木製窗戶、花紋地磚等，將它們重置並融入到活化建築的不同部分，體現上海街項目的新舊結合建築特色。更值得一提的是通過保留及整合新舊建築，「618上海街」提供了各具特色的後院、閣樓、大騎樓及天台花園給市民享用。

Lawrence和Joseph不約而同提到，保育活化工程可以為舊建築賦予新生命，延續它在社區以至城市當中的角色。「618上海街」項目一方面保存了珍貴的歷史建築特色，另一方面為市民和各地訪客提供新用途，配合社區和城市發展的需要，達至新舊融合，為建築物及地區重新注入活力。



項目建築師顧問 Joseph 說其理念在追求個性化設計之餘，同時要做到新舊融合，與市建局想法可謂不謀而合。The project's consultant architect Joseph says he is in perfect accord with the URA on the idea that the design should emphasize a sense of character and the blending of old and new elements.

項目仿照舊式設計，在地舖冰室內加建樓梯直上閣樓，彰顯本地特色。

A staircase has been installed inside the 'Bing Sutt' (local café) on the ground floor leading to the mezzanine floor in order to highlight the local characteristics.



preserved structure with new additions in order to revitalise the old buildings into new urban space."

During the design process, architects worked according to the planning statement and complied with up-to-date requirements under the current buildings and fire safety regulations. The project also covered four reinforced concrete buildings built in the post-war era of 1960's, which were redeveloped to accommodate the fire escape stairs, elevators and other modern building services. While the entire facade of the Shanghai Street tenement building cluster had to be preserved in its original place, Joseph and his team have spent much thought on the architectural design for integrating the old and new. For instance, the façade of the new structure in charcoal grey with a vertical glass feature is sub-divided to carry and continue the lines of the verandahs of the old buildings. The relatively low key of the new components assists to showcase the importance of the ten pre-war buildings with their preserved historical elements.

Besides, the design team has also purposely extended the new glass facade slightly outward towards Shanghai Street in order to provide continuity for the covered pedestrian passage under the verandahs of the old buildings. After extensive discussion, the facade design was finally approved by the Planning Department and the Antiquities and Monuments Office. Moreover, the team has salvaged selected original components of the old buildings, including timber windows and patterned floor tiles for integration into the revitalised building cluster, showcasing the architectural characteristic of the relation between old and new elements of the Shanghai Street Project. Through the preservation and integration of old and new structures, the new layout of '618 Shanghai Street' has also featured interesting spaces such as a backyard, mezzanine floor, verandah and roof gardens for public enjoyment.

While agreeing to that preservation and revitalisation projects could give new life to old buildings, both Lawrence and Joseph believe such initiatives could also help continue the roles and functions of historical buildings in the community and the city. The '618 Shanghai Street' project, on one hand preserves invaluable historical architectural features, and on the other provides new uses and elements meeting the evolving needs of the community and urban development, thus injecting vibrancy into the buildings and the district through an integration of old and new elements of the locality.

> 保育活化篇 • On Preservation and Revitalisation



保育石柱逐層鑿開
揭示社區變遷印記

Layers on Preserved Stone Columns
Tell Stories of Communal Transitions

項目保育顧問 Curry 特意將柱上的各層招牌展現出來，甚至保留一些後期髹上的書法字體和批盪等，盡量呈現麻石柱在不同時期的演變。

Preservation consultant of Shanghai Street project Curry Tse has intentionally displayed the signboards on different layers on the columns, and even retained some of the calligraphy or plastering added on in the later period in order to show changes throughout the times.



「『618上海街』項目的重點是，它不止是單一建築物的保育，更是一個線性的保育；我們希望利用這個機會，藉着保育街道的一些重要部件，能反映出街道在不同時代的歷史面貌。」獲市建局委聘為上海街項目保育顧問的謝正勤（Curry）說。他口中所提及的重要部件，正正是豎立在上海街上，用以支撐着戰前唐樓的十三支麻石柱。在有如考古的保育過程中，Curry 發現原來每條柱都藏着非常珍貴的時代歷史。

這十三支麻石柱由本地開採的花崗岩所製，原是用來支撐唐樓建築群中伸出行人路的騎樓部分。由於石柱面向街道，一直以來都是商舖最佳的廣告及宣傳展示位置。Curry和團隊經過初步考察後發現，過去不同年代的商戶，都愛在柱上刻寫自己的店舖招牌，或展示其工藝。而隨着店舖轉手，每一代商戶都在圓柱的舊招牌上面，髹上新一層的招牌。經年累月，這十三支麻石柱就積累了一層一層、橫跨多個年代的商戶招牌，各自有獨一無二的顏色、書法字體、批盪等等，蘊含上海街的豐富發展歷史，形成別具特色的街道風貌。

由於石柱年代久遠，過往亦沒有整全的上海街店舖變遷相關紀錄，保育工作面對不少挑戰。Curry回憶當時開展保育麻石柱工程時說：「石柱沒有詳細的紀錄，雖然我們做了些基本研究，又找來香港大學建築文物保護課程的同學去訪問附近的商舖店主和老街坊，但街坊們很多時候都是憑記憶口述，不能確定柱上到底有多少層招牌。」

"The '618 Shanghai Street' project has preserved not only a single building, but also a linear narrative of evolution of the community. Through conserving the important components of the street, we hope to take this opportunity to reflect the streetscapes in different times," said Curry Tse, preservation consultant of URA's Shanghai Street project. The important components he mentioned referred to the thirteen granite columns that were used to support the pre-war tenement houses on Shanghai Street. To him the preservation work was just like an archeological study: every column has kept an invaluable record of the history.

Made of granite from local mines, these thirteen columns were originally used to support the verandahs which extended from the tenement building complex hanging over the pavement. Facing the street, these stone columns provided excellent advertising opportunities and promotional placement for shops. After some preliminary inspection, Curry and his team found that shop tenants of different past generations were fond of inscribing shop signs or showing their craftsmanship on the columns. When the shop ownerships changed, new shop tenants would paint on the cylindrical columns new pieces of signboards over the old ones. As time passed, layers of signboards that spanned over several generations had piled up on these thirteen columns, with each of them featuring distinctive colors, calligraphy or plastering that has unfolded the abundant information on the development of Shanghai Street in addition to forming a unique streetscape.

While these columns were age-old and there had not been a complete record of shop tenant changes on Shanghai Street, the preservation work met with a lot of challenges. Curry recalled that at the beginning of the preservation work for the columns, "There were no detailed records about them. Although we had done some basic research and recruited students from the University of Hong Kong's architectural conservation programmes to interview nearby shop owners

為此，保育和工程團隊只能按實際情況臨場「執生」，例如會先拆除柱上最外層用不鏽鋼、環保木等現代材料製作的店舖招牌，小心翼翼地將每條柱的招牌批盪逐層鑿開，然後逐條柱審視它的狀況，包括所用的批盪、油漆和造形等等，從而決定應該用甚麼手法去保育石柱。在衡量發掘深度時，Curry會視乎石柱上的招牌能否呈現上海街街道歷史，同時亦必須謹慎行事，盡力避免損害建築物。

現時市民途徑「618上海街」時，不難發現某些經過保育工序的麻石柱，乍看起來仍見油漆斑駁剝落，甚至崩了一角。其實，這正是Curry本着尊重歷史的理念，特意將柱上的各層招牌都展現出來，甚至保留一些後期髹上的書法字體和批盪等，盡量呈現麻石柱的歲月痕跡。當市民觀賞這些石柱時，便可以從不同年代的店舖招牌，感受到上海街的歷史演變。



(上圖) 工人小心翼翼地將石柱的批盪逐層鑿開。
(Above) The worker discreetly removes signboard plaster on each column layer by layer.

(右圖) 石柱經修復後，陸續發現印有舊店舖名稱的招牌，如圖中的「錦蘭茶煙莊」。

(Right) One after another, the restored columns have been found engraved with signboards of old shop tenants, like 'Kam Lan Tea and Tobacco' in the photo.

and people in the old neighborhood, we still cannot confirm how many layers of signboard were there on the columns, as people could only give oral information based on their memory of the past."

As a result, the preservation and works teams could only judge from the actual situation on the spot to decide what to do. For instance, workmen first removed the outermost layer that belonged to a signboard made of modern materials such as stainless steel and recycled plastic wood, then followed by more discreet removals of the signboard plaster on each column layer by layer. Curry then examined carefully the plaster, paint, shape and other conditions of the column in order to determine what preservation approach should be used, as well as studied the level of Shanghai Street's history the covered signboards on the columns could reveal in order to decide the depth of excavation. In any of the cases, this had to be done with the greatest caution lest causing damage to the buildings.

While people who pass by '618 Shanghai Street' may wonder at the mottled and flaking painting or even chips on those columns despite having gone through preservation, Curry said this is exactly his concept of respecting history. He intentionally displayed the signboards on different layers on the columns, and even retained some of the calligraphy or plastering added on in the later period in order to show the signs of age, for people to sense the historical changes of Shanghai Street when watching the shop signs of different generations on the columns.

Yet Curry shared an event he jokingly referred as a narrow escape during the conservation work. One day the workers were restoring a stone column engraved with the "Kwong Tat Pickled Fruits" signboard, and removing the outer layer on which was a signboard of a decoration company, a latter tenant. "I just arrived the site and caught sight of workers about to grind away the words, reading "new canopy" on the signboard. I immediately called out: stop (grinding) here! By saving this part of the signboard on the outer layer, I can tell you the story today that here used to be a pickled fruits shop, which later changed to building materials and decoration business " On another stone column, the team has also found a phone number marked with only five digits. One after another they found signboards with words like "Kam Lan Tea and Tobacco",



不過在保育石柱的過程中，Curry笑言亦曾有過一段驚險經歷。事源一天工人們正在復修刻有「廣達涼菓」招牌的石柱，並打算清除在柱身外層，屬於較後期加工的裝修舖招牌。「那時我剛好來到，眼見工人正要將外層招牌僅餘的『新簷篷』三字磨走，我就說：（打磨工序）就停在這裡吧！最後那部分招牌得以保留，今天我就可以說這個故事，告訴你以前這裡是賣涼菓的，後來做建築材料和裝修生意……」而在另一支經復修的石柱上，團隊又找到只印有五個數字的電話號碼，並在其後更多保育工程中，陸陸續續發現印有「錦蘭茶煙莊」、「鴻發號酸枝」等字的招牌。至此，上海街商舖的更迭和社區變遷不再是憑空想像，而是有真實的麻石柱印記佐證。

「上海街是一個不停在變化的地方。這一刻的『618上海街』既非它的終結，而這個保育過程亦只是它整個歷程的一部分。」Curry回看整個「618上海街」項目的保育活化工作時說：「感受最深的是，我的責任不止是找回它過去的歷史部分，而是要透過保育過程，去將它的故事延續下去。」

往後，「618上海街」固然活化成為人人可享用的空間，同時為尊重市民在公眾諮詢期間，表達了對項目能成為大眾化商業與文化空間的期望，市建局團隊特別走訪地區內多間富有特色的商戶，邀請他們進駐「618上海街」開業，種類包括售賣家品、食肆、原創品牌和工作室等，而以冰室為概念的食肆亦將於稍後開業。此外，「618上海街」地下大堂的空間亦可作社區活動之用，項目並設有一個多用途房間，可供地區團體使用，讓社區居民和外地遊客日後可繼續留下足跡，共同譜寫上海街的故事。



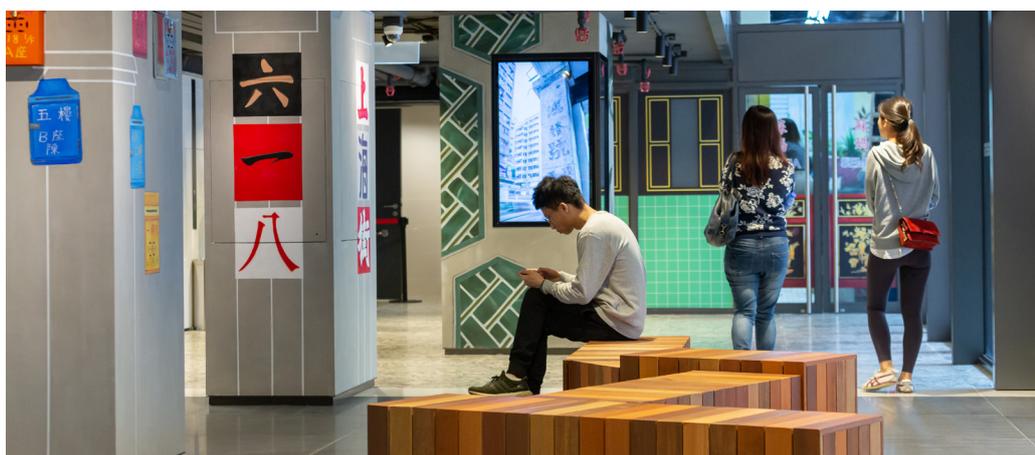
石柱上發現印有五個數字的電話號碼。

A five-digit phone number is found on one stone column.

"Hung Fat Rosewood" and many others. Till then, the changes of shops on Shanghai Street and transition of the community are no longer mere hearsay, but evidenced by traces on the stone columns.

"Shanghai Street is ever-changing, and so is '618 Shanghai Street'. What we've preserved is only part of its whole journey, because things we see at the present moment at '618 Shanghai Street' is definitely not its final state," said Curry when reviewing his work. "The most impressive part of my work is that through preservation, we've not just looked into the past but have also continued its story."

In addition to providing a public space for the community, the URA has specially invited a number of character shops in the district including houseware shops, restaurants, original brands and work studios to open business at '618 Shanghai Street', alongside a 'Bing Sutt' style restaurant on the ground floor, in order to address the public aspiration for turning the site into popular commercial and cultural space as raised during the consultation period. In future days when community events would be held at the ground lobby of '618 Shanghai Street', and district organisations members would meet at its multi-purpose room, local residents as well as tourists will continue to leave their footprints there, jointly writing a new chapter of the Shanghai Street story.



「618上海街」活化後成為人人可用的空間。

'618 Shanghai Street' becomes a space for public enjoyment after revitalisation.

618上海街

建築及保育特色介紹

Highlights of Architectural and Preservation Features of 618 Shanghai Street

擴增實境

Augmented Reality (AR)

- 1 華生電器行 Wah Sang Electric Co.
- 2 順行單車行 Shun Hang Bicycles
- 3 保育石柱(華生電器行) Preserved Column (Wah Sang Electric Co.)
- 4 保育石柱(錦蘭茶煙莊) Preserved Column (Kam Lan Tea & Tobacco)
- 5 保育石柱(廣達涼菓) Preserved Column (Kwong Tat Pickled Fruits)
- 6 雀仔街 Bird Street

立體全息投影機 3D Hologram

- 7 上海街保育活化項目介紹 An Introduction to Shanghai Street Preservation and Revitalisation Project

建築特色

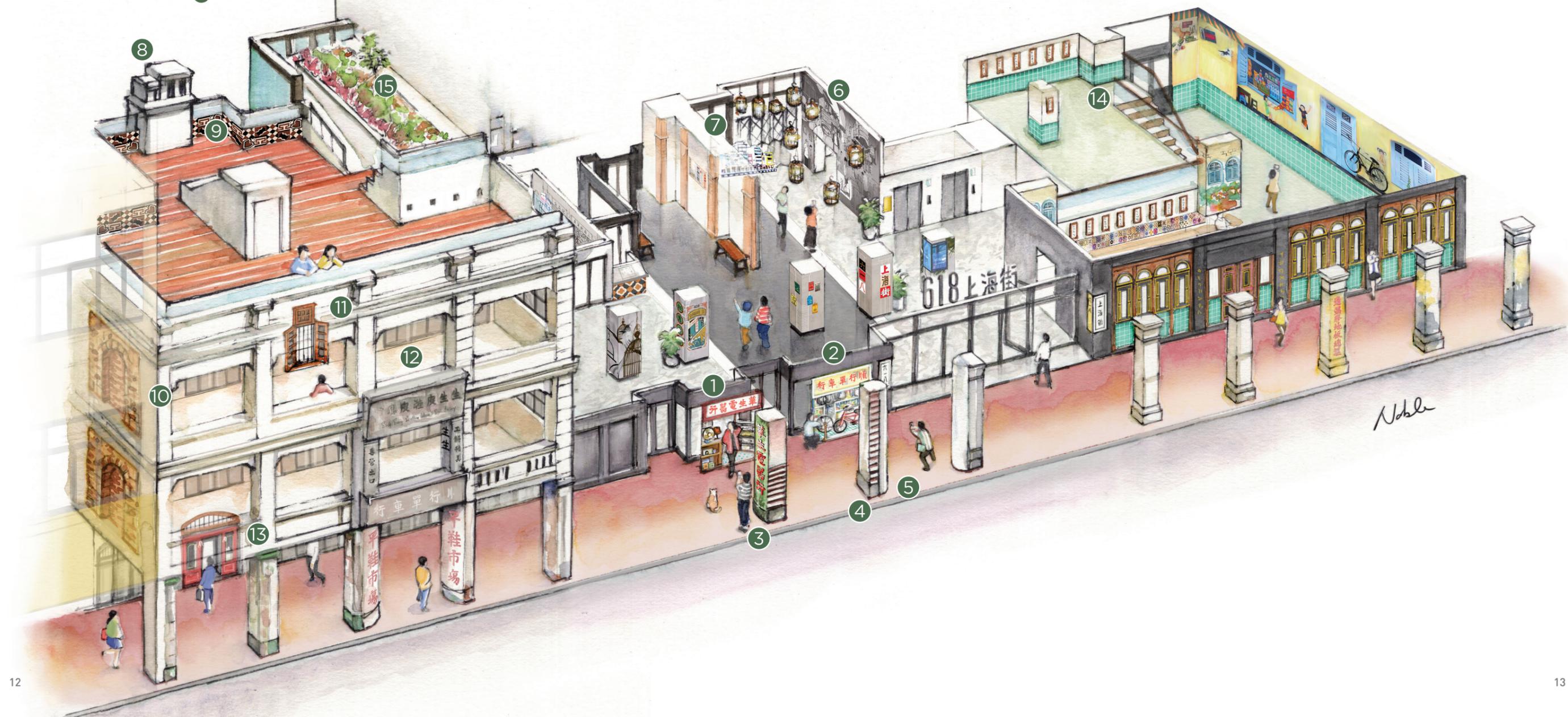
Architectural Features

- 8 煙囪 Chimney
- 9 保育室內地磚 Preserved Floor Tiles
- 10 紅磚牆 Red Brick Wall
- 11 木製窗戶 Timber Window
- 12 騎樓 Verandah
- 13 鋪面木門拱 Timber Arch
- 14 閣樓茶座 Mezzanine

綠化特色

Green Features

- 15 天台花園及土沉香 Roof Garden and Incense Tree



> 歷史傳承篇 • On Historical Legacy



口述歷史 重組昔日情景
創新科技 打造上海街時光之旅

Oral History Helps Reconstruct Old Scenes
Voyage of Time at Shanghai Street Made Possible
by Innovative Technology

對市建局工程及合約高級經理莫子森（Sam）和助理經理莊芷穎（Elyse）而言，「618上海街」不只是一項保育建築工程，更是一本引人入勝的小說。

Sam和Elyse本身負責建築工程監督，常與圖則為伍又經常出入地盤，將設計概念轉化成建築物是日常工作，亦是他們的責任。然而，這個「618上海街」與一般保育建築項目卻有點不一樣，其不同之處始於發現麻石柱廊暗藏歷史密碼的一天：當保育顧問和工人傳來消息，石柱的表面批盪下陸續發現很多不曾聽聞的舊商店招牌和宣傳廣告時，兩人漸漸有新的想法。Sam說：「看着它被揭開一層後，又再發現多一層的批盪，中間還隱藏着不同的故事，便燃起了我們的好奇心，很想去將當中故事細節都發掘出來。一路做下來，才感到原來整個場地都很有故事性。」

市建局上海街項目位於旺角市中心，近百年來一直是居民生活的一部分，蘊含豐富的歷史和社區文化元素。為了尋回這些故事，Elyse和一班來自香港大學修讀建築文物保護的學生，不惜走訪香港掌故專家鄭寶鴻，又四處接觸街坊邀請他們口述歷史。「我們訪問附近街坊、老舖的店員，發現他們講述的題目會隨着各人的年紀而有所不同，例如較年長的會提及金

For the URA's Senior Manager of Works and Contracts Sam Mok and Assistant Manager Elyse Chong, '618 Shanghai Street' is not just a preservation project, but a fascinating novel.

Being responsible for project supervision, Sam and Elyse work day to day to convert architectural design into actual buildings, burying themselves often in piles of drawings with packed schedules of site visits. However soon after they started working on the project of '618 Shanghai Street', they realised something different. It all began one day when the historical codes hidden in the granite columns were discovered: preservation consultant and workmen repeatedly sent news of old signboards and advertisements of shops being found one after the other underneath surface plastering of the stone columns. "We watched one layer being removed, and found another layer of plastering. There were different stories hidden inside. Filled with curiosity we were eager to uncover the historical details. As we worked along the way I found actually the whole site was very rich in stories," said Sam, who gradually had some new ideas with Elyse at that time.

Located at the central part of Mong Kok, the site of URA's Shanghai Street Project has been a part of residents' livelihood, and accumulated rich historical and community cultural elements over the last century. To collect these stories, Elyse and a group of students from University of Hong Kong's heritage conservation programmes consulted Cheng Po-hung, a specialist in Hong Kong history and invited people in the neighbourhood to give their records of history orally. "We visited senior neighbours and employees of old shops nearby, and found that the topics they talked about varied with their age. For example, older people talked mostly about the gold



（左頁）遊人可透過擴增實境（AR）技術，站在虛擬舊街景前拍照。

(On left page) Visitors can pose for photos in front of old street scenes through AR technology.

（右頁）「618上海街」內的懷舊裝飾及設計。

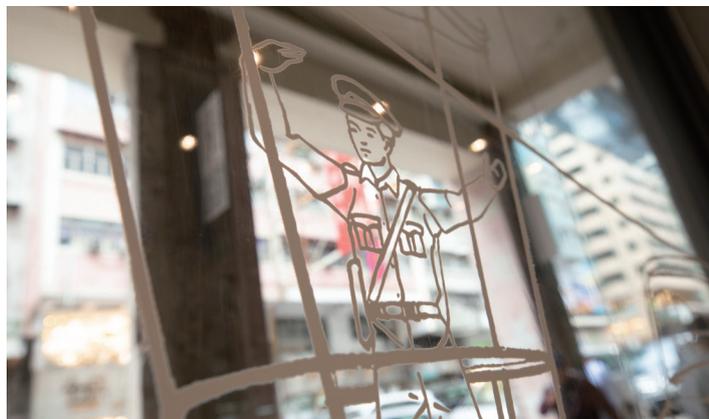
(On right page) Nostalgic art decorations at 618 Shanghai Street.

舖，因為五、六十年代銀行業未興起，那時上海街一帶有很多金舖；中年人會回憶起1974年的寶生銀行劫案；而較年輕的，能記起的便是這裏有很多裝修舖。」不同年齡的街坊有着不一樣的回憶，正好反映上海街的歷史變遷。

Elyse亦提到，上海街與其他保育項目有一些不同：「由於它是一條商店街，商舖隨時代年月不停轉變，所以我們以店舖作為資料蒐集的基礎，展示的故事亦主要圍繞商店。」於是團隊憑着舊招牌上的一點點痕跡，便四處搜集，順籐摸瓜地發掘了不少上海街的故事：例如上海街昔日叫「差館街」，在五、六十年代曾是九龍最繁忙的街道；以前位於628號的店舖叫「單眼佬涼茶」，名字由來只因創辦人天生大細眼；622號舖的單車行名叫「順行」，但六十年代的「來佬」（外國貨）單車絕對是奢侈品；還有未曾聽聞的「茶煙莊」等等……

shops on Shanghai Street in the past because the banking industry had not yet flourished back then in the 1950s and 1960s. The middle-aged would recall the holdup of Po Sang Bank happened in 1974, while those younger would think of the street scene filled with many decoration shops." The historical changes of Shanghai Street were reflected by memories of residents of different age cohorts.

Elyse also noticed a slight difference between the Shanghai Street project and other preservation works, "We based our research mainly on the history of shops and their related stories since Shanghai Street is a shopping street where tenants have been constantly changing as time goes." The team started from scrappy remains of old signboards and followed every clue to track the many stories of Shanghai Street: for example, Shanghai Street used to be called 'Station Street', which was the busiest street in Kowloon in the 1950s and 1960s. The former store at 628 was called 'One Eyed Dude Herbal Tea' because the owner was born with one eye bigger than the other one. The bicycle shop at 622 called 'Shun Hang', which literally meant 'go smoothly', imported bicycles in the 1960s that were considered to be luxuries. Moreover, there was 'Tea and Tobacco Store' that no one has heard before.....



市建局邀請多位本地藝術家，以上海街一帶的社區風貌為題材，在「618 上海街」不同角落創作藝術壁畫和室內裝飾，帶出昔日情懷。

Local artists have been invited to create sets of murals and interior decorations at the site with communal scenes of Shanghai Street as the theme to highlight the ambience of the good old days.



藝術家參考七十年代上海街的圖片（上圖）和街坊口述歷史，把昔日情景重繪在壁畫中（下圖）。

An art mural (bottom) depicts old streetscape with reference from photos taken in the 70s (above) and oral information given by senior neighbours.



這些珍貴的故事，與受保育的建築特色都是上海街的歷史文化遺產；然而該如何傳承給市民，甚至是年青一代？市建局工程及合約部團隊在構思項目的內部設計時，一直想以生動有趣的方式來呈現出上海街與附近社區的歷史氛圍和歲月演變。

These invaluable stories and the retained architectural features are the historical and cultural heritage of Shanghai Street. To pass these on to the citizens, in particular our younger generation, the URA's Works and Contracts team has been finding ways to present the historical context as well as the evolution of Shanghai Street and the surrounding communities in an innovative and interesting way when designing the interior of the project.

為此，團隊精心構思了一段「上海街時光之旅」，運用多媒體科技，以創新的手法，引領市民回憶昔日上海街的街道景色，重溫當區的老店故事與社區歷史，細味舊日情懷。參觀者只要參考附在「618上海街」

For this reason, the team has meticulously designed a 'Voyage of Time at Shanghai Street' self-guided tour, using multimedia technology and creative presentation to guide citizens through old streetscapes of Shanghai Street, reliving the stories of the old shops and the history of the community. Visitors can find information boards of different attractions around the site of '618 Shanghai Street', scan the respective QR codes on the wall with their mobile phones, and then follow the instructions shown on the mobile phones to explore the Shanghai Street story.



（左圖）來自港大修讀建築文物保護的學生，與 Sam 及 Elyse 走訪香港掌故專家鄭寶鴻及街坊，邀請他們口述歷史。

(On the left) Students from University of Hong Kong's heritage conservation programmes consult Hong Kong history specialist Cheng Po-hung along with Sam and Elyse, and invite people in the neighbourhood to give their records of history orally.



只要用手機掃一掃牆上的行動或擴增實境條碼 (QR/AR Code)，便可跟隨指示，開展「上海街時光之旅」回味昔日故事。

Come join the 'Voyage of Time at Shanghai Street' self-guided tour by scanning the respective QR/AR codes on the wall with your mobile phone.

項目內外各處的景點資訊板，用手機掃一掃牆上的行動條碼 (QR Code)，便可以跟隨手機上顯示的指引，細閱發掘得來的上海街故事。

此外，團隊亦運用擴增實景 (Augmented Reality – AR) 科技，以嶄新手法來介紹保育元素，以及讓市民感受昔日街道風貌。遊人只需以手機掃描指定位置的AR條碼，便可實地在麻石柱前，透過附於實景的導賞資訊，知悉石柱的材料、造形和招牌特色，從而了解相關歷史。另外，市民亦可透過AR，有如穿梭時光般站在虛擬的舊店舖或街景前合照，感受舊日情懷。「618上海街」地下層另裝設了一個約1.5米闊、1.1米高，由六把投影扇所組成的立體全息投影機 (3D Hologram)，在半空投射出上海街項目的立體影像，並輔以生動圖像，展示上海街唐樓建築群的歷史、建築特色以及居民生活變遷等。

In addition, Augmented Reality (AR) technology has been applied in its self-guided tour to the preservation elements, in which visitors can get immersed in the old streetscape in augmented reality. By scanning the AR codes at designated locations with their mobile phones, visitors can learn about the material, shapes and characteristics of the signboards as well as their relevant history through the AR information shown in front of the physical stone columns, or they can simply take a trip down the memory lane by posing in front of an old shop or street scenes in augmented reality. On the ground floor of '618 Shanghai Street', a 3D Hologram of about 1.5 metres in width and 1.1 metres in height consisting of six projectors has been installed to create in mid-air a stereoscopic image of '618 Shanghai Street' supplemented with vivid pictures to showcase the history, architectural characteristics, and changes in people's livelihood at the Shanghai Street tenement building cluster.

Also not to be missed are the art murals painted throughout '618 Shanghai Street' which are definitely worth seeing. In order to highlight the district characteristics and sense of the good

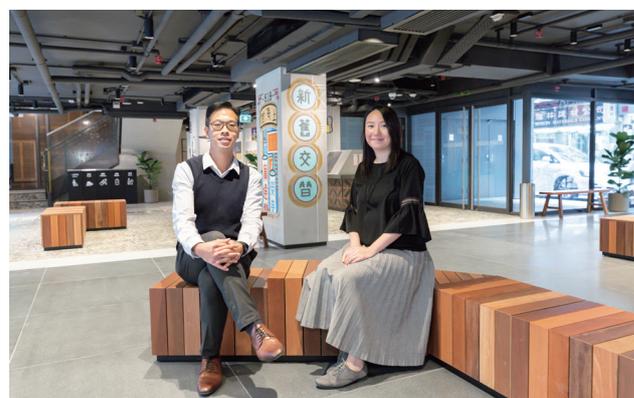
當然不可錯過的，還有散布在「618上海街」不同角落的藝術壁畫。為帶出上海街的地區特色和昔日情懷，市建局的工程及合約團隊特意邀請多位本地藝術家，以上海街一帶的社區風貌為題材，創作有關雀仔街、涼茶舖、廣告街招和畫報等的壁畫和室內裝飾，打造別具地方特色的「打咭位」。Sam說：「如果只有建築物的硬件、外殼，市民或者不會感受到這個地方的獨特性。但加上不同的室內裝飾和特色設計，令場地充滿故事性，就變得有趣，更能融入社區了。」

現在每當看到市民細閱這些老店故事和社區歷史時，Sam和Elyse都感到欣慰，也同時慶幸能參與這個項目，不但自身加深了對香港社區文化的認識，也為傳承歷史出一分力。



old days in Shanghai Street, the URA's Works and Contracts Team has invited several local artists to create sets of murals and interior decorations with the communal scenes of Shanghai Street as the theme. The murals and interior decorations about bird street, herbal tea shops, advertisement bills and poster and many others provide excellent photo hot-spots for visitors. "If there is only hardware like building components or exterior, it will be difficult for the public to sense the uniqueness of this place. By putting in different interior decorations and characteristic designs, we have enriched the venue with stories, making it more interesting and more inclusive to the community," said Sam.

Feeling delighted whenever they see people reading carefully these old shop stories and history at '618 Shanghai Street', Sam and Elyse said they were grateful and fortunate to have participated in this project, as not only their understanding of communal culture in Hong Kong has been deepened, but also they have played a part in passing down history.



Sam 和 Elyse 慶幸能參與上海街項目，為傳承歷史出一分力。
Sam and Elyse are grateful to have the opportunity to participate in the Shanghai Street project and play a part in passing down history.

慧惠 藝術家

「在構思昔日上海街的壁畫前，我們搜集了很多資料，也訪問了不少油麻地老街坊去嘗試尋找舊照。我在畫中加入了很多不同和有趣的細節，從特色招牌、窗戶，以至畫中不同人的神情和動作，希望觀眾透過這些情景和細節能感受當時的街坊情懷。」



Wai Wai Artist

"Before drafting, we had collected plenty of information and visited many old residents in Yau Ma Tei, trying to find some old photos. I have added a lot of distinctive and interesting details to the painting, including characteristic signboards, windows, and figures of different looks or actions. I hope visitors can feel a sense of neighborhood at the time through these scenes and details."

黃志豪 藝術家

「我把上海街在五、六十年代的歷史都畫在『618上海街』的櫥窗上，遊人坐在大堂內，會看到今天的街景，與昔日情景對比着，很有趣。我在搜集資料和創作壁畫時，會不期然尋回很多以前曾經歷過，但已逐漸遺忘的東西。」



Noble Wong Artist

"I have featured the history of Shanghai Street in the 1950s and 1960s in my drawings on the windows of '618 Shanghai Street'. Visitors when sitting in the lobby will see the streetscapes of today, and very interestingly, in parallel with the old scenes. When I was collecting information and working on the murals, old recollections which had been gradually forgotten would come up unexpectedly."



市建局首個全面應用BIM項目 上海街項目奪國際大獎

The Shanghai Street Project - URA's First Complete Adoption of BIM Project Wins International AEC Award

2019年11月的美國內華達州天氣仍然和暖，市建局代表團一行四人飛抵拉斯維加斯出席國際大獎2019 AEC Excellence Awards的頒獎禮，與會的都是來自世界各地從事建築、工程及建造界的同業先進。在這個集合全球「建築信息模型」(Building Information Modelling, 簡稱BIM) 應用範例的頒獎禮中，市建局工程及合約總監潘信榮與成員在台上領過獎項，接受大會嘉許上海街保育活化項目在BIM應用方面的嶄新和出色表現。

能夠在全球超過230個參賽項目中脫穎而出，與其他來自世界不同地區的八個建築、工程及建造項目同得此榮譽，

On one warm day in November 2019, a delegation of four from the URA arrived Las Vegas in the United States to attend the presentation ceremony of 2019 AEC Excellence Awards, where trade peers in architecture, engineering and construction industries all gathered for the annual celebrated event. At the ceremony which honoured projects for their distinguished achievements in the use of Building Information Modelling (BIM), the URA's Director of Works and Contracts Eric Poon received the award together with his delegation members in recognition of the innovative and outstanding application of BIM technology in the Shanghai Street Preservation and Revitalization Project.

Standing out from over 230 participating projects from around the world, the URA's Shanghai Street project was among the nine architecture, engineering and construction projects from different

市建局代表團成員——工程及合約總監潘信榮(左五)、資訊科技系統及研發高級經理劉玉寶(Jack)(左四)、工程及合約高級經理許穎麟(Elvis)(左三)及助理經理麥峻豪(Ivan)(左二)飛抵美國拉斯維加斯領取國際大獎 2019 AEC Excellence Awards。

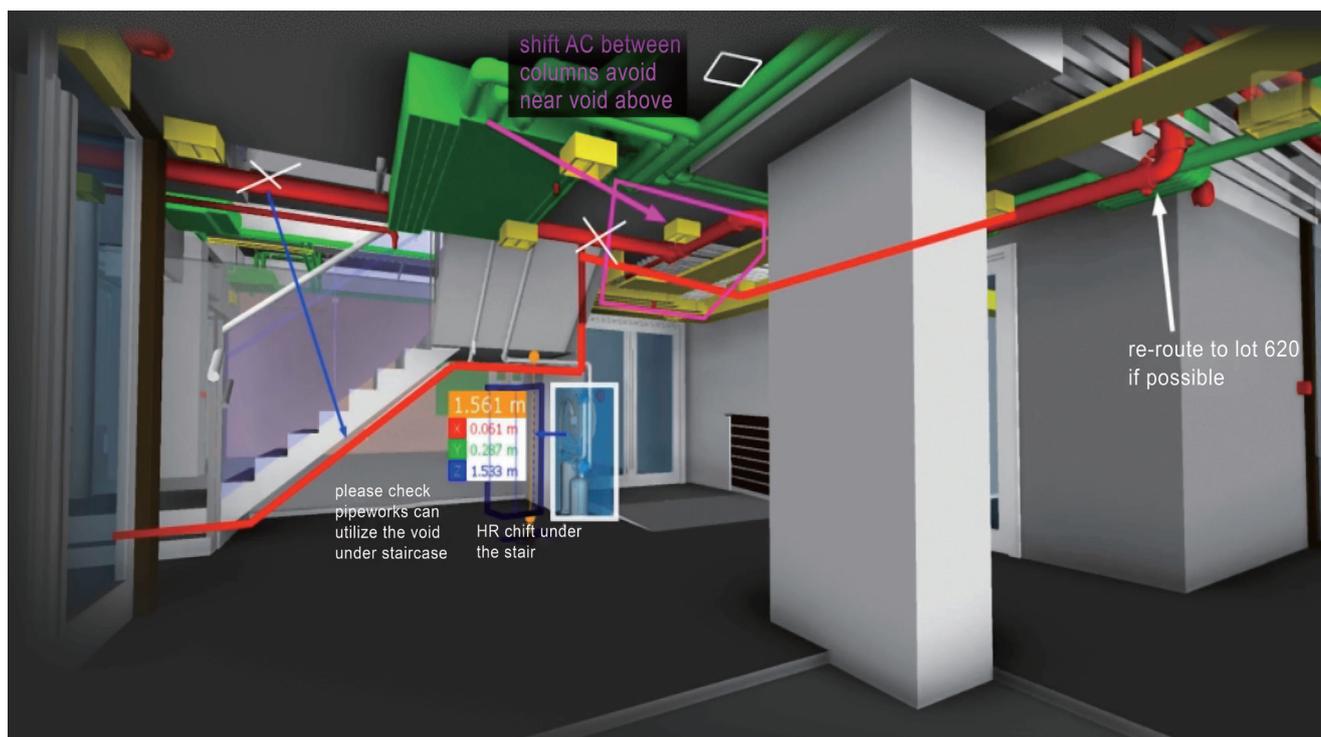
URA's Director of Works and Contracts Eric Poon (5th from left) receives the 2019 AEC Excellence award at Las Vegas together with his delegation members, URA's Senior Manager of IT System and Research Jack Lau (4th from left), Senior Manager of Works and Contracts Elvis Hui (3rd from left) and Assistant Manager Ivan Mak (2nd from left).

代表團成員之一的工程及合約高級經理許穎麟(Elvis)在興奮之餘說，上海街項目能在國際比賽中分一杯羹，與市建局走在前沿，銳意在項目的整個建築生命周期均應用BIM技術——即由建築設計、建造工程，以至設施管理階段均積極發揮BIM之功能，更推陳出新結合物聯網技術(Internet of Things, 簡稱IoT)等因素皆不無關係。

「建築信息模型」(BIM)是指在建築設計、施工及/或在整個建築生命周期中提供有關產生和管理建築數據的技術過程，當中包括設立一個涵蓋建築、結構及土木工程、園境、機電及管道、空間關係、地域性資訊、建築物元件數量及特性等資料的建築信息數據庫，再透過「三維」(3D)建築模擬軟件，便可將收集得來的數據整合並以不同的視像方式呈現。

regions worldwide bestowed the honour of 2019 AEC Excellence Awards. Elvis Hui, Senior Manager of Works and Contracts and also one of the delegation members, felt exhilarated that the project has won a place in the international competition. He attributed this to the URA's commitment to standing at the forefront of building technology and use BIM across the project's entire building lifecycle, from stages of architectural design to construction and facilities management, alongside the integration with Internet of Things (IoT) technology to bring along innovations.

BIM refers to the technical process involving the generation and management of building-related information during design and construction stages and/or in the entire building lifecycle. It includes the setting up of a BIM database that contains information on construction, structural and civil engineering, landscaping, mechanical, electrical and plumbing works (MEP), building facilities, spatial relation, geographic information, building components and others. With the help of three-dimensional (3D) building modelling software, the data gathered can be integrated and visualised in various forms.



團隊在設計機電設備的走線（如圖中不同顏色管道所示）時必須拿捏得非常準確，以符合建築物條例對樓底高度的要求。BIM 的高度視像化特性，減輕了工作難度。

The planning of service routing in the design (as shown by different coloured ducts in the above BIM image) has to be very accurate in order to meet the requirements of ceiling height stipulated in building regulations. The high visualisation quality of BIM has been very helpful to this aspect of work.

時至今天，BIM為建築工程所帶來的好處已是公認。其中在設計階段，負責建築設計的，與結構工程，以及機電及管道設備的顧問不再是獨立工作，這三方建築範疇的設計人員只要透過BIM整合，便能在三維（3D）模型中顯示不同設計細節出現互相碰撞的地方，方便團隊及早解決問題，大大節省時間和成本。

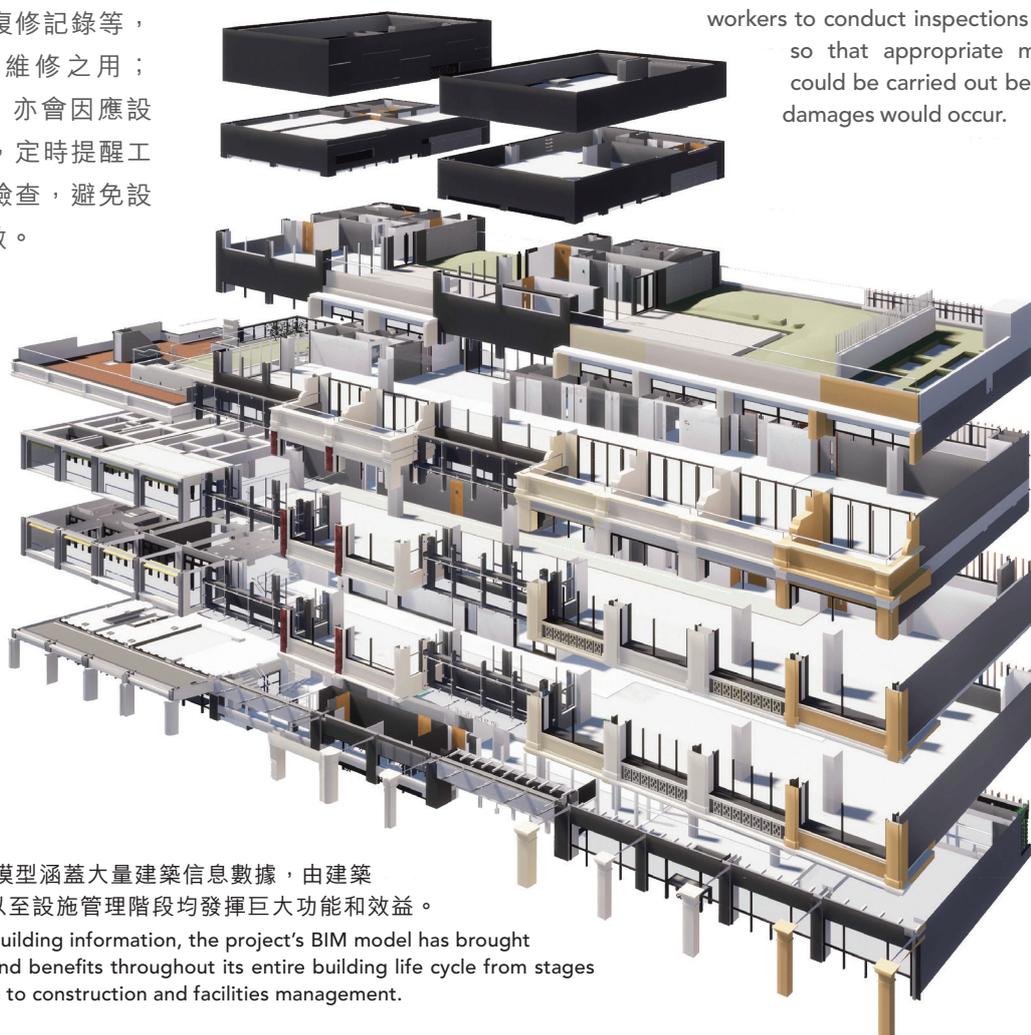
上海街項目既要保育具歷史價值的唐樓建築群，亦要加入新設備以符合現代建築標準，應用BIM技術更是不可或缺。工程及合約助理經理麥峻豪（Ivan）說：「上海街項目在設計階段時，已經在BIM模型詳列有甚麼保育結構或部件必須保留，不可破損。當整合不同設計細節時，我們透過三維圖像便可知悉有何限制，例如機電及管道設備一定不可以穿過某些保育建築部分。」他又指，由於在地下一層加設了閣樓，變相增加了樓層高度限制，因此團隊在設計機電設備的走線時亦要拿捏得非常準確，以符合建築物條例對樓底高度的要求，不容有偏差。這時，BIM的高度視像化特性，便能大大減少了這方面工作的難度。

To date, the advantages of BIM application for construction projects are well recognised. Design consultants from different disciplines like architectural, structural and MEP are no longer working on their own. Through integrating their designs into one BIM model, potential clashes of design details can be detected in the 3D imagery, which can then be fixed in the early design stage thereby saving time and costs.

For the project of Shanghai Street, which requires the preservation of old shophouses cluster of historical value as well as upgrading of building services to meet modern buildings standards, the use of BIM technology has played an even more crucial role. Ivan Mak, Assistant Manager of Works and Contracts at the URA said, "During the design stage, the BIM model had already incorporated information about the preservation details of some of the building structures or components which must be kept intact. When consolidating details of different aspects of design, we could visualise in the 3D imagery if there are any limitations, for example, the MEP works must not go through certain preserved building parts." In view of the addition of a mezzanine level which has in turn limited the storey height, the planning of service routing in the MEP design has to be very accurate in order to meet the requirements of ceiling height stipulated in building regulations, added Ivan. The high visualisation quality of BIM has been very helpful to this aspect of work.

誠然，一幢樓宇由設計、建築至落成，需時可能只是數年，但當投入營運後，便往往要耗上三十年甚至更長時間去管理和保養它，因此如何利用科技去強化樓宇管理工作，一直是市建局重點研究的地方。

經過兩年時間的反覆研究和測試，團隊最終為上海街項目度身打造了「BIM設施管理系統」（BIM-FM系統），以一體化的平台，將負責各設施運作的樓宇管理系統（Building Management System）、設施管理系統（Facility Management System），與建築信息模型（BIM）、閉路電視系統（CCTV）和物聯網（IoT）等連結起來，便利運作。「BIM-FM系統」的基礎，就是將BIM建築數據庫內鉅細無遺的建築物元件和設備等數據，續用到設施管理系統上。管理人員只需在電腦平台上透過三維模型視像顯示，便可實時監測建築物內不同系統及設施的狀態，以至控制它們的開關。另外亦可透過已連接的閉路電視系統，於「BIM-FM系統」內監測到建築物的各個位置；假如發生問題，系統還能即時自動發出維修通知，遣派工程人員到顯示有問題的位置檢查。此外，系統內載有詳細數據，包括項目中的歷史建築部分的建築物料和復修記錄等，方便日後管理及維修之用；「BIM-FM系統」亦會因應設施的周期和狀態，定時提醒工程人員作測試和檢查，避免設施損壞後才作補救。



上海街項目的 BIM 模型涵蓋大量建築信息數據，由建築設計、建造工程，以至設施管理階段均發揮巨大功能和效益。

With vast amount of building information, the project's BIM model has brought along great impacts and benefits throughout its entire building life cycle from stages of architectural design to construction and facilities management.

While it usually takes a few years for a project to complete after going through the stages of design and construction, the management and maintenance of a building may span across thirty years or even more as it enters operation. Therefore, how to use technology to enhance building management has always been a focus of the URA's study.

After two years of extensive study and testing, the team has tailor-made for the Shanghai Street Project a 'BIM Facility Management System' (BIM-FM system) with a centralised platform for consolidating the Building Management System and Facility Management System with the BIM model, the closed circuit television system (CCTV) and IoT devices to achieve efficient facility management. Integrating every big and small building components and facilities data from the BIM database, the BIM-FM system enables real-time monitoring as well as remote control of the building systems and facilities through three-dimensional visualisation of facilities and locations on a computer platform. Different locations of the buildings are also kept under surveillance in the system through connections with CCTV cameras. Moreover, the system can automatically issue works orders to maintenance engineers whenever problems are detected. In addition, building components data and rehabilitation records of the historical buildings have also been incorporated in the system for efficient facilities management and repair works. The BIM-FM system will check against the lifecycle and conditions of the buildings and facilities, and schedule regular reminders to alert maintenance workers to conduct inspections or tests so that appropriate measures could be carried out before any damages would occur.

有份參與研發這套「BIM-FM系統」的市建局資訊科技系統及研發高級經理劉玉寶（Jack）說，上海街項目的「BIM-FM系統」營造了一個有很強互動性的數位孿生（Digital Twin），使它比其他設施管理系統走得更前：「設備運作如有問題，都會在三維儀表板（3D Dash Board）上的模型裡，以不同顏色實時顯示狀態和位置；當回復正常時，亦會同步轉換顏色以通知。」Jack說，這種高度視像化的設施管理系統除方便場地管理人員外，亦可讓身處市建局總部的管理層，能以遙距方式實時得知場地運作的最新情況。隨着未來有更多項目落成並投入運作，市建局將朝著中央管理概念，透過各個項目的「BIM-FM系統」建立數位孿生，讓管理人員可透過儀表板，實時監督更多以「BIM-FM系統」管理的市建局場地或項目。

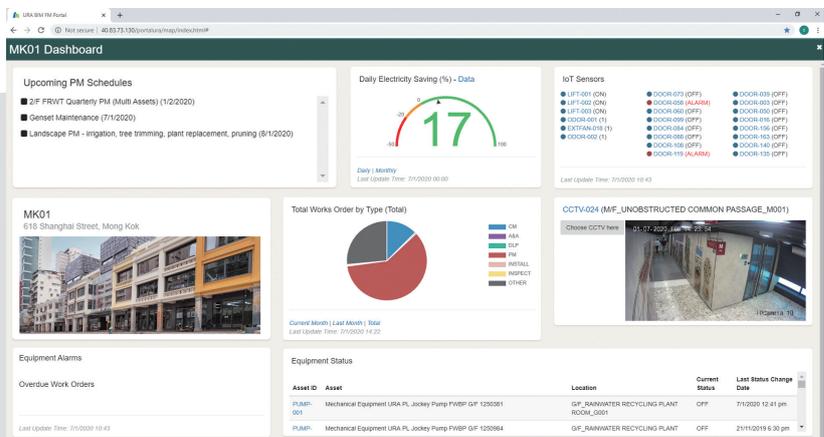
此外，團隊又以試點形式，將「BIM-FM系統」與物聯網（IoT）技術整合，讓升降機和消防門等裝置的開關或運作狀況，可以實時傳送至系統；並正研究透過感應器，實時監測和改善洗手間空氣質素的技術，使設施管理更智慧和自動化。

Jack Lau, URA's Senior Manager of IT System and Research who was involved in the development of the BIM-FM system, said the initiative has created a highly interactive Digital Twin, making the system more advanced than other existing facility management system. "If there occurs any problem in the operation of a facility, its real-time condition and location will be shown in different colours in the model on the 3D Dashboard; when the facility resumes normal operation, we will be notified by its simultaneous colour change". The highly visualised feature of this facility management system not only facilitates site management staff but also keeps the management at the URA's headquarters informed of the site's real-time situations in the distance, said Jack. With more and more projects to be completed and put into operation in the future, the URA conceives centralising the management through establishing Digital Twins in future BIM-FM systems to enable real-time monitoring of sites and projects by management staff through dashboards under the systems.

Moreover, the team has integrated the BIM-FM system with Internet of Things (IoT) technology as a pilot programme, to enable real-time surveillance of the operation and condition of devices such as elevators and fire-rated doors. The team is also working on real-time monitoring and improvement of air quality in toilets using sensors, with an aim to achieve smarter automated facility management.

BIM-FM 系統以一體化的平台，將負責各設施運作的管理系統連結起來。管理人員即使身處總部，亦可在電腦平台上透過二維（上圖）及三維（下圖）儀表板，實時監測不同系統及設施的狀態，以至控制它們的開關。

A centralised platform for consolidating different management systems, the BIM-FM system enables monitoring of the site's real-time situations in the distance by management staff at the headquarters, as well as remote control of the building systems and facilities through its 2D (above) and 3D (bottom) dashboards.



退休人士任市區更新導賞員 退而不休發揮所長 跨代交流促進共融

Retirees Appointed as Urban Renewal Docents Continue to Contribute to Society while Enhancing Cross-generational Integration



Miu慶幸有機會參與導賞工作，並已把之視為其「第二事業」。

Miu is grateful for the opportunity to become a docent, which she considers her 'second career'.

不少年長人士即使退休後仍希望重回職場，繼續貢獻社會。為了支援中高齡人士再就業，以及推動跨代共融文化，市建局去年首次招募有意再就業的退休人士擔任兼職導賞工作，向公眾推廣市建局的市區更新工作與使命。退休後重投工作的潘志忠（Emanuel）及吳妙儀（Miu），自去年年中起便駐於中環中心地下的市區更新探知館負責導賞工作，自言除了可繼續發揮所長外，還有意想不到的得著。

退休前從事旅遊業的Emanuel，於80年代便以導遊身份接待外國旅行團，客人多來自歐美。對於「帶團」，Emanuel自是有一番心得。「英國人嚴肅所以有時說話要幽默一點；美國人最愛發問，解答到問題

Many elderly and middle-aged people nowadays, despite having retired, still hope to rejoin the workforce and continue to contribute to the society. In order to support their employment, as well as to promote cross-generational integration, the URA has for the first time recruited retirees as part-time docents to promote the URA's mission and its work of urban regeneration to the public. Since mid-2019, retirees Emanuel Poon and Miu Ng have been stationing in the Urban Renewal Exploration Centre ('UREC') on the ground floor of The Center, conducting guided tours. Besides being able to continue serving with their skills, they both find the work unexpectedly rewarding.

Emanuel started his career in tourism in the 1980s, when he first worked as a tour guide receiving international inbound guests mainly from Europe and the US. Over the time, he has developed some insights about his role, "British visitors

他們會表示感謝；以色列人最喜歡數字，所以事前要做足功課掌握有關香港的數據資料……」簡單而言，就是要了解接待對象，投其所好。經歷過香港旅遊業最風光的日子，Emanuel後來退居幕後，在退休前一直協助香港旅遊發展局研發旅遊路線和產品。

Emanuel性格愛接觸人，退休後卻要留在家，經驗無用武之地，常常感覺若有所失。因此當他知悉市建局聘請退休人士當導賞員時，當下便決定申請，「我還有很多東西可以做，很感激市建局給我們這些中高齡人士機會去發揮所長。」

加入市建局後，從以往接待遊客介紹香港，到今天為學生及公眾帶導賞團講解市區更新，Emanuel樂見其「講故佬」技能可再大派用場。例如當介紹不同的保育或活化項目時，他都能娓娓道來相關的歷史故事，為導賞團增添不少趣味。「介紹百子里公園時，我會說有關辛亥革命的故事，例如輔仁文社會長楊衢雲在結志街被暗殺的歷史；談到太子道西的保育活化項目時，又會說些關於戰前唐樓的故事和建築特色……」導賞團參加者有學生也有普通市民，Emanuel會視乎對象剪裁不同程度的資料，讓參加者更容易理解內容。

can be quite uptight, hence, a sense of humour may help loosen them up. Americans are the most inquisitive, and they'd appreciate your effort for answering their questions. Israelis are obsessed with numbers, so it's important to have your figures about Hong Kong ready before the tour begins." To simply put, one has to understand the guests to cater to their needs. Having gone through the heyday of tourism in Hong Kong, Emanuel left the frontline and worked backstage afterwards to help develop various sightseeing tours and products for the Hong Kong Tourism Board before he retired.

Describing himself a people person, Emanuel lost his sense of purpose when he retired and spent much time at home, without any opportunity to utilize his skills. Thus, he was excited to know that URA was recruiting retirees as docent and applied immediately. "I still have a lot to contribute. I am grateful for the opportunity the URA has given to the middle-aged and elderly like us to make good use of our skills."

After joining the URA, Emanuel is able to convert his expertise acquired from conducting tours for travellers in Hong Kong into great docent experience on urban renewal for students and the public. He is particularly glad to display his storytelling skills in his new role. For instance, when he introduces various heritage preservation or revitalization projects, he will supplement with interesting historical stories to spice up the tours. "When I introduce Pak Tsz Lane Park, I will tell stories about the 1911 Revolution, such as the assassination of Yeung Ku-wan, President of Furen Literary Society on Gage Street; when I present the preservation



Emanuel（中）與參加市建局實習生計劃的大學生交換帶導賞團技巧。

Emanuel (middle) and university students participating in the URA internship programme exchange views on docent skills.



Emanuel 於 80 年代以導遊身份接待外國旅行團，客人多來自歐美。他後來退居幕後，退休前一直協助旅遊發展局研發旅遊路線。

Emanuel worked as a tour guide in the 80s receiving international inbound guests mainly from Europe and the US. He later worked backstage to help develop tour products for Hong Kong Tourism Board.

本想繼續貢獻所長的 Emanuel，重投工作後才發現原來自己也有得著。工作期間，Emanuel 有機會與市建局實習生計劃的大學生一同合作，並就導賞技巧、尤其是如何與學生溝通方面交換意見。「大學生會告訴我年輕人的潮流喜好，我則會教他們年長一點人士的用語，例如『摩登』即 modern、『花臣』乃源自英文 fashion 等等，這樣的互相學習過程很有趣。」原來兩代人不一定會有代溝，還可以共融學習。

至於另一位導賞員 Miu，也異口同聲表示很開心能與年輕同學合作，「實習學生亦會從年輕人的角度向我們提供意見，如可多些透過提問的形式，引起年輕人的興趣，在互相交流過程中大家獲益良多。」Miu 於退休前任職私人公司負責人的助理，長時間埋首在文件堆，形容工作千篇一律。如今慶幸有機會參與導賞工作，她已把之視為其「第二事業」，「以前工作是為生活，現在則可為興趣，做一些自己喜歡的工作，接觸更多不同背景的人，真正體現自己的價值。」

轉換新工作環境後，很多人在入職初期難免會遇到挑戰。Emanuel 和 Miu 都不諱言，很多有關市區更新的知識並不是一時三刻可鯨吞得下。「甚麼是市區更新 5R 策略？要完成舊區重建必須經過甚麼程序？這些都是很專門的知識，要花一點功夫才能記下來。」為了協助兩位新成員儘早適應新工作環境，市建局亦為他們提供一連串的在職培訓，讓他們更好地掌握各種市區更新資訊。

and revitalization project of Prince Edward Road West, I will talk about pre-war Chinese buildings and their architectural characteristics.....” While those joining the guided tours include students and general public, Emanuel will customise the content for different audience to make it easier for everybody to understand.

With an intent to contribute at the beginning, Emanuel eventually realised his new gains from the job—an opportunity to work with the university students who participated in URA internship programme. They shared views on how to conduct guided tours, in particular, skills for communicating with students. “The students told me about youngsters’ liking these days, and I shared with them some slangs we used in the old days which were transliteration of some English words. This kind of exchange was very interesting.” Different generations do not necessarily clash but can get together harmoniously and learn from each other.

Miu, another docent, agreed with Emanuel that it was a pleasure to work with the young students. “The interns gave us feedback from the perspective of young people. For instance, we can stimulate youngsters’ curiosity by asking them questions. We both benefited from the exchange.” Miu was an assistant for a private company’s director before her retirement. Her job mainly involved mundane paperwork. She is grateful for the opportunity to become a docent, which she considers her “second career”. “I used to work to make a living; now I work to enjoy life, meeting people from all walks of life, and realising my true value.”

Changing to a new workplace inevitably brings in new challenges in the beginning. Both Emanuel and Miu admitted that it was not easy to acquire massive information and knowledge about urban renewal within a short time. “What are the 5R urban renewal strategies? What procedures must be taken to redevelop an old area? We have to

能夠將市建局的工作理念與公眾分享，連繫社區，Emanuel和Miu俱覺得這份導賞工作十分有意義。然而除了在探知館內導賞外，Emanuel更期望未來可大展拳腳，當日後中環街市完成活化工程後，可連繫毗鄰的H6 CONET社區空間，以及卑利街 / 嘉咸街項目和中西區一帶的活化保育項目等，為公眾提供滿載地區歷史特色的導賞體驗。

如果想聽聽Emanuel和Miu的導賞介紹，歡迎到市區更新探知館網站預約導賞服務：<http://urec.org.hk/urec/about/>。公眾人士可預約於逢星期五指定時段舉辦的導賞團，團體導賞團則於星期一至五指定時間舉行。



make painstaking effort to memorise all these specialized knowledge and information.” In order to assist the two new members to fit into the new workplace, the URA has provided them with on-the-job training to equip them with a good grip on information about urban renewal.

Both Emanuel and Miu find their job as docents very meaningful, as they can share the mission of URA's work with the general public, thus building a connection with the community. Emanuel is already thinking big outside the UREC – upon completion of the Central Market Revitalisation Project, he looks forward to enriching the docent experience filled with local history with an additional coverage of the Central Market which connects the adjacent community space “H6 CONET”, as well as other revitalization projects around Peel Street/Graham Street.

Those interested to join the guided tours are welcome to make an appointment on the UREC website: <http://urec.org.hk/urec/about/>. General public are welcome to book a tour at selected timeslots on Friday, while group tours are held at specified timeslots on Monday to Friday.

市區更新探知館

市區更新探知館自2009年啟用以來，為學生、社區團體和公眾人士提供有關香港市區更新的資訊，包括市區老化問題及市建局的使命與工作等。探知館座落於中環中心地下H6 CONET公共空間，館內設有舊區生活探索、展覽區、互動多媒體設施和交流區等，提供更多互動性、知識性和趣味性的資料，藉此啟發參觀者以多角度認識和思考市區更新不同議題。

所有參觀時段必須預約。

導賞時段：

星期一至星期五（公眾假期除外）上午10時至中午12時及下午3時至下午5時

自助語音導賞時段：

星期一至星期五（公眾假期除外）中午12時30分至下午2時



The Urban Renewal Exploration Centre

Since 2009, the Urban Renewal Exploration Centre ('UREC') has been providing students, community organisations and the general public with information about the urban renewal in Hong Kong, including the problem of urban decay and the mission and work of the Urban Renewal Authority ('URA'). The UREC, located in H6 CONET, a community space on the ground floor of The Center, presents a real-life experience of dilapidated housing, interesting exhibits, interactive multimedia facilities and sharing corner. It aims to inspire visitors to understand and approach urban renewal issues from various perspectives.

All tours are by appointment only.

Guided tour:

Mon – Fri (except public holidays) 10:00 am to 12:00 pm & 3:00 pm to 5:00 pm

Audio guided tour:

Mon – Fri (except public holidays) 12:30pm to 2:00pm

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如對《建聞》的內容有任何意見，歡迎致電
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謝謝 Thank you!