

01 市建局啟動土瓜灣道 / 榮光街發展計劃

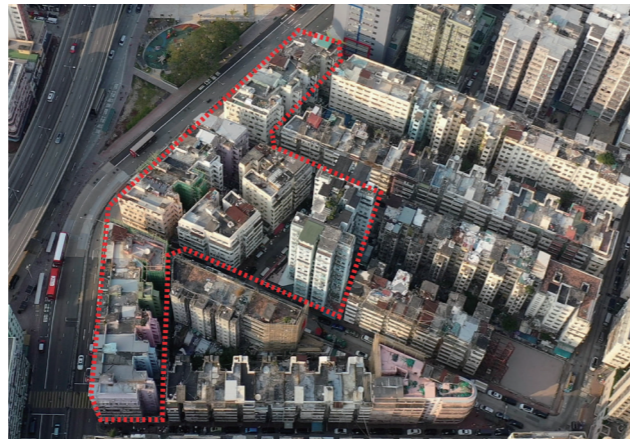
URA Commences To Kwan Wan Road / Wing Kwong Street Development Scheme

市區重建局（市建局）啟動土瓜灣道 / 榮光街發展計劃（KC-016項目）並展開法定規劃程序。項目是依據自2016年起採用的地區為本市區更新模式，透過重整及重新規劃項目，及毗鄰已開展的七個項目的土地用途，提供更有效的人車道路網絡，並以較佳的城市設計和更多社區設施，提升該區的宜居性。項目將提供土地空間，興建一條橫跨土瓜灣道的行人天橋及連接至港鐵屯馬線土瓜灣站。市建局將重新規劃項目範圍內的土地用途，包括整條玉成街，以及部分的鴻福街和啟明街，從而提供更多地面空間予行人享用及舉辦活動，營造具活力的社區聚腳點。

項目涉及約560個業權，估計重建範圍內居住了約830戶家庭及有約90間地舖。市建局已在項目範圍內的樓宇展開凍結人口調查，以確定受影響居民的數目和了解樓宇的使用狀況。項目最終獲得行政長官會同行政會議批准後，市建局會根據屆時的政策，展開物業收購工作和補償 / 安置符合資格的租客。



市建局總經理（規劃及設計）黃知文（右）及總經理（收購及遷置）鍾建強介紹土瓜灣道 / 榮光街發展計劃詳情。The URA's General Manager (Planning and Design), Christopher Wong (right), and General Manager (Acquisition and Clearance), Kelvin Chung, announce the commencement of To Kwa Wan Road / Wing Kwong Street Development Scheme.



土瓜灣道 / 榮光街發展計劃界線（紅線）
The boundary (red line) of To Kwa Wan Road / Wing Kwong Street Development Scheme

The Urban Renewal Authority (URA) commences the statutory planning procedures of the To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016). The project is implemented under the district-based urban renewal approach adopted since 2016, aiming to enhance accessibility and connectivity of the district and the seven other commenced projects in the neighbourhood through restructuring and re-planning the land uses, as well as the pedestrian and road networks. It will also create a more liveable community through enhanced urban design and the provision of more community facilities. The redevelopment will provide space for improved walkability by building a footbridge across To Kwa Wan Road connecting To Kwa Wan Station of the MTR's Tuen Ma Line to the project site. The project also covers the entire Yuk Shing Street, and part of Hung Fook Street and Kai Ming Street. The URA will restructure the site layout to provide more space for the use of pedestrians and community activities, thus creating a communal hub for leisure use and injecting vibrancy to the community, making the area more liveable and sustainable.

The project covers approximately 560 property interests, currently occupied by about 830 households and 90 ground floor shops. The URA has kick-started a freezing survey in the buildings within the project site to verify the number of affected residents and the occupancy status of the properties. The URA will start the acquisition of property interests and make compensation / rehousing offers to eligible tenants, in accordance with the policy prevailing at the time of approval by the Chief Executive in Council.

02 市建局與華懋集團簽訂中環街市營運合約

URA and Chinachem Group Sign Operation Contract for Central Market



市建局行政總監韋志成（左）及華懋集團執行董事兼行政總裁蔡宏興在復修保育後的中環街市大樓內主持簽約儀式。
Ir Wai Chi-sing (left), Managing Director of the URA, and Donald Choi, Executive Director and Chief Executive Officer of Chinachem, officiate at the signing ceremony held at the conserved Central Market building.

市區重建局（市建局）與華懋集團簽訂中環街市營運合約，共同營運及管理中環街市。雙方已共同成立管理委員會，制定業務計劃的執行細節。

市建局行政總監韋志成表示：「中環街市在30年代興建時，屬劃時代的建築物，它不論在用料、實用設計風格及市集營運管理模式等方面，在當年來說，均充份體現『創新』的思維和應用。」

市建局在2017年10月從政府接手中環街市，耗資超過港幣5億元為這幢已有80年歷史的建築物進行歷時超過三年的復修及保育。過程中，市建局亦特別應用新



市建局及華懋團隊正共同制定中環街市的業務計劃。
The URA and Chinachem are jointly formulating the business plan of Central Market.

新的復修技術、物料和項目工程管理軟件，提高效率及保育成效。

我殷切期待與華懋集團的合作，攜手秉承這『創新』的概念，我樂見華懋集團將致力推動科學、科技、工程及數學 (STEM) 教育，並投放額外資源，支持初創公司在項目中營運，將中環街市打造成21世紀劃時代的建築物和設施，為香港及市民大眾營造一個親切舒適、具活力，以及共融的新地標。」

華懋集團將會透過多元化的餐飲、零售和活動為訪客提供獨特的體驗，打造出市民大眾可以適意享受和進行交流的Playground for All。項目內部分樓面面積將會撥作公眾及社區用途，包括24小時開放的行人通道、洗手間設施及約1,000平方米的綠化休憩空間等。

The Urban Renewal Authority (URA) and Chinachem Group (Chinachem) signed the operation contract for the Central Market Revitalisation Project. Both parties will jointly take up the Project's operation and management. A joint management committee has also been set up to devise implementation details of the business plan.

Ir Wai Chi-sing, the Managing Director of the URA, said, "Central Market was an epoch-making architecture in the 1930s, materialising the spirit of innovation through the pioneering use of construction materials, the functional style of architectural design as well as the operating model of a market at that time.

Since taking up the Central Market building from the Government in October 2017, the URA commenced restoration and preservation work for this 80-year-old building with the application of innovative measures, which included the restoration methods, repair materials, as well as project management software, aiming to enhance both the work quality and efficiency. It took the URA over three years to complete the first phase of rehabilitation and preservation work at a cost of more than HKD 500 million.

I look forward to continuing this innovative spirit in the collaboration with Chinachem, in particular, its initiatives to promote Science, Technology, Engineering and Mathematics (STEM) education, as well as its support with additional resources, to startup companies to run in the Central Market, aiming to make the Central Market an epoch-making architecture and facility of the 21st century, and an energetic and vibrant landmark for Hong Kong.”

Chinachem will strive to revitalise Central Market by introducing diversified dining, retailing and activities to shape it as a

“Playground for All”, where people from all walks of life can meet, mingle and socialise. A portion of the floor area of the Project has already been earmarked for public and community uses, including a 24-hour public passageway, toilet facilities, and green open spaces totalling about 1,000 square metres.



韋志成（右）及蔡宏興參觀復修後的中環街市。
Ir Wai Chi-sing (right) and Donald Choi visit the refurbished Central Market.

03

市建局與平民屋宇就重建大坑西新邨簽署合作備忘錄 URA and HKSHCL Sign Memorandum of Understanding on Tai Hang Sai Estate Redevelopment

市區重建局（市建局）與香港平民屋宇有限公司（平民屋宇）已正式就「大坑西新邨重建」項目簽署合作備忘錄，為推展項目訂立目標及合作框架，雙方未來將會商討各項細節，以進一步落實方案。市建局亦在擬定項目規劃及設計的總綱發展圖，預計可於今年第三季內完成。項目預計提供約1,300個單位用作重置現有住戶，以及約2,000個「首置」住宅單位，以市場折扣價出售。

The Urban Renewal Authority (URA) and The Hong Kong Settlers Housing Corporation Limited (HKSHCL) signed a memorandum of understanding (MOU) for the “Tai Hang Sai Estate Redevelopment” project. The MOU lays down the goals and cooperation framework and in the meantime, the URA and HKSHCL are working on the next level details of the redevelopment plan. The URA is also developing the Master Layout Plan, which is targeted to be ready in the third quarter this year. The project is targeted to provide about 1,300 units to be used for re-housing existing tenants; and about 2,000 “Starter Homes” units to be sold at a discount to market value.



在運輸及房屋局局長陳帆（後排中）、市建局主席周松崗（後排右）及平民屋宇董事李國章教授（後排左）見證下，市建局行政總監韋志成（前排右）和平民屋宇主席李國寶博士代表簽署合作備忘錄。

Witnessed by the Hon. Frank Chan Fan (centre, back row), Secretary for Transport and Housing, the Hon. Chow Chung-kong (right, back row), Chairman of the URA, and Prof. the Hon. Arthur K. C. Li (left, back row), Director of HKSHCL, Ir Wai Chi-sing (right, front row), Managing Director of the URA, and Dr. the Hon. David K. P. Li, Chairman of HKSHCL, sign the MOU.