



發展香港 Developing Hong Kong

改善規劃；更新樓宇
Better Planned City; Greener Buildings

規劃策略 Planning Strategy



- 規劃未來30年
Planning for the Next 30 Years
- 涵蓋廣闊地域
Wider Geographical Scope
- 尋求持續發展
Sustainable Development
- 提升生活質素
Better Quality of Life

主要規劃研究 Major Planning Studies

- 都會計劃及九龍建築物
密度發展研究
Metroplan Study & KDS
- 新界東南及新界西南
發展策略
**SENT & SWNT
Development Strategy**
- 西九龍填海區發展
**West Kowloon Reclamation
Development**
- 西區發展計劃
Western District Development
- 香港仔港灣研究
Aberdeen Harbour Focus Study



市區重建

Urban Renewal

市區重建局條例草案於2000年6月通過。在20年內，我們對舊市區的理想是：

- 完成 200個優先重建項目
- 重建 1,400幢破舊失修的樓宇
- 安置 16,000個家庭
- 提供 50,000平方米休憩用地及 70,000平方米社區設施

The Urban Renewal Authority Bill was passed in June 2000. Our Vision for older built-up areas in 20 years' time:

- 200 priority projects completed
- 1,400 dilapidated buildings redeveloped
- 16,000 households rehoused
- 50,000m² of open space and 70,000m² of community facilities provided



市區重建的原則

Urban Renewal Principles

- 以人為本的方式
 - 業主獲公平合理的補償
 - 租戶獲妥善安置
 - 重整及重新規劃
 - 整體社區受惠
- people oriented approach
 - fair and reasonable compensation for property owners
 - proper rehousing for tenants
 - replanning and restructuring
 - benefits to the community at large



市區重建的策略

Strategy of Urban Renewal

我們的策略是透過重建、復修及保存，更新舊市區。

Our strategy is to renew older built-up areas by redevelopment, rehabilitation and conservation.



重建
Redevelopment



復修
Rehabilitation



保存
Conservation



樓宇更新

Greener Buildings

目標：改善我們的居所
Aim : Improve our built environment



更新現存大廈

Renewal of existing buildings



創新未來樓宇

Innovation for future buildings

現存樓宇 Existing buildings

改善保養, 以策安全

Safer and better maintained



修葺前 In need of repair

修葺後 After maintenance

提倡業主承擔責任制

Promote owners' awareness of their responsibility

- ✓ 協助業主履行維修大廈的責任
Help owners maintain their buildings
- ✓ 增加資源清除危險違例建築
Increase resources to act against dangerous illegal building works
- ✓ 遏止天台非法搭建
Step up action against illegal rooftop structures
- ✓ 管制招牌
Control signboards
- ✓ 爭取公眾支持
Enlist public support

協助業主履行責任 Help owners fulfill their duty

✓ 加強支援業主

Enhance support for
owners



增加資源 Increase resources



加強清拆危險違例建築物

Strengthen enforcement
against dangerous illegal
building works



遏止天台非法搭建 Step up action against illegal rooftop structures

- ✓ 清除危險
Remove danger
- ✓ 加強法則
Strengthen the laws



管制招牌 Control signboards

✓ 引進招牌登記制度

Introduce signboard
registration system



爭取公眾支持 Enlist public support

✓ 鼓勵公眾參與改善
樓宇安全

Encourage public
participation in
action to improve
building safety



樓宇安全及維修專責小組

Task force on building safety and maintenance



諮詢公眾有關改善樓宇
安全及維修建議

Consult public on
proposals for building
safety and timely
maintenance



適時維修 Timely maintenance

創新樓宇 Innovation for future buildings



鼓勵興建環保大廈

Encourage construction
of environmentally
friendly buildings



環保大廈

Environmentally friendly buildings



與大自然融合

Compatible with nature



更高質素

Better quality



易於保養

Easier to maintain

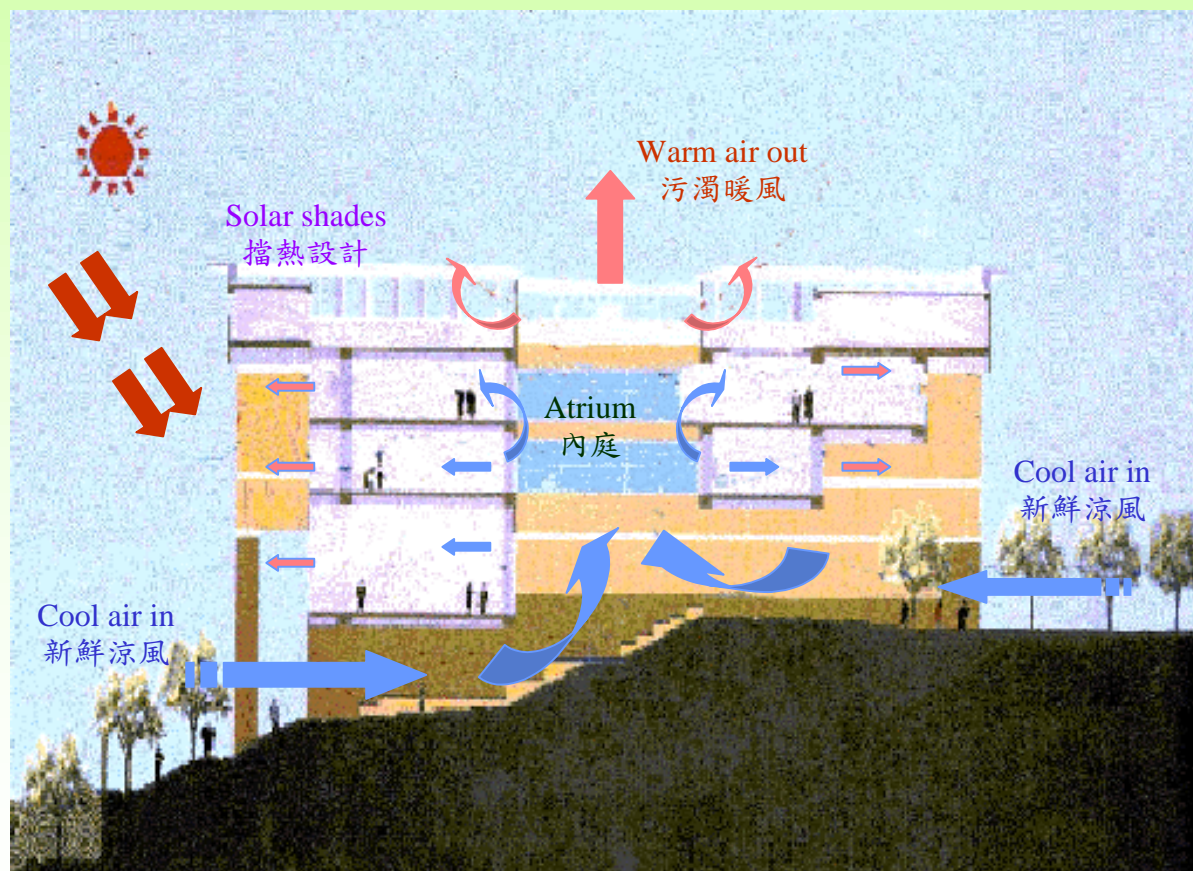
改善居住空間 Improve living space

- ✓ 改善通風和採光質素
Better ventilation and lighting
- ✓ 推廣建做露台
Balconies for all
- ✓ 寬敞的走廊及升降機大堂
Wider corridors and lift lobbies
- ✓ 空中花園
Sky gardens

提高通風和照明質素 Better ventilation and lighting

✓ 自然通風及採光設計

Design for natural
ventilation and lighting



廣建露台 Balconies for all



提高室內空氣流通及光線

Better air flow and brighter indoor environment

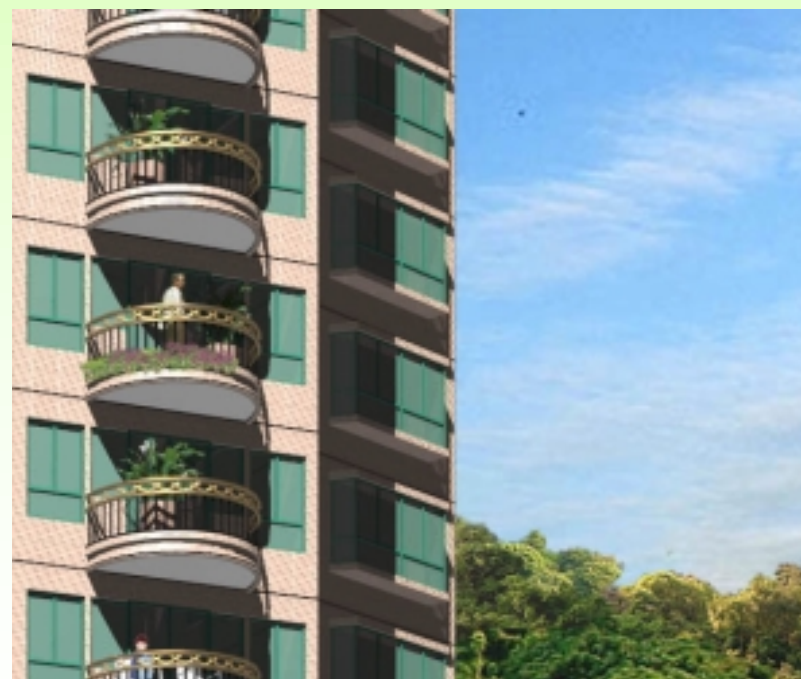


廣建露台 Balconies for All



遮蓋太陽及隔聲

Act as sunshade and noise barrier



寬敞的走廊及升降機大堂 Wider common corridors and lift lobbies



加大每層公用地方從而改善採光及通風

Larger common area on each floor to provide light and breeze



空中花園 Sky gardens

- ✓ 改善樓宇間的空氣流通
Improve air flow between buildings
- ✓ 提供額外樓面作為公用花園
Provide extra storeys for common gardens
- ✓ 在大廈內給予員工綠化休憩地方
Provide green space for workers
- ✓ 改善街道空氣質素
Improve air quality at street level



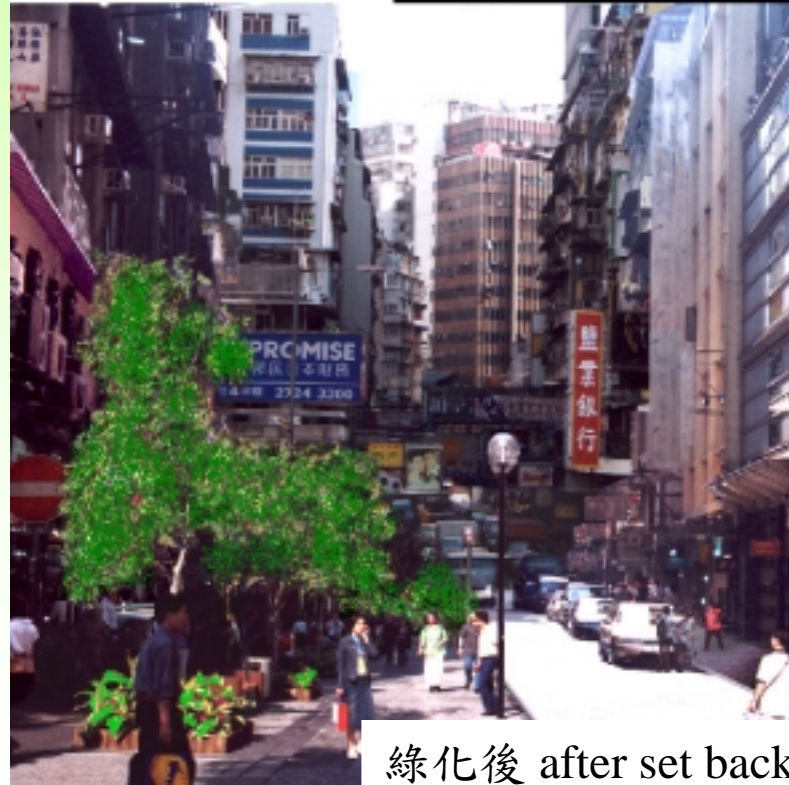
大廈前增加綠化空間 Set-back buildings



增加地面綠化空間
Provide extra space for trees and greenery



現況 before set back



綠化後 after set back

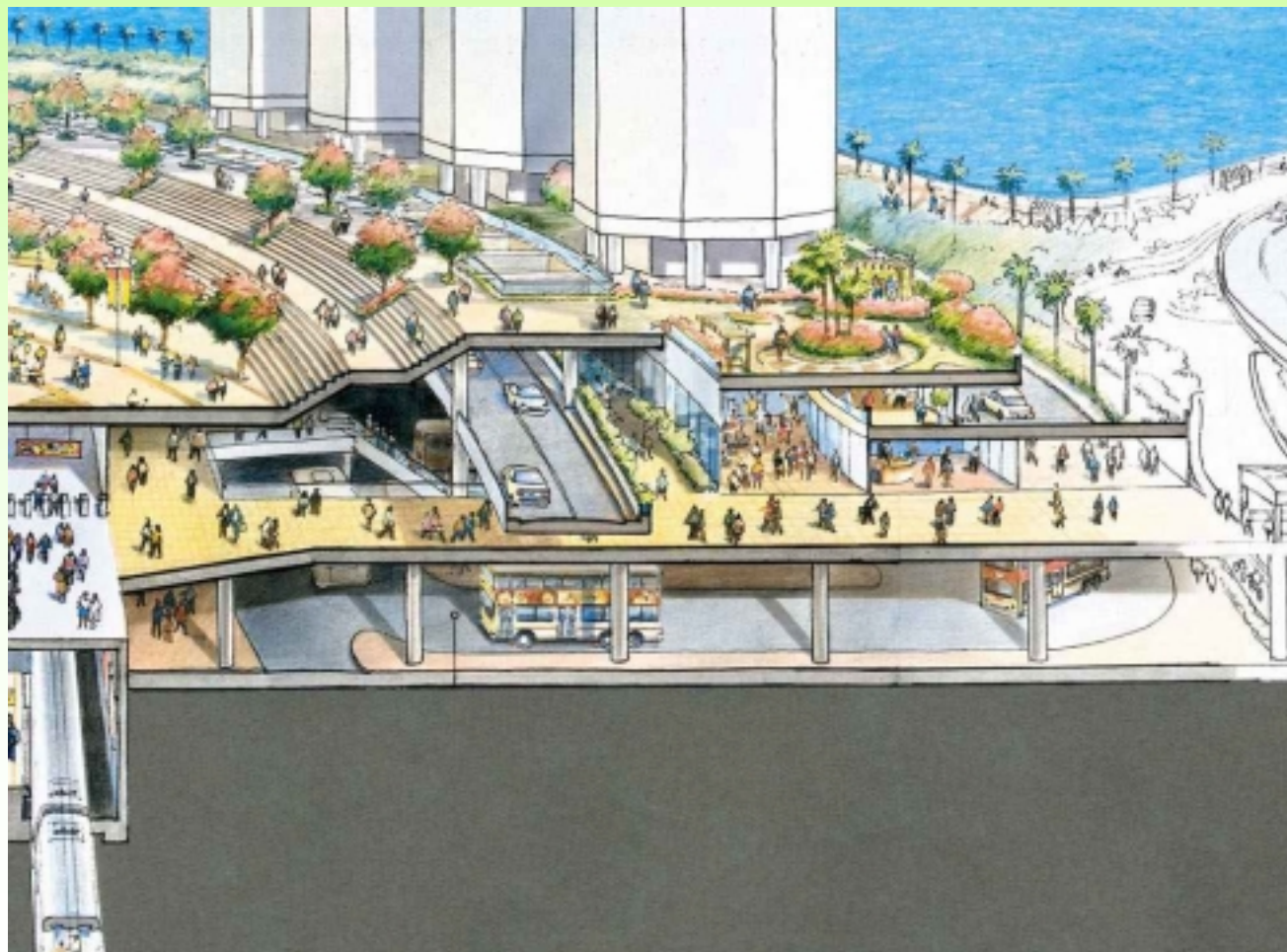
人車分隔

Segregated pedestrian and vehicular traffic

✓ 清新空氣
Cleaner air

✓ 安全
Safer

✓ 寧靜環境
Quieter



利用天然資源 Use of natural resources

設計應利用－

Buildings designed to make use of -



陽光 Sun



風 Wind



雨水 Rain

天然採光設計 Natural lighting

✓ 鼓勵利用室內陽
光照明的設計

Use sunlight to
light up indoor
space



利用陽光 Use solar energy



太陽能電燈 Solar lamp

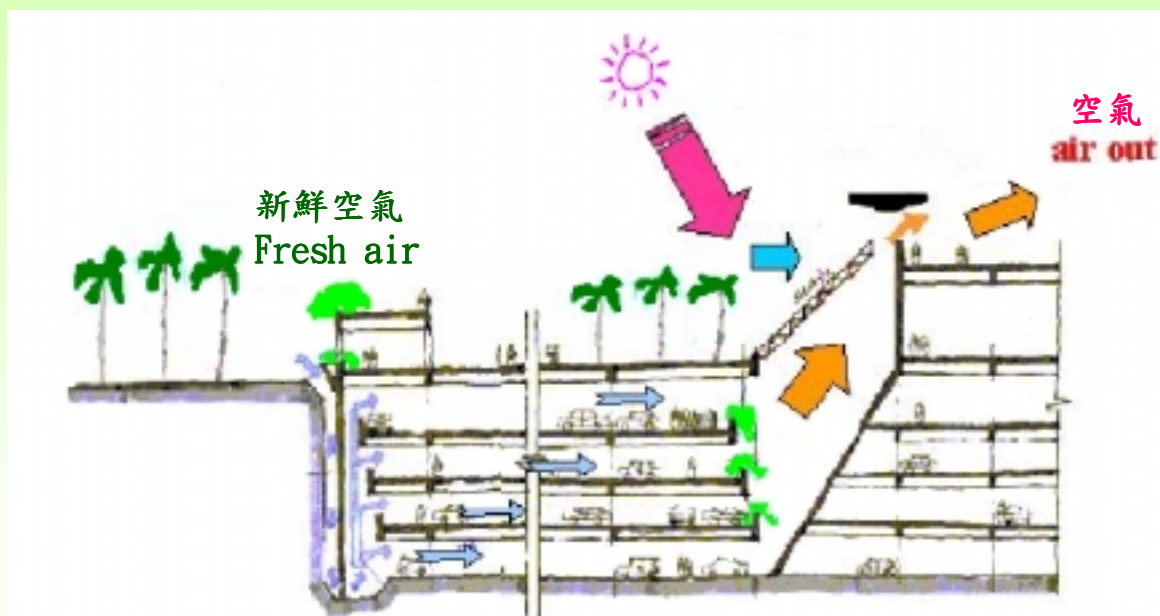


太陽能電板 Solar panel

地下停車場利用新鮮空氣 Fresh air for underground car-parks

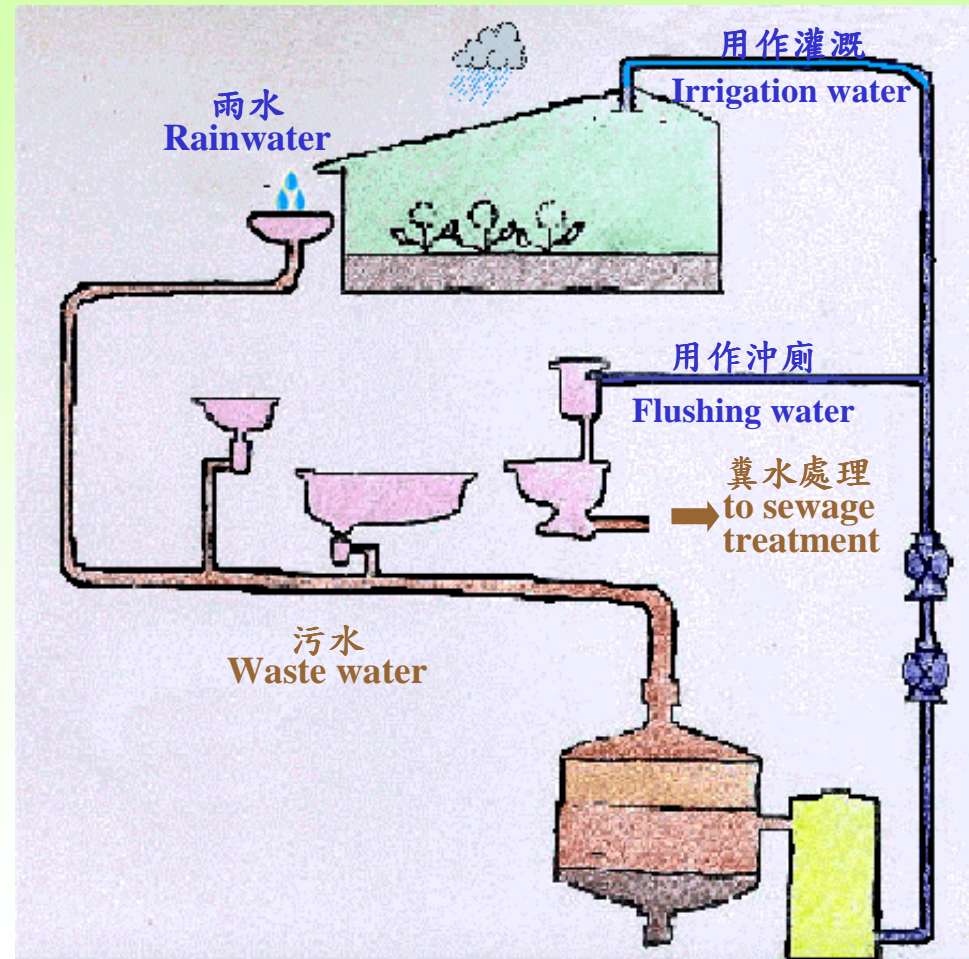
✓ 利用天然捕風設計以達致自然通風效果

Make use of wind catchers to fill car-parks with natural fresh air



循環用水 Recycle water

- ✓ 節省用水
Save water
- ✓ 減少污水排放
Less waste water disposal



垃圾分類

Refuse sorting at source

✓ 於大廈預留空間以作
垃圾分類之用

Provide extra space to
allow refuse sorting at
source



預製組件的應用 Use of prefabrication

- ✓ 鼓勵預製組件建築法
Encourage prefabrication



政府的新措施 Our initiatives

- ✓ 放寬及把建築物條例現代化
Modernise and liberalise building rules and regulations
- ✓ 為創新的設計及科技清除障礙
Remove barriers to innovative design and technology
- ✓ 成立跨部門專責小組擬定改革
Set up special inter-departmental task force on reforms

促進環保大廈措施 Incentives for green buildings

- ✓ 加快審批圖則
Fast track plan approval
- ✓ 在計算大廈的總樓面面積時，豁免綠化設計所需的額外空間
Exemption of green facilities from gross floor area calculation
- ✓ 對採用環保建築法的地盤，給予額外樓面面積（需補地價）
Extra floor area for green methods of construction (premium payment required)
- ✓ 對特出的環保大廈給予公開的表揚
Open commendation for outstanding green buildings

社會各界共同努力, 以改善市容

Community wide effort to improve urban fabric

- ✓ 大廈業主肩負自己物業的維修責任
Building owners taking up responsibility to maintain their property
- ✓ 建築業接受興建環保大廈的挑戰
Building industry taking up challenge to construct green buildings
- ✓ 政府給予支持: 增加資源及提供誘因
Government giving support: additional resources & incentive scheme