



CB(1) 1804/11-12(02)

立法會房屋事務委員會  
Legislative Council Panel on Housing

白田邨重建計劃  
Redevelopment of Pak Tin Estate

二零一二年五月七日

7 May 2012



# 背景及重建計劃

## Background and Redevelopment Plan

- 為配合《二零一一至一二年施政報告》

In response to the 2011/12 Policy Address

- 房屋委員會轄下的策劃小組委員會根據「重建高樓齡公共租住屋邨優化政策」

Under Refined Policy on Redevelopment of Aged Public Rental Housing Estates, the Strategic Planning Committee under the Hong Kong Housing Authority, with consideration on

- 在評估結構狀況和經濟效益外  
findings of the structural conditions and economic viability
- 加上考慮該屋邨原址復建的潛力，及合適的遷置資源  
and the buildback potential of the estate upon redevelopment, with suitable rehousing resources

- 通過：

Endorsed :

- 白田邨重建項目的建議總綱發展藍圖及以分期形式進行重建；並  
the proposed Master Layout Plan and phased clearance arrangements for redevelopment of Pak Tin Estate
- 以白田第7及第8期作為最先的分期清拆項目  
with Pak Tin Phases 7 & 8 as the initial Phases

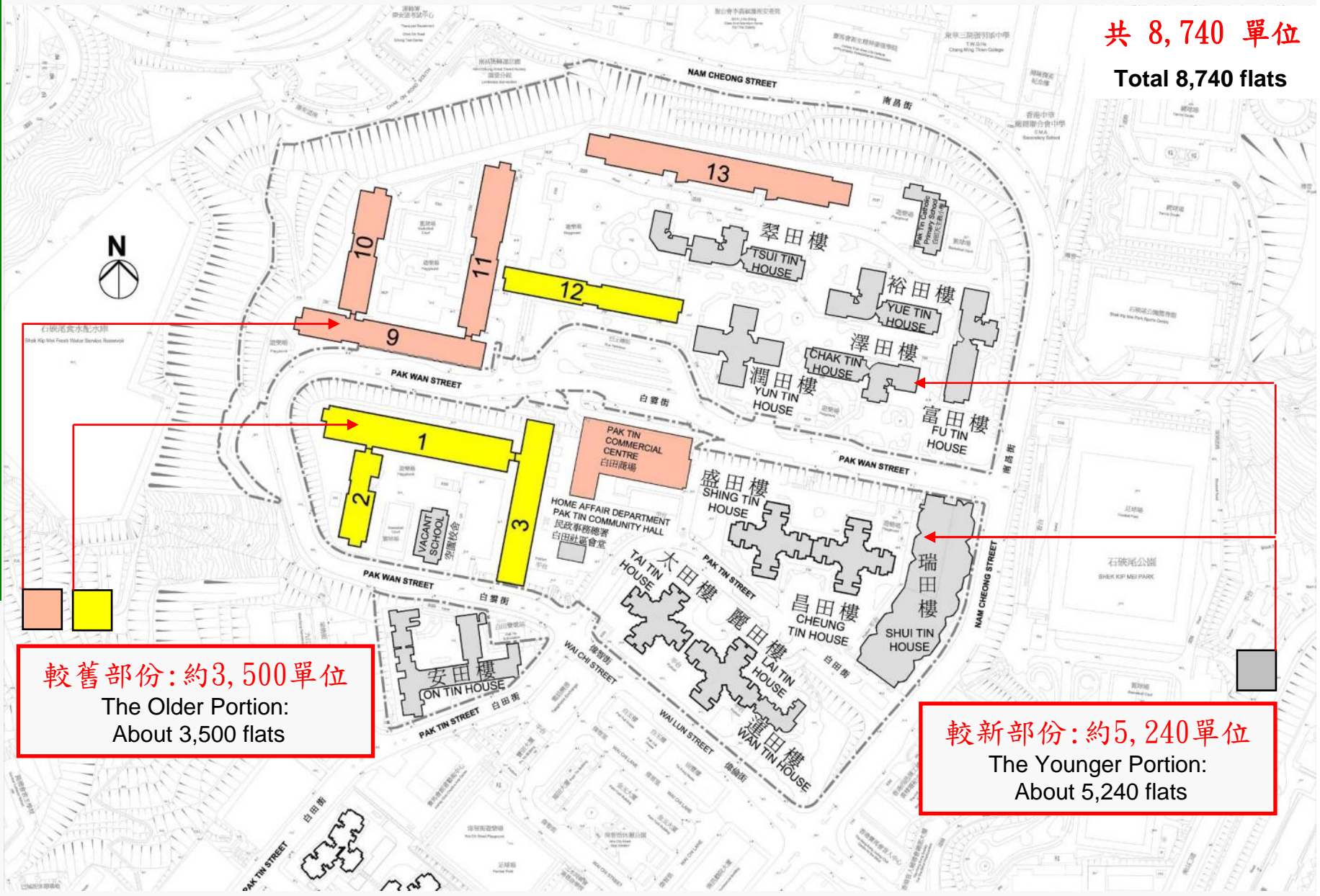


# 白田邨現時佈局

## Existing Estate Layout

共 8,740 單位

Total 8,740 flats



白田邨重建計劃

3

較舊部份: 約3,500單位

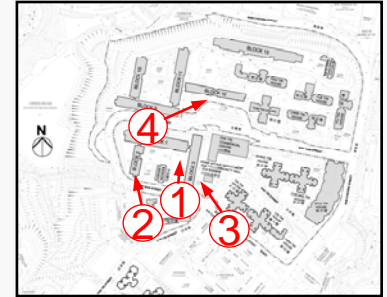
The Older Portion:  
About 3,500 flats

較新部份: 約5,240單位

The Younger Portion:  
About 5,240 flats



白田邨第7及第8期  
 第一、二、三及十二座  
 清拆合共約950個單位，興建1,400個新住宅單位  
 Pak Tin Estate Phases 7 & 8  
 Blocks 1, 2, 3 & 12  
 Clear about 950 Flats, Rebuilding 1,400 New Flats



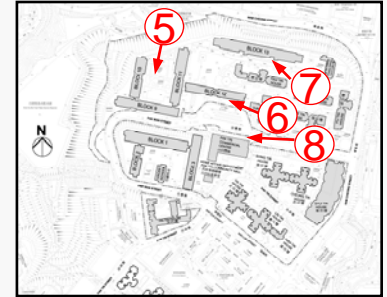


# 白田邨第10至第13期

## 第九、十、十一、十三座及白田商場 清拆合共約2,550個單位，興建4,250個新住宅單位

### Pak Tin Estate Phases 10 to 13

### Blocks 9, 10, 11, 13 & Pak Tin Commercial Centre Clear about 2,550 Flats, Rebuilding 4,250 New Flats



第11座  
Block 11

第9座  
Block 9

第10座  
Block 10

5



第9座  
Block 9

第11座  
Block 11

公共運輸交匯處  
Public Transport  
Interchange

6



第13座  
Block 13

7



白田商場  
Pak Tin Commercial Centre

8



# 白田邨分期清拆及重建計劃的發展藍圖

## Master Plan for the Phased Clearance & Redevelopment of Pak Tin Estate

期數 Phase	受影響的現有樓宇／設施（現有單位數目） Existing Blocks / Facilities Affected (No. of Existing Flats)	落成後新單位數目（約數） No. of New Flats upon Completion (Approximate)	樓宇落成日期 Building Completion Date
7 & 8	第一、第二、第三以及第十二座（約 950 個單位）的住戶，將於2014/15年或之前，遷入石硤尾第2和第5期 Tenants of Blocks 1, 2 & 3 & 12 ( <b>about 950 flats</b> ) move to SKM Phases 2 & 5 by 2014/15	1,400 個單位 1,400 flats	2018/19 年度
9, 10 & 11	商場及社區會堂 Commercial Centre & Community Hall	新社區會堂 New Community Hall	2015/16 年度
		2,000 個單位連同 新商場 2,000 flats & New Commercial Centre	2020/21 年度
12	第十三座（約 900 個單位）的住戶，將於2019/20年或之前，遷入現有適合安置資源，包括新建成的第7和第8期 Tenants of Block 13 ( <b>about 900 flats</b> ) move to available vacant resources including new Phases 7 & 8 by 2019/20	新建小學 New Primary School	2021/22 年度
13	第九、第十和第十一座（約 1,650 個單位）的住戶，將於2021/22年或之前，遷入現有適合安置資源，包括新建成的第10和第11期 Tenants of Blocks 9, 10 & 11 ( <b>about 1,650 flats</b> ) move to available vacant resources including new Phases 10 & 11 by 2021/22	2,250 個單位 2,250 flats	2025/26 年度
合計 Total	八幢較舊樓宇（約 3,500 個單位） Eight older blocks ( <b>about 3,500 flats</b> )	5,650 個新住宅單位 （淨增加約 2,150 個住宅單位） 5,650 New Flats (A net increase of about 2,150)	-

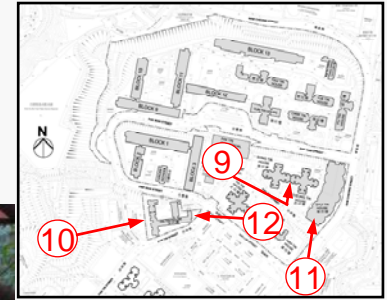
倘安置資源足以應付所需，房委會會仔細考慮可否縮短整個重建計劃的時間

The HA will carefully explore the feasibility of reducing the time required for the whole redevelopment programme subject to the necessary rehousing resources being available to meet the requirements



# 較新部份

## The Younger Portion



9

盛田樓  
Shing Tin House

昌田樓  
Cheung Tin House



10

運田樓 Wan Tin House

麗田樓 Lai Tin House

太田樓 Tai Tin House



11

瑞田樓  
Shui Tin House



12

安田樓  
On Tin House

- 澤田樓  
Chak Tin House
- 昌田樓  
Cheung Ting House
- 富田樓  
Fu Tin House
- 麗田樓  
Lai Tin House
- 安田樓  
On Tin House
- 盛田樓  
Shing Tin House
- 瑞田樓  
Shui Tin House
- 太田樓  
Tai Tin House
- 翠田樓  
Tsui Tin House
- 裕田樓  
Yue Tin House
- 潤田樓  
Yun Tin House
- 運田樓  
Wan Tin House



# 白田邨航攝照片

## Aerial Photo of Pak Tin Estate

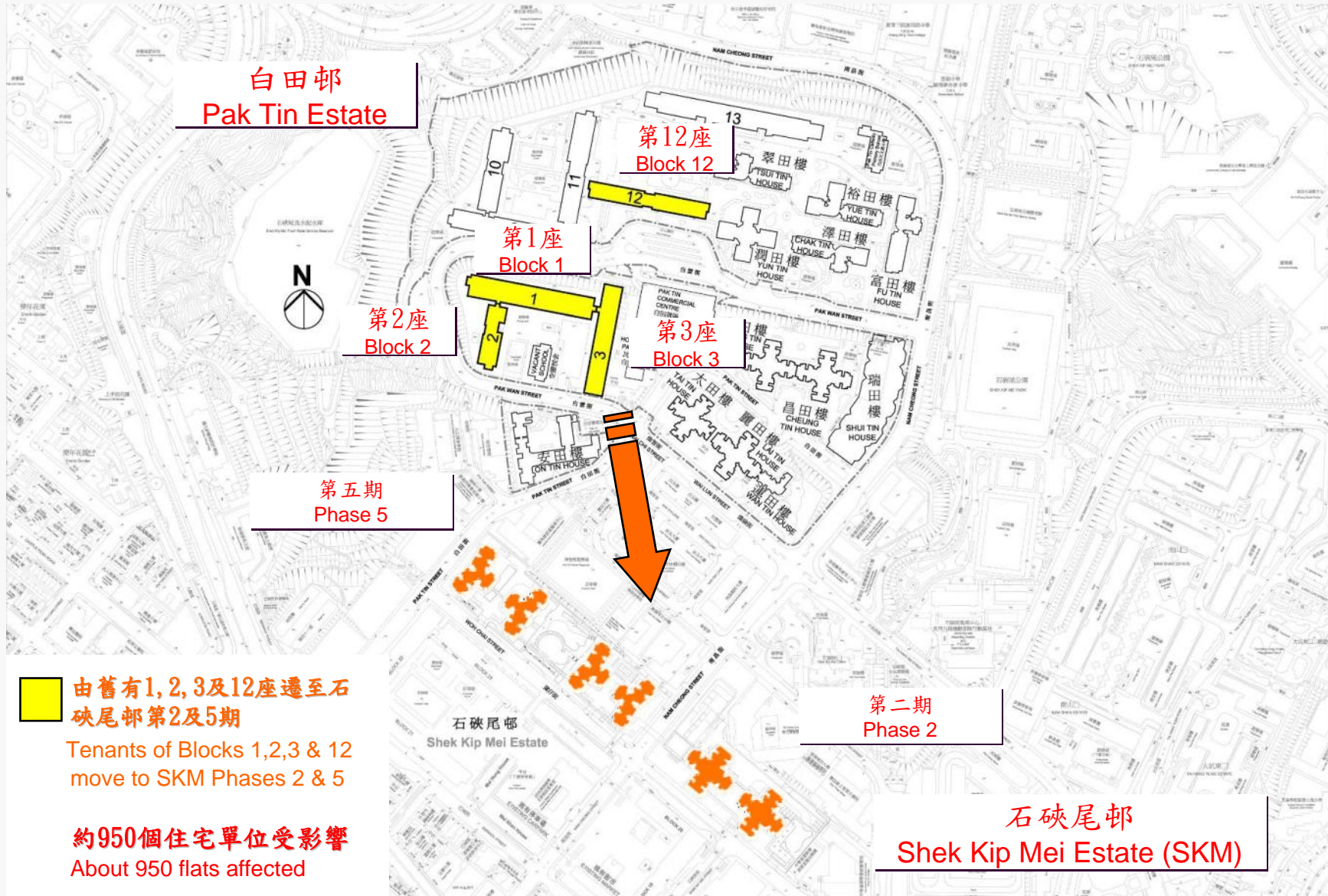






# 分期清拆及安置安排 第7及第8期

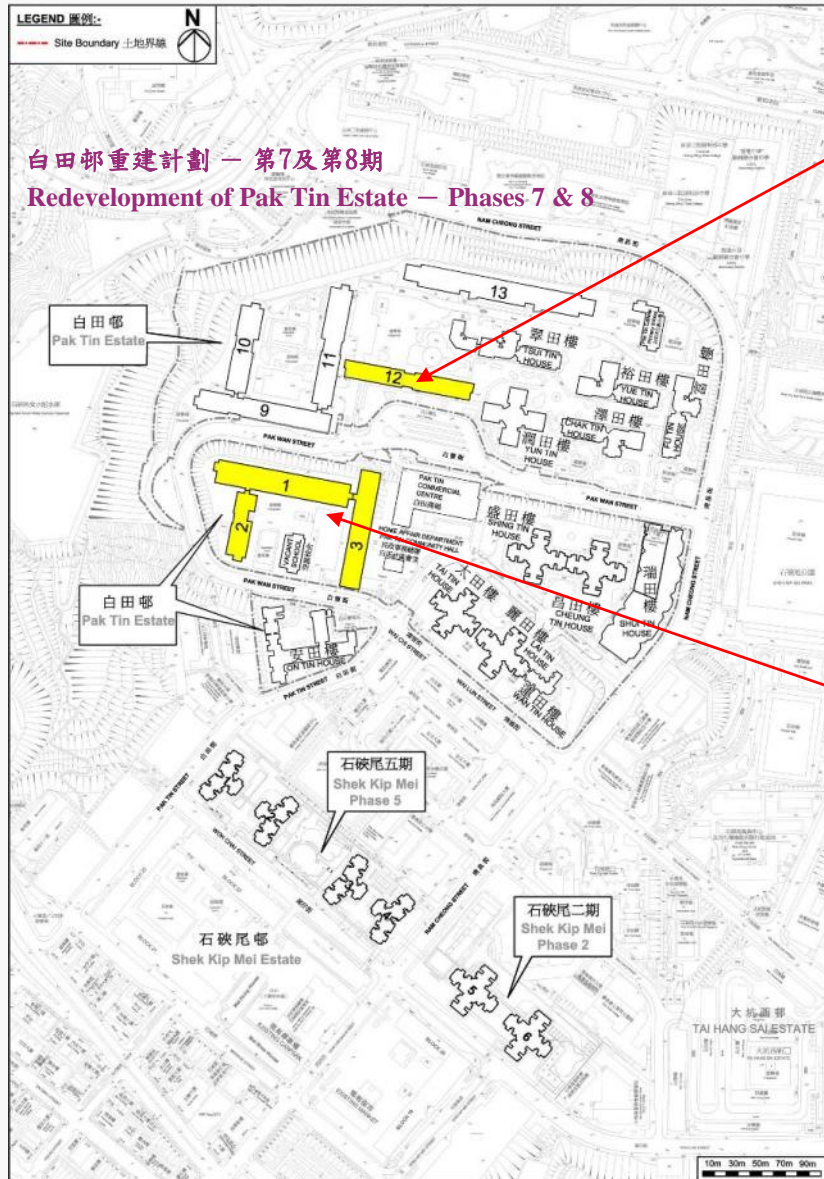
## Phased Clearance & Rehousing Arrangement Phases 7 & 8





# 白田邨第7期及第8期清拆圖

## Demolition Plan of Pak Tin Estate Phases 7 & 8





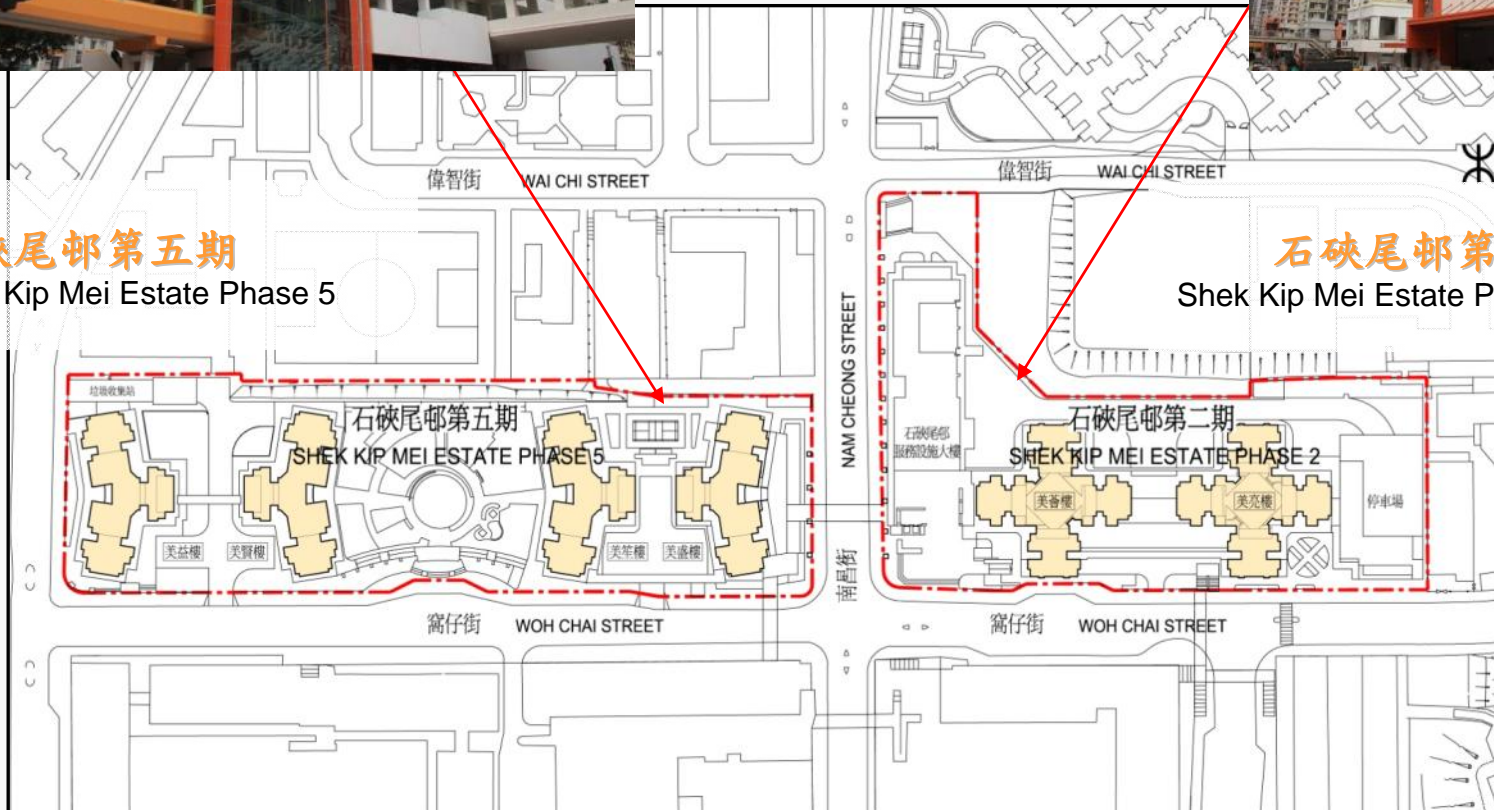
# 遷置資源

## Rehousing Resources



石硤尾邨第五期  
Shek Kip Mei Estate Phase 5

石硤尾邨第二期  
Shek Kip Mei Estate Phase 2





## 社區服務隊

### Community Service Team (CST)

- 擔當房委會與租戶間的橋樑  
Act as a bridge between the Housing Authority and the affected domestic tenants
- 協助解釋遷置安排，消除誤解  
To explain the rehousing arrangement and ease the potential anxiety of the tenants
- 加強對長者的支援及協助  
Enhance the support and assistance to the elderly





## 未來路向 Way Forward

- 為配合重建優化政策，房委會除繼續根據全面結構勘察計劃，以結構安全和修葺方案的經濟效益這兩項準則，考慮是否清拆及重建公共屋邨外，更會研究其他高樓齡屋邨的回建潛力，並且顧及區內需要

HA will continue to examine the buildback potential of other aged PRH estates, in addition to the two-pillar criteria of structural safety and economic repair for consideration of demolition and redevelopment under the Comprehensive Structural Investigation Programme (CSIP), as well as taking into account the local needs

多謝  
Thank You