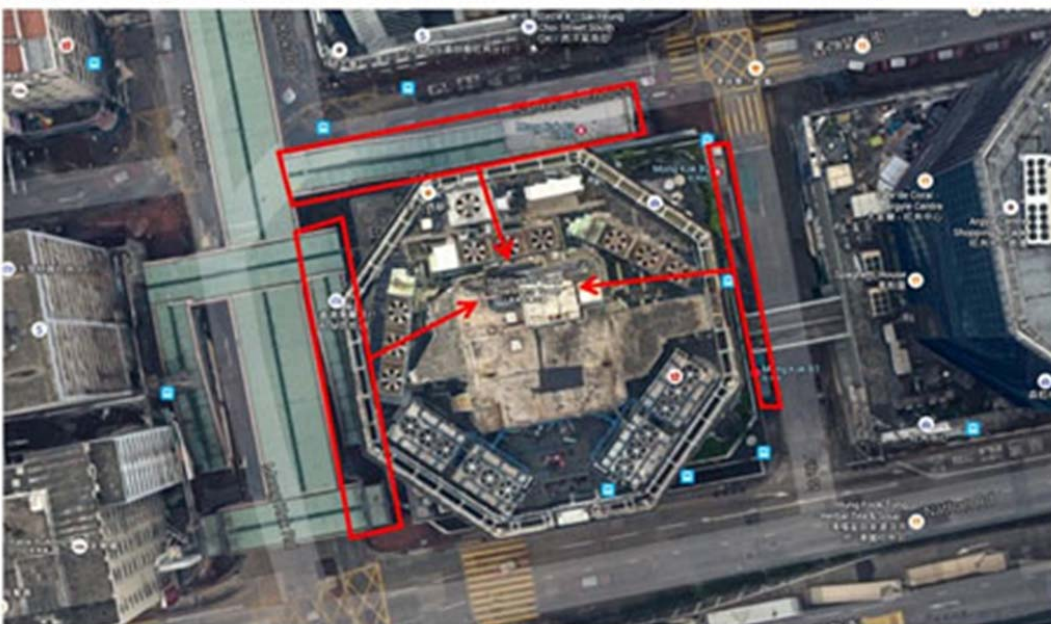


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One-off opportunity to improve Mongkok

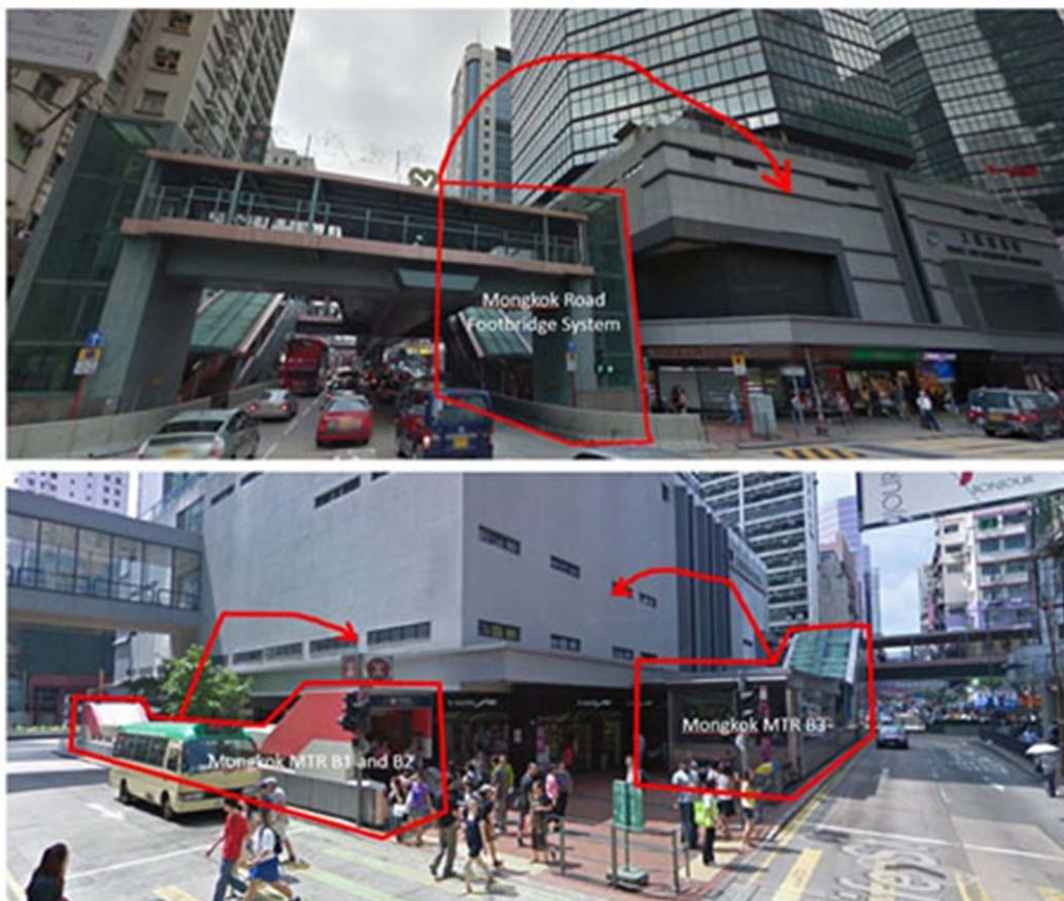
The Government has announced the sale of the vacant Trade and Industry Department Tower (TID Tower) in Mongkok to the private sector.

This provides an one-off opportunity to relocate the lifts and staircases connecting the Mongkok Road Footbridge System and the Mongkok MTR station into the TID Tower.



Exits B1, B2 and B3 of the Mongkok MTR station occupy adjacent pavements, and the adjacent section of Mongkok Road was reduced by two lanes for staircases and lifts to the footbridge.

Roads and pavements around the TID Tower are narrow. Relocating the staircases and lifts would allow widening of the footway, the carriageway, or both.



It is common in Hong Kong to ask property owners to create public access to footbridges and MTR stations. Architects and developers understand the design, engineering and management challenges of internalizing public lifts and staircases, and allowing pedestrians to pass through private buildings.

The obligation to incorporate the staircases and lifts would not be detrimental to a sale. By specifying 24 hour access, minimum width and capacity in the tender, potential buyers can consider the implications prior to making their bid for this government property.

Whether buyers plan to redevelop the site or re-use the building as is, they will simply consider the cost and the space needed, and adjust the amount they bid accordingly.

The sale of the TID Tower provides a 'once and for all' opportunity. Once the site is sold it will be difficult to improve the area as future resumption is unpractical.

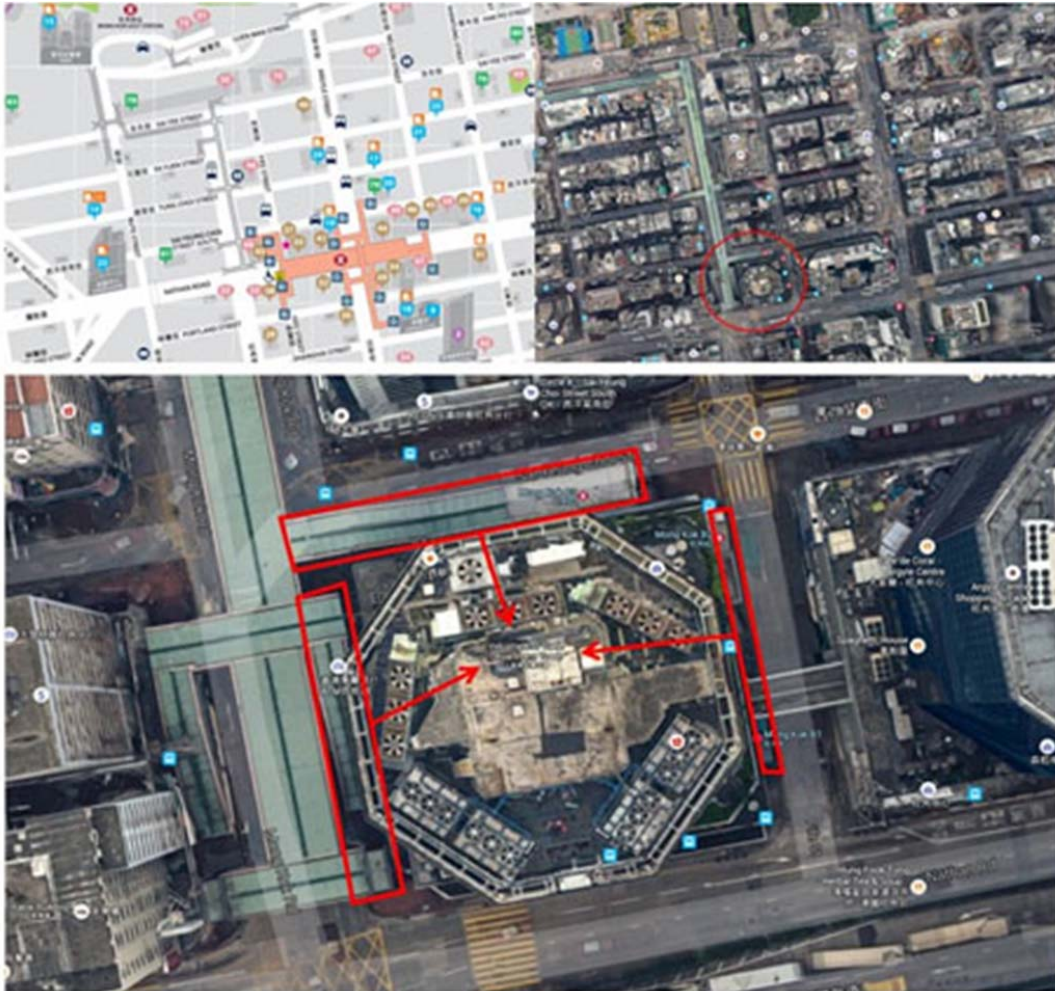
Making changes to the tender will cause a slight delay in the sale of the TID Tower. It is worth the effort as it would improve the pedestrian environment and traffic flow, and make Mongkok a better place for all.

What are your views? Let us know via [email](#) or via our [Facebook page](#).

難能可貴的機會：讓旺角變得更好

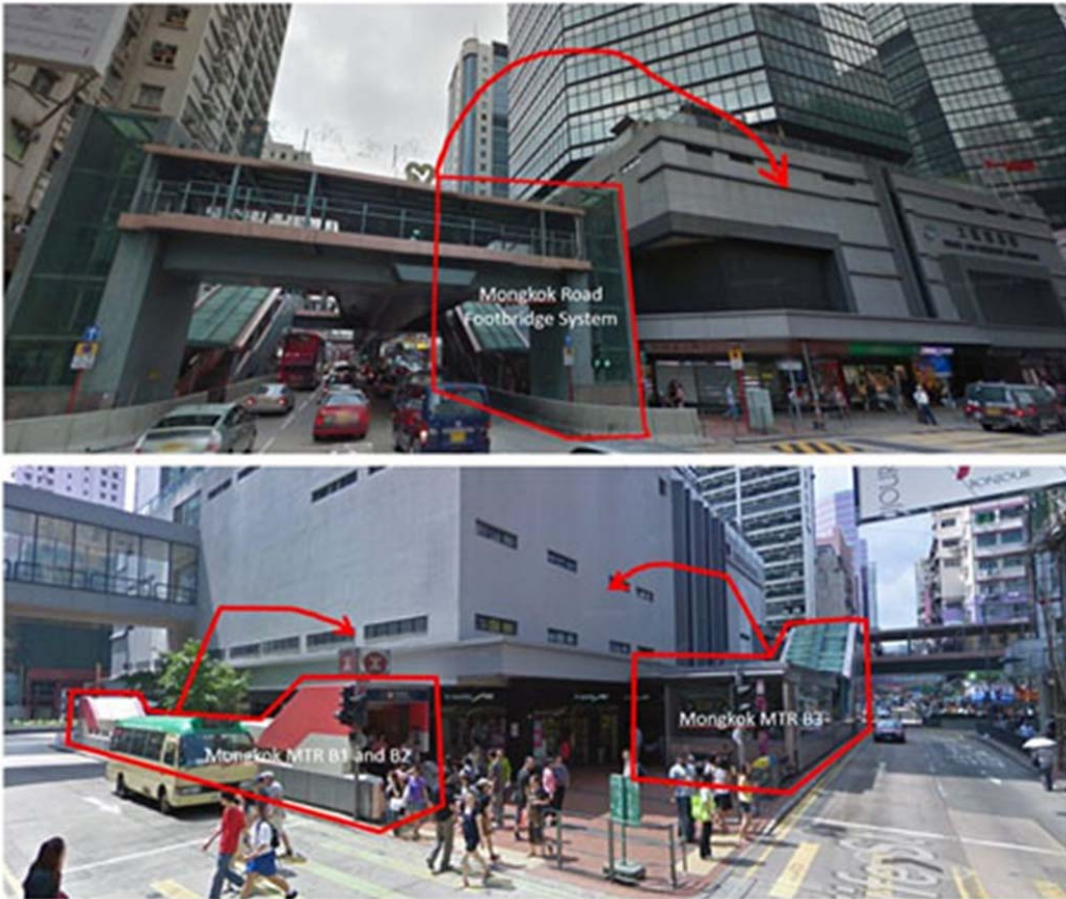
政府公佈將出售工業貿易大樓旺角舊址。

這正是個難得的機會重新安置連接大樓、旺角行人天橋和港鐵站的電梯和樓梯。



旺角港鐵站 B1、B2 和 B3 出口佔據附近的行人路。為設置連接天橋的樓梯和電梯，旺角道減至兩條行車道。

環繞工業貿易大樓的車道和行人路非常狹窄。重新安置樓梯和電梯便能擴闊現有的道路和行人路。



要求發展商提供連接港鐵站的公共通道和天橋在香港十分常見。本地的建築師和發展商很熟悉怎樣在私人物業內提供讓公眾使用的通道、電梯和樓梯，並了解有關的設計、工程和管理方法。

發展商義務將電梯和樓梯納人大廈不會影響銷售。政府可以在標書內列明建築物需設 24 小時開放的公共通道，以及通道的闊度下限和容量等。買家會在投標時考慮有關條款。

無論買家計劃重建或翻新大廈，他們會自行考量條款所需的成本和空間，才決定落標。

出售工業貿易大樓是個難得的機會去改善當地環境。當有關地段已出售，便難以改善該區的環境，想回購土地亦不可行。

政府改動標書雖然會延後工業貿易大樓的銷售期，但有關改善能顯著提升該區的行人路環境和交通流量，使旺角成為更好的地方。

你有甚麼看法？歡迎透過[電郵](#)或 [Facebook](#) 聯絡我們。