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以創新思維匯入科技智慧
推動「高端、高效、高質」的市區更新

Bringing in Smart Technology and Innovative Thinking to Promote Urban Renewal to "High End Technology", "High Efficiency" and "High Quality"

市建局主席蘇慶和
URA Chairman, Mr Victor So Hing-woh

市建局的財政年度以三月三十一日為總結，新財政年度的首季往往都是我們總結過去、策劃及釐定新一年工作目標的好時機。回顧過去一年，市建局以前瞻目光，為規劃未來的前期工作方面下了不少工夫，我們於去年五月開展了「油旺地區研究」，旨在透過深入研究油麻地、旺角這個地區，全面分析該區樓宇結構狀況、用途統計、人口密度及市民生活工作狀況和地區經濟特色等大量資訊數據，探討若為「油旺」進行市區更新會遇到的問題及相應的市區更新策略。

為了更有效率地進行這項涉及龐大及複雜數據的全面長遠規劃研究，我們需要一套更高效的規劃分析工具。故此，市建局將構建一個以地圖信息系統為本的「市區更新資訊系統」，期望透過連結不同政府部門的開放數據，加強數據共享及分析能力，及處理市區更新相關重要的資料數據，例如土地規劃用途、樓宇狀況、樓齡、地積比率、道路網絡、水電設施、人口結構及狀況和物業資料等，更準確掌握區域性發展的局限及契

While we have commenced another financial year in April, it is also a time to review. Last year in retrospect, the Urban Renewal Authority (URA), with its foresight, has put a lot of effort into the preparatory work for future planning. We launched the "Yau Mong District Study" in May 2017. Researching thoroughly into the Yau Ma Tei and Mong Kok districts (Yau Mong), the study aims to provide a comprehensive analysis of a large amount of data such as building condition, usage, population density, demographics, and characteristics of local economy. It also seeks to explore the problems relating to the feasibility of regenerating Yau Mong and its corresponding strategies.

In order to more efficiently conduct this comprehensive long-term planning study which involves enormous and complex data, we need a more effective tool for planning analysis. The URA is thus developing a geo-information based "urban renewal information system". The system seeks to strengthen data sharing and analytical capability by linking open data from different government departments, and handle important data related to urban renewal, for example, land use, condition and age of the buildings, plot ratio, road network, water and electricity facilities, demographics, and property information, etc. These data will enable us to more accurately grasp the constraints and potentials as to district development for formulating the Master Renewal Concept Plan (MRCP), an important tool for making planning and design decisions. In addition, the URA has been working with universities and institutions to develop an assessment system on high-density urban environment design. Leveraging environmental assessment technologies covering sunlight, ventilation, heat and etc, the assessment system can quickly compare different scenarios to facilitate the preliminary planning design which enables the feasibility study to be conducted more effectively.

機，以制定未來的市區更新大綱發展概念藍圖，及作為未來決策規劃設計的主要工具之一。此外，市建局亦正聯同大學學院研發針對市區高密度環境的設計評估系統，以初步快速的環境評估技術（包括日照、通風及受熱等範疇）進行不同方案的比較，促進前期的規劃設計能更有效完成可行性研究。

除了在規劃策略層面做到前瞻性，在執行方面，例如現時進行的發展項目的建築工程，市建局也同樣做到與時並進。為令新發展項目能為居民帶來可持續發展的生活環境，我們自二零一六年開始，便在發展項目的發展協議內加入智能家居元素條款，例如包括家居用電、用水量系統、家居保健系統、智能顯示屏、家居廢物管理系統、建築信息模型系統（BIM）及樓宇管理系統（BMS）等，作為我們建構智慧樓宇、開展智慧生活的第一步。而今期的《建聞》亦為大家介紹多個新設於市建局發展項目範圍內的智慧設施，這些設施都可從日常生活細節，從小處入手逐步改善居民的生活。

鑒於樓宇老化問題愈來愈嚴重，樓宇維修工作亦愈見重要。除了在發展項目加入科技與智慧元素外，我們亦應思考在樓宇復修工程上，多加應用

" 市建局將構建一個以地圖信息系統為本的「市區更新資訊系統」，期望透過連結不同政府部門的開放數據，加強數據共享及分析能力，及處理市區更新相關重要的資料數據

The URA is going to develop a geo-information based "urban renewal information system". The system seeks to strengthen data sharing and analytical capability by linking open data from different government departments, and handle important data related to urban renewal "

Not only is the URA forward-looking at the strategic planning level, but it also keeps abreast of the times on execution level. In order to bring a sustainable living environment, since 2016 we have added smart home element to our development agreement with our joint venture partners. These elements include domestic electricity and water consumption systems, domestic health care system, smart display, domestic waste management system, Building Information Modelling (BIM) and Building Management System (BMS), etc., for example. This signifies our pioneer in bringing in smart buildings and promoting smart living. The cover story of this issue features a number of smart facilities newly established in the URA development projects with a view to gradually improve residents' standard of living, starting from the small details.

With the aggravating building ageing problem, building maintenance has taken on a more important role. In addition to redevelopment projects, we also have to consider applying innovative technology to building rehabilitation for a more accurate analysis of the building condition. Technology may even help in planning preventive measures to keep the building in good condition and thus slowing down the ageing problem. During the implementation of building maintenance works, it is common practice for project consultants to arrange surveyors to conduct preliminary building condition survey. They usually adopt the traditional approach of visual inspection, survey and drawing plans for the purpose of quantity surveying and cost estimation. As project consultants and contractors interested in submitting a tender tend to have varying estimates during onsite inspection and hence divergent tender fees, it is difficult for owners to make judgments and reach a consensus.

The URA has been exploring how to leverage innovative technologies to help owners resolve building rehabilitation problems. There is a recent case of "Smart Tender" Building Rehabilitation Facilitating Services in which we encouraged the owners to try 3D scanning method to build a 3D building model and digitise the project information. With such advanced technology, owners who are not familiar with maintenance works can now understand the project details easier. We have
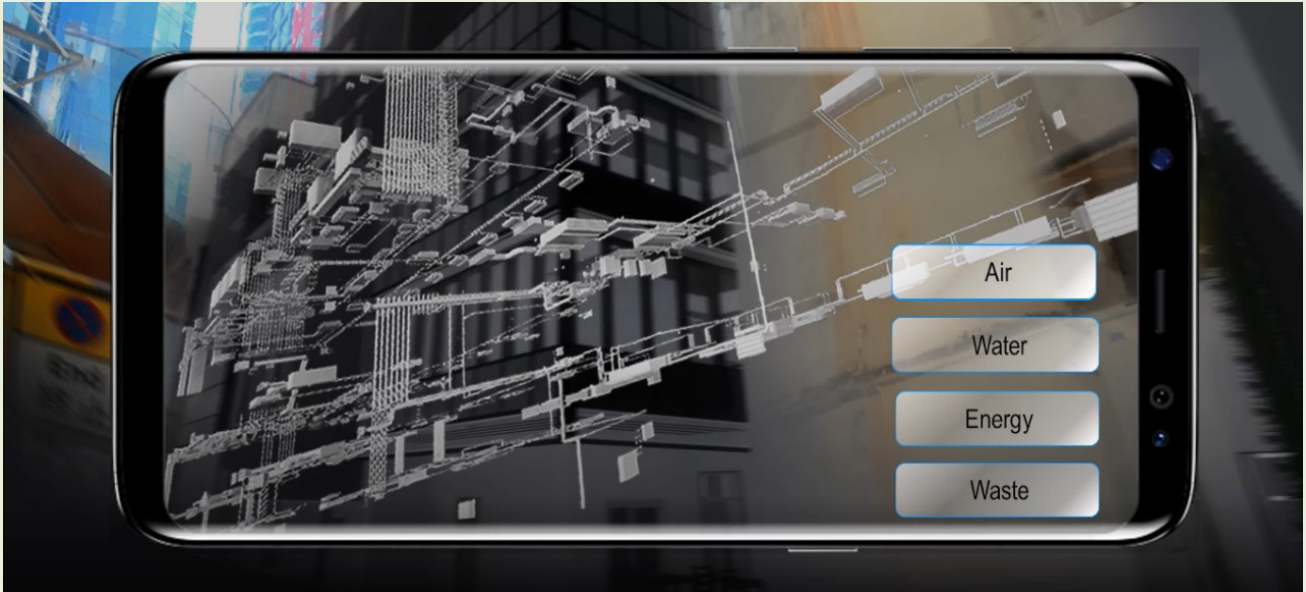
透過加入智慧元素，住客可從手機及平板電腦獲得樓宇管理的資料。
Residents can obtain building data through mobile devices with the introduction of smart elements.

創新科技，為樓宇的狀況作更準確的「斷症」，甚至在其仍未出現「病徵」前，鼓勵進行預防性保養，以保持樓宇良好狀態，減慢老化的速度。在進行樓宇維修工程過程中，現時一般做法，是由工程顧問安排測量人員以傳統目測方法為樓宇進行初步勘察，並為樓宇進行測量和繪製圖則工作，以進行工程數量及成本估算。由於工程顧問和其他有意入標的工程承建商，在實地測量時容易出現不一致的工程估算，從而產生不一樣的投標價格，業主們難以作出判斷，影響業主間達成共識。

市建局一直探索如何利用創新科技，協助業主解決樓宇復修的問題。最近便有個案，我們在透過「招標妥」樓宇復修促進服務，協助一幢樓宇籌組維修工程時，促成業主試驗使用立體掃描的測量方法，打造出該樓宇外形的立體模型，將項目資料影像數碼化，即使不熟悉工程知識的業主，亦容易掌握樓宇維修工程的內容。此外，我們更試驗用此數碼化的數據資料，製作樓宇外形的BIM模型，更精確地計算出樓宇數據，包括外牆

also piloted to produce a building model using the BIM software and digitised data. It manages to accurately calculate the building data, from the total surface area of the external walls to even the platform area for installing air conditioner. Integrated with infrared detection, the model can show where water leakage is on the external walls. Such details as the overall building condition and affected areas, can be laid down clearly in the tender document. The interested contractors will thus be provided with a reliable and consistent basis for valuation, and the range of bidding prices will be greatly narrowed. It is also easier for project consultants to conduct review after receiving the tender proposals and, in turn, assist owners to select the appropriate contractors.

Water seepage on the roof is one of the root causes of poor building condition. Sewage or rainwater penetrating into the internal structure through the cracks on the roof will cause corrosion and expansion of the steel bars, which leads to fissures and even results in concrete spalling in the long run. As it is difficult to detect the source of water seepage by observation, the problem has plagued many residents living in the old buildings. The URA is exploring the use of infrared for detecting leakage on rooftops and install infrared cameras to

的總面積，甚至細小至冷氣機位的面積，也可一一計算；通過BIM構建而成的建築信息模型，還可以結合紅外線檢測，在模型上標示出外牆上各個滲漏的位置及其估計面積，從而在工程標書上更詳細清晰地交代樓宇整體狀況和破損的地方，為有意入標的承建商提供一個可靠和一致的估價基礎，減低它們出價時的不確定性，同時亦有助工程顧問在收到標書後進行審核，協助業主揀選承建商承辦工程。

另一方面，現時樓宇失修的根源之一是天台滲水問題，主要源於污水或雨水，經天台破損裂縫滲入內部結構，引致鋼筋鏽蝕膨脹，令石屎裂開鬆脫，長久有可能導致石屎剝落。由於滲水源頭難以用肉眼檢測，問題困擾不少舊樓居民。市建局正探討在天台位置採用紅外線進行滲漏檢測，安裝紅外線鏡頭自動為天台定期進行拍攝，然後將不同日子的檢測圖片和數據，整合起來作追蹤比較和分析，因而可以在天台出現滲漏的最早期便能偵測源頭，提示業主進行維修，避免滲水問題惡化。當我們在這方面的研究有效果時，會再與業主及業界分享。此外，市建局現正探討使用電子手帳，進行樓宇勘察工作。相比傳統紙張筆錄方式，電子手帳能把所有勘察資料及數據直接輸入電腦作出分析，若工作人員在樓宇勘察上遇到問題，有關勘察資料更可第一時間傳送給管理層或其他富經驗的員工，共同探討解決方案，提高工作效率。

創新科技不但改善樓宇維修保養工作，也可以應用到樓宇管理系統之上，改善日常物業管理工作的效率。傳統的物業管理公司，多依靠印刷資料紀錄，備存樓宇的保養手冊和樓宇公用設施的規格資料及圖則，惟每當出現事故，物管人員便要人手翻查相關資料，費時失事。我們可以考慮通過BIM構建而成的建築信息模型，在一些公用設施，例如電燈、喉管和電力裝置等加裝感應器，一旦這些設施出現故障，感應器便可將故障訊號

automatically and regularly make documentation. The detection images and data gathered over a period of time will be consolidated to make tracking comparison and analysis. The early signs of seepage on rooftop can thus be detected and prompt the owners to conduct repair works and prevent the seepage problem from getting worse. When we have fruitful results in studying the use of infrared to detect leakage on rooftops, we will share with the owners and the industry. On the other hand, the URA is currently exploring the use of portable electronic devices for conducting building inspections. Compared to traditional pen-and-paper documentation method, electronic devices can directly feed all survey information and data to the computer for analysis. If frontline staff encounter any problem during the inspection, the relevant survey data can be sent to management or other experienced staff immediately to work out the solutions together and thus increase work efficiency.

Apart from enhancing building maintenance work, innovative technologies can also be applied to building management systems to improve the efficiency of day-to-day property management. Traditional property management companies often rely on print records in keeping building maintenance manuals as well as specifications and plans of public facilities. In the event of an incident, however, property management staff will need to check the information manually, which is rather time-consuming. We can consider making a BIM model and install sensors on public utilities such as lights, pipes, and electrical devices, etc. Once these facilities fail, the sensor can trigger the failure signals as clearly indicated on the building information model and search from the system the product information and operational details pertinent to the facilities in question. The property management staff will have all the necessary information available and prepare the contingency plan and measures before arriving on the spot. The building information model can also integrate all building plans and facility information into a digital platform, thus allowing property management staff to easily check all building data and maintenance record, as well as plan maintenance schedule for all building facilities and conduct the prescribed inspection of public facilities in advance.

在建築信息模型上清晰標示出來，並從系統中搜到有關設施的生產及操作細節，令物業管理人員在到達發生故障的地點前，已掌握所需資料及籌備應變及處理方案。而建築信息模型亦可將所有樓宇圖則及設施資料，整合至一個統一的數碼平台上，讓物管人員可輕易地翻查各項樓宇資料和保養紀錄，並可預早規劃各項樓宇設施的周期性保養工作及進行法例訂明的公用設施檢查。

由市區重建到樓宇復修，以至日常物業管理，皆必須注入新科技元素，才能提升工作成效，以追趕城市急速老化的速度。而創新的科技元素亦需有具備相關知識的人才，加以應用，才可以相得益彰。市建局在過去一年，投放更多資源培訓同事認識科技新知，其中在二零一七至一八年全年的員工培訓時數中，與科技有關的培訓便佔三成多，當中包括建築信息模型、人工智能、大數據的應用、物聯網的發展等，讓同事應用新科技，改善工作效率及效益之餘，亦把創新科技發揮到市區更新的工作思維和模式上。

樓宇老化問題雖然嚴峻，但危中有機。我們應把握創新科技的機遇和技術，加以融會貫通，便有望突破市區更新的困局。我希望無論是業主、樓宇管理專業人士、測量或是工程業界，能坐言起行，共建更優質的城市發展。

市建局正在進行的樓宇復修策略研究，為全港所有樓齡樓宇的狀況進行研究，收集不同業主及持份者意見，參考其他地方的預防性保養、復修及改造重設等的不同策略，為本港不同樓齡及類別的樓宇，制訂針對性的樓宇復修策略；此外，我們亦會了解業主在籌組維修上的憂慮或困難，找出窒礙業主進行維修的因素，並期望透過應用新科技，協助業主消除在執行復修過程中所面對的困難。我希望在各界齊心、多管齊下的努力下，能促成「三高」的市區更新，做到「高端」、「高效」、「高質」。

From urban renewal to building rehabilitation to day-to-day property management, new technological elements must be injected to enhance work effectiveness in order to catch up with the rapid pace of urban decay. To achieve the optimal impact, we also need people with the technical know-how to apply the innovative technological elements. In the previous year, the URA invested more training resources to equip colleagues in understanding new technologies. Over one-third of the total number of training hours in 2017/18 were dedicated to training courses related to BIM, Artificial Intelligence, big data application, IoT development, and so on. The application of innovative technologies has improved work efficiency and effectiveness and influenced the way of planning of and approach to urban regeneration.

In spite of the acute problems of ageing buildings, opportunities are out there. We should grasp and integrate the opportunities and skills brought about by innovative technology to break through the dilemmas facing urban renewal. I hope that owners, building management professionals, surveyors or engineers can all take action for a better development of the city.

The URA is conducting a study on building rehabilitation strategy. The study examines the conditions of all young and old buildings in Hong Kong, gauges opinions from owners and stakeholders, and makes reference to overseas practices in preventive maintenance, rehabilitation and retrofitting strategies in order to formulate targeted rehabilitation strategies for buildings of different age groups and categories in Hong Kong. We will seek to understand the owners' concerns or difficulties, and to identify factors that hinder the owners to carry out maintenance. We hope to apply new technology to help owners eliminate the difficulties they encounter during the rehabilitation process. With concerted efforts from different sectors and a multi-pronged approach, I hope we will be able to achieve urban renewal of "high end technology", "high efficiency", and "high quality".

在市區更新中加入智慧元素
令生活更優質舒適
Urban Renewal with Smart Elements Makes Life Easier

在這個數碼化的年代,衣食住行均講求與新科技配合。懂得善用前瞻新科技,例如雲端、大數據分析、人工智能、行動裝置等智慧元素,就能提升生活質素,並帶動社會的可持續發展。市建局肩負香港市區更新的重任,一直多管齊下處理舊區老化問題,近年更將智慧元素加入項目及小區發展計劃中,推廣「智慧樓宇」,優化生活環境,促進社區活力,同時致力配合政府公布的《香港智慧城市藍圖》,利用創新科技將香港建構成更先進、更宜居的智慧城市。

In the digital age, our life is meant to be integrated with new technology. Making good use of cutting-edge technologies and smart elements such as cloud computing, big data analysis, artificial intelligence, and mobile devices can improve the quality of life and promote the sustainable development of society. Under the mission of urban renewal with a multi-pronged approach, the URA has recently been integrating smart elements in its projects to promote smart buildings. Its district-based planning approach has incorporated smart elements to optimize the living environment and inject vitality into the community. These are in line with the announced "Hong Kong Smart City Blueprint", leveraging innovative technology to build Hong Kong into a more advanced and liveable smart city.

智慧裝置讓生活更便利

生活在高密度的香港,只要花心思運用智慧,好好利用空間和聰明的裝置,也能住得稱心舒適。市建局工程及合約經理許頴麟指出:「我們在發展項目中採用家居智能顯示系統,使住客能在家中輕輕鬆鬆獲取家居、主要出入口及會所等最新的資訊。」系統所顯示的資訊豐富,只需將家居顯示屏連接到其他系統,就可以一目了然透過顯示屏獲取所有相關資訊,簡單如連接至影像門鈴系統,便可看到從閉路電視拍到的訪客影像,繼而在顯示屏控制訪客放行,甚至可在系統中按求救警鐘與大廈保安人員聯繫;如連接到家居能源消耗系統,便可實時收集家居能源消耗數據及廢物管理資訊,讓住戶隨時監測和了解家居耗用水、電和煤氣的用量,從而檢視生活習慣和作針對性的節約,減省能源消耗;如連接到樓宇管理系統(Building Maintenance System或簡稱BMS),便可於家中得知家居垃圾收集數據、管理公司發出的大廈管理資訊或通告、升降機到達與運作情況資訊及會所設施的預約情況等。

Smart Devices Make Life Easier

Despite the high density, one can still live comfortably in Hong Kong by utilising space and smart devices wisely. "We use smart home display systems in our development projects so that residents can simply stay home whilst obtaining the latest information about their apartment units, buildings and club houses," said Elvis Hui, Manager of the URA Works & Contract Division. The system displays a lot of information. By plugging it to other systems, one can get all relevant information through the display at a glance. When connected to the video doorbell system, the visitor's image is visible as captured by the CCTVs. The user can control the building's access system via the display, or trigger the alarm and contact the security guards. When connected to the household energy consumption system, domestic energy consumption data and waste management information will be collated in real time. By monitoring and understanding the domestic consumption of utilities, residents can review and adjust their habits to reduce energy consumption. When connected to the Building Maintenance System (BMS), waste collection data, information or circulars issued by building management, waiting time for an elevator to arrive and club house booking details can be obtained at the fingertips.

智能系統完善樓宇管理

智能系統裝置更可由單位推廣至大廈層面，為了讓市民在重建項目中享受到綠色生活，並推動社區的可持續發展，市建局目前已在旺角新填地街/山東街、中環卑利街/嘉咸街（地盤A）及大角嘴福澤街/利得街三個重建項目的發展協議中，列明加入智能系統的要求，例如安裝樓宇管理系統，系統能有效監察和管理樓宇內的所有設備，包括暖氣通風、製冷、供水、消防、保安、照明、可再生能源和廢物管理資訊系統等。許頴麟展示現時在市建局發展

項目煥然壹居所試行安裝的智能廢物分類回收箱，回收箱置放在各住宅樓層，內置的電子磅能即時將各住宅樓層的分類廢物重量的數據，透過儲存、分析與制作圖形信息再傳遞到物業管理處，適時作出最合適的廢物處理程序。BMS的監察設備亦能記錄各系統的工作狀態、環境狀況和能量消耗，能提高系統的能源效益，亦能令樓宇管理人員掌握設備運作的情況，適時修正及改善各系統的運作，減少屋宇設備故障對居民造成的不便。

推動環保促進可持續發展

智能系統讓市民在重建項目中享受到綠色生活，更能改善公共空間的環境，推動社區可持續發展。市建局物業及土地總監藍志光表示，市建局去年在荃灣市中心的發展項目「荃新天地」內的公共休憩空間，設置了兩個太陽能壓縮垃圾箱，垃圾箱頂部裝

Smart System Facilitates Building Management

Smart system can be extended from household to the whole building. To promote the sustainable development of the community and provide a green living for residents in URA's redevelopment projects, smart system has been factored in the development agreement of three redevelopment projects, namely Reclamation Street/ Shantung Street Project in Mong Kok, Peel Street/ Graham Street Development Scheme (Site A) in Central, and Fuk Chak Street/Li Tak Street Project in Tai Kok Tsui. The smart system includes the installation of BMS, which can monitor and manage all building facilities such as heating, ventilation, cooling, water supply, fire services, security, lighting, renewable energy and waste management information system, etc. The smart waste recycle bin that Elvis demonstrated is being installed and piloted in Kai Tak Development, a URA-developed project. "The built-in electronic scales automatically weigh the waste in the bins placed on each floor. The data can instantly be stored, analysed, plotted into graphical information and transmitted to the property management office for making timely and appropriate waste disposal." The monitoring function of BMS can record the operation status, conditions and energy consumption of individual systems, and enhance energy efficiency. BMS can also enable building management staff to fully aware of the working status of the equipment, make timely correction and improvement to individual systems, and minimise the inconvenience to residents caused by the failure of building services facilities.

Promoting Environmental Protection for Sustainable Development

The smart system allows residents in the redevelopment projects to enjoy a green life, improves the environment of the public space, and promotes the sustainable development of the community. According to Bruchi Nam, Director of the URA Property & Land Division, two solar-powered compacting bins were installed last year at the public open space of Citywalk, a URA redevelopment project in the Tsuen Wan town centre. Solar panels are fitted atop the compacting bins. The stored energy is used to sustain the operation of the bin, including the built-in electronic sensors. When the amount of waste reaches the preset level, the built-in device will automatically compress the waste to increase the capacity of the bin. The smart bin also has a real-time data and warning

有收集太陽能的裝置，儲得的能源會用以支持垃圾箱的運作，如箱內的電子感應器，當垃圾容量達到某一預設水平時，箱內裝置便會自動把垃圾壓縮，以提升容量。這智能垃圾箱還設有數據和警報傳送系統，如垃圾箱出現任何急需處理的情況，會即時自動發出短訊給管理人員和總監的手機，令問題得以及時處理，大大提升管理效率。

除利用太陽能外，現時市建局在個別項目亦正試行轉化能源的裝置，在農曆新年前，市建局在「荃新天地」安裝了全港第一座動能充電站，由三部腳踏車組成，同時供三名市民享用，結合環保、運動、共享於一站，將市民踩單車時所產生的動能轉化為電力，讓市民可以一邊踩單車一邊為手機或平板電腦充電。藍志光盼此裝置能鼓勵市民透過踩單車強身健體，又可以善用能源，達至環保效果，他更希望裝置能製造一個共享平台，讓相識或不相識的市民有機會聚首一站，做運動和聊天，增強社會連繫。訪問期間，藍志光親自試驗這動能充電站的效能，「不錯，踏了一會兒已充了數度電，愈踩得快，充電愈快。」他表示如果動能充電站運作的效果滿意，將會研究在市建局不同項目的空間增設裝置。

除此之外，藍志光亦表示市建局現正研究在公共空間安裝多元化的能源轉化裝置，如智能地板系統，透過利用行人踩壓地面的壓力能量及電磁感應，轉化為電力能源。

system. In case of urgent need for disposal, a text message will be instantly sent to the management staff's mobile device, so that the problem will be dealt with promptly, enhancing management efficiency.

In addition to using solar energy, the URA is currently piloting kinetic energy devices in individual projects. Before the Lunar New Year, the URA set up the first kinetic energy charging station in Hong Kong. The charging station is installed with three bicycles, which can be paddled by three individuals simultaneously. The kinetic energy generated by the cyclists is converted into electricity. People can cycle while charging mobile phones or tablets at the same time. Bruchi hopes that this device will encourage the public to exercise through cycling, and make good use of energy while achieving environmental protection. He also hopes that the device will create a common platform for friends or strangers to exercise and mingle, thereby strengthening social connection. "Good!" Bruchi tested the performance of the cycling charging station during the interview. "Charging is in good progress after cycling only for a short while. The faster you cycle, the faster it is charged." If the charging station performs well, the URA will explore the possibility of having the device installed in its other projects.

Bruchi added that the URA was also researching different kinetic energy devices such as smart floor system, which generates electricity from footsteps with electromagnetic induction.
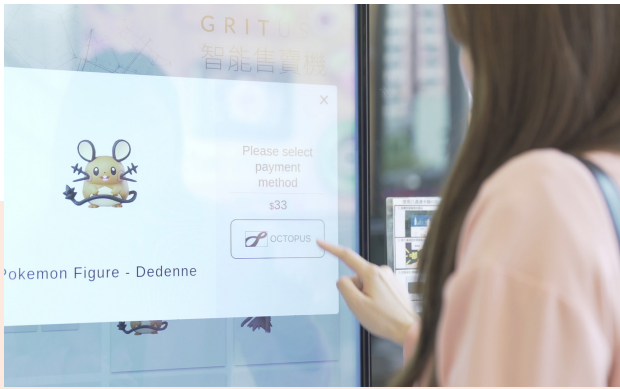
智能售賣機增強消費體驗

市建局物業及土地經理李慧敏帶筆者到「荃新天地」高層地下，看看一座由「八十後」青年創立的初創科技公司所研發的智能自動售賣機。有別於一般的售賣機，這個智能售賣機能收集買家的購物習慣，如購買的物品、價錢、購貨日期、時段及是否重覆惠顧等，還可以跟買家作互動交流，如按買家的喜好提供相應的市場訊息等，所收集到的大數據，可為商家提供顧客購物習慣的資料，從而為顧客提供更貼心的銷售服務。李慧敏說希望透過引入智能售賣機，減省銷售過程所需的時間及人力資源，同時透過互動模式加強顧客的消費體驗，體現智慧城市的生活，「我們希望很快可以做到香港版的『無人商店』」（「無人」是指沒有售貨員。）

「荃易泊」泊車手機應用程式便利出行

此外，科技亦照顧到市民出行的需要，李慧敏指市建局於七月初推出「荃易泊」泊車手機應用程式，方便駕駛者尋找「荃新天地」和鄰近幾個主要商場停車場的空置泊車位。

荃易泊
TW Smart Parking

共同努力發展智慧城市

藍志光指，像智能販賣機此類較高端的智慧裝置在歐洲很多國家，甚至內地都已很普遍，他希望香港也能在衣、食、住、行各方面引入智慧元素，提升整個城市的生活質素。「要將香港發展為智慧城市，實在有賴各界，以及廣大市民共同努力，用心去做！」政府公布的《香港智慧城市藍圖》，為香港未來五年在智慧城市方面的發展定下方向，市建局一方面會配合政府的政策，同時亦會不斷在業務中加入創意，善用科技帶來的效益，改善舊區的問題，提升市民的生活素質，與大家一同推動智慧城市的發展。

Smart Vending Machine Enhances Shopping Experience

Carol Lee, Manager of the URA Property & Land Division, walked the writer to the U/G floor of Citywalk to take a look at a smart vending machine developed by a tech start-up. As opposed to ordinary vending machines, this smart vending machine can trace customers' shopping habits, such as item, price, date and time of purchase, and whether it is a repeated purchase, etc. It can also interact with shoppers, such as feeding market information according to individual shopping preferences. The big data collected can provide merchants with information on customers' shopping habits, and personalise sales services for the customers. By introducing smart vending machines, Carol hopes to reduce the time and manpower incurred during the sales process. The interactive mode can also enhance the shopping experience and live up to smart city life. "We hope to be able to launch the Hong Kong version of Amazon Go soon." (Amazon Go is an automated store without cashier or checkout station.)

"TW Smart Parking" Mobile App to Facilitate Going Out

In addition, technology also takes care of people's need of going out. Carol revealed that the URA has launched in early July the "TW Smart Parking" mobile app to facilitate drivers to find vacant parking spaces in Citywalk or major shopping malls nearby.

Working Together Towards a Smart City

According to Bruchi, devices such as smart vending machines are already very common in many European countries and even on the Mainland. He hopes that smart elements can be incorporated into the daily life of Hong Kong to achieve across-the-board improvement of the quality of life. "For Hong Kong to become a smart city, it really counts on the joint efforts of all sectors and the general public with passion." The Government's "Hong Kong Smart City Blueprint" steers Hong Kong towards a smart city in the next five years. In line with the Government policies, the URA will also incessantly incorporate innovative ideas into its businesses and make good use of technology to improve the living condition in old districts and enhance people's quality of life. Together we promote the smart city development.

擁抱改變 探索新知
市建團隊WORK SMART
以智慧提升工作效率

Embrace Changes and Expand Horizons –
Using Technology to Enhance Work Effectiveness

市建局在上海街的保育活化項目應用建築信息模型技術，贏得 Autodesk Hong Kong BIM Awards 2017。
The application of BIM in the Shanghai Street Preservation Project has garnered the Autodesk Hong Kong BIM Awards 2017 for the URA.

舊區的老化速度急促，為趕上市區更新的步伐，市建局不斷求變、求進步，務求在有限的資源下，以最高效益的方法，做好市區更新的工作。市建局團隊亦必須調整心理和不斷學習新知識，去應付繁重的工作。市建局工程及合約經理劉美鳳相信知識可改變一切，「只做到接受改變在現今社會已不足夠，要進步，一定要有探索新知識的好奇心，多了解、多嘗試。」她指現今科技發達，打開電腦就能獲取不同的知識，所以平日她和熱愛電腦的兒子也會上網「八卦」一下時興的電腦應用程式，親子共同探索新知識。

在工作上，身為建築師的她，也不時探索一些新技術，希望可以提升工作效率。最近，劉美鳳在其負責的上海街六百至六百二十六號的保育活化項目中，應用建築信息模擬技術（Building Information Modelling，簡稱『BIM』），建立一個建築信息模型資料庫，涵蓋建築、結構工程、土木工程、園境、機械及電機、屋宇設備、建築幾何結構、空間關係、地域性資訊、建築物元件數量

We have been coping with changes in this rapidly changing world, but just to accept changes is not enough, according to Catherine Lau, Manager of the URA Works & Contract Division, who has this realisation from her parent-child time. "We have to stay curious and explore new knowledge in order to improve. We should learn and experiment, and change the world with knowledge," said Catherine, with a computer-buff kid who likes to browse the internet with her to discover new technologies and new trends. Same applies to how the URA utilises new knowledge and technology to help arrest urban decay.

Catherine is a professional architect who likes to explore new technologies and knowledge and effect changes at work in order to enhance effectiveness. She has recently applied Building Information Modelling (BIM) in the preservation project at nos. 600-626 Shanghai Street, of which she takes charge. She started from building a BIM database that covers information relevant to construction, structural engineering, civil engineering, landscaping, mechanical and electrical engineering, building facilities, architectural structure, spatial relationship, geographical information, building components, etc. The data gathered were visualised by the 3D building simulation software, making the entire design and construction process easy to understand. The application of BIM has garnered the Autodesk Hong Kong BIM Awards 2017 for the URA.

Catherine recounted her growth from knowing nothing to becoming BIM-savvy. "Shortly after joining the URA, I was assigned to steer the Kai Tak Development Project. I once saw a worker having difficulty in building the external wall under the violent sun in the vast construction site. I later knew that the frontline worker was not given any drawings or clear briefing how to build the external wall." Catherine realised from this incident that the traditional way of communication by passing the drawings from the architect onto the worker via the

及特性等資料，再透過三維建築模擬軟件，將收集得來的數據立體圖像化，整個設計及施工過程一目了然。BIM的應用更為劉美鳳及市建局贏得Autodesk Hong Kong BIM Awards 2017。

由不認識BIM是什麼，到現在成為公司內的BIM達人，劉美鳳憶述一段經歷。「我剛加入市建局不久，便要負責管理啟德煥然壹居的工程項目。有一天，在偌大的地盤中，我看見一個嬸嬸在太陽猛烈的照射下反覆堆砌外牆，砌來砌去也砌不好。後來發現她原來從未收過圖紙，工程管工也沒有跟她解釋砌牆的方法。」這件事令劉美鳳覺得很震撼，發現原來在地盤的世界裡，傳統的「人傳人、紙傳紙」的溝通方法並不可行。「地盤咁大，要每一個人都清楚知道工序流程，必須要有一舊『雲』（icloud），即是一個中央資料庫，令不同崗位的人也可從同一地方找到所需的資料。」她續指，放在中央資料庫的資料必須簡單易明，這才能做到溝通的效果。「好像建築用的圖紙，有很多線條和專用術語，沒有受過專業訓練的人是很難明白的。」這個經歷令劉美鳳決心要找到一個方法，可令複雜的圖紙變成簡單易明的立體圖像，令所有人更明白工作的要求。就是這樣，劉美鳳與BIM結下不解緣。

數年前，市建局已開始推廣「智慧樓宇」的概念，利用智能科技改善住宅項目的家居及公用地方環境。在過去一年，更在重建項目逐步加入「智慧」元素，將「智慧樓宇」的概念擴展至「智慧社區」，將重建後的小區，發展成新舊交融的「智慧社區」，優化生活環境，促進社區活力。市建局著手與合作項目發展商探討在項目設計階段及建築期試行BIM。「我覺得上天的安排是那麼的巧合。公司打算在項目中行BIM，我因而有機會學習和應用新技術，也可以跟團隊一起試驗和改進，提升整體的工作效益。」

市建局第一個行BIM的項目，就是上海街的保育活化項目。該項目涵蓋二組戰前「騎樓」式建築，是典型上居下舖的「唐樓」，反映當時香港街道風

contractor and foreman does not work in the construction site. "We need a cloud, I mean, a central database to be accessed by everyone onsite to understand the workflow. The information in the central database should be clear and concise to achieve communication purpose. It is difficult for the frontline workers without professional training to comprehend the technical terms and details in the drawings and floor plans."

The URA started to promote the concept of 'smart building' a few years ago, by applying technology to improve the home environment and common area of its residential projects. In the past year, the concept of 'smart building' has been extended to 'smart community'. By applying technology to integrate the new and old elements, the living environment can be improved and the vibrancy of the community can be increased. The URA set out to explore the use of BIM with project developers during the design and construction stages. "Everything fitted so naturally. The URA aimed to introduce BIM in the projects, and therefore I had the chance to learn and apply the new technology, as well as to experiment with the team to increase the overall work effectiveness," Catherine recalled.

The preservation project at Shanghai Street/Argyle Street is the first URA's project that adopted BIM technology. The project includes 10 pre-war verandah-type shophouses, with a mix of residential and commercial purposes. Showcasing the old Hong Kong streetscape, the shophouses were listed as Grade 2 historic buildings. "The greatest challenge of the project is how to strike the balance between redevelopment and preserving original architectural features. While retaining the historical elements, it is also important to maintain the historical ambience of the district."

The tight construction time was another big challenge. BIM helps catch up with the schedule as it attends to details of the works with high precision. "As opposed to the conventional way of onsite measuring and photo recording, BIM uses laser scanning and photogrammetry. It can accurately locate the entrance and exit points of the building, street facilities and actual environment. The data will be simulated into 3D representation." BIM simulates building details such as the installation points of building facilities. This can minimise the errors of the construction works. BIM can also simulate daylighting. It is just a click away to see how the daylight

內窺鏡
Zoom In

貌，被評為二級歷史建築物。「項目最大的挑戰，就是要在重建和保護舊建築之間取得平衡，不單要保存歷史元素，同時亦要保存歷史建築附近街道及社區的氛圍。」除此之外，有限的施工時間也是挑戰。項目的工程部份必須於數個月內完成，由於時間緊迫，工程的每個細節必須要拿捏得精準，BIM在這個項目上就可以大派用場。「有別於傳統的現場測量和攝影記錄，BIM利用激光進行實景掃描、攝影和測量，甚至可以準確地掌握建築物所有出入口的位置、街道設施，甚至現場環境等，再以3D建模技術，將數據以虛擬的立體圖像顯示。」劉美鳳指BIM讓大家可以看到建築物所有細緻位，如大廈設施的安裝位置，可避免施工中出錯的機會，BIM更可顯示整個地區的環境，如光線和陰影，只要點擊圖像就即可隨時看到如內牆上的太陽光等，同事就可以按資料設計或規劃相應設施，如遮陽屏、合適的牆面漆等。BIM更可協助項目管理、調控建造程序及風險管理等。

BIM亦可增強項目人員的溝通，劉美鳳說指BIM的三維模型可讓管理層及其他持份者了解建築設計，以及設計與歷史元素的關係，從而為項目的發展藍圖作出更合適的決定。工友亦可透過BIM的模型及資料庫了解工程各部份的細節，減少因「上傳不下達」或溝通不足而引致的施工延誤。而市民亦可在日後透過BIM欣賞到歷史建築的特色、保育方法和歷史的氛圍等。

工程及合約總經理梁德明說：「使用BIM為項目、團隊、住戶和整個社區以及周圍的環境帶來裨益。我們將進一步在不同的項目中使用BIM，提升工程的效率。」他指除了上海街的保育活化項目外，市建局自行發展之馬頭圍道/春田街商住發展項目及中環街市保育活化項目設計階段及建築期試行BIM。而BIM得來的數據，更可用於樓宇管理系統(Building Maintenance System，簡稱為「BMS」)，為項目將來的設施管理提供重要的參考，同時可提高建築物的設施管理效率。「以後開一開電腦，仔細如建築物內某一層樓的某個防煙門的問題也查到，方便業主進行適時維修。」
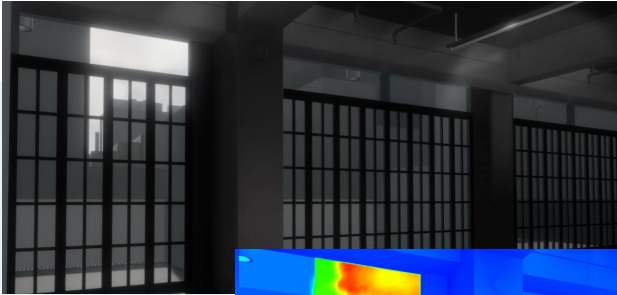

建築信息模型
BIM model

建築信息模型技術為上海街的保育活化項目準確地評估建築物所有出入口、街道設施，甚至現場環境。
BIM can accurately estimate the entrance and exit points of the building, street facilities and actual environment of the Shanghai Street Preservation Project.

penetrates indoor from the window. The team can then rely on the information to come up with appropriate designs, such as shades and paints. BIM can also assist in project management, programme adjustment and risk management, etc.

According to Catherine, the BIM 3D model enables different stakeholders to understand the architectural design, and the relationship between design and historical elements. Through the BIM model and database, construction workers can also grasp the details of the works so as to avoid delay caused by miscommunication or lack of communication. The general public can also appreciate the features of historical buildings, the preservation approach and historical information through BIM in future.

"BIM brings benefits to the project, the team, residents, community and even the surrounding environment. We will further apply BIM in different projects to enhance the efficiency of our works," added Anderson Leung, General Manager of the URA Works & Contracts Division. Apart from the Shanghai Street/Argyle Street Preservation and Revitalisation Project, BIM will further be adopted in Ma Tau Wai Road/Chun Tin Street Project and Central Market Preservation and Revitalisation Project. The

建築信息模型技術可顯
示太陽光投射在牆上的
光線及陰影。
BIM can simulate
daylighting on walls
and show beams and
shades.
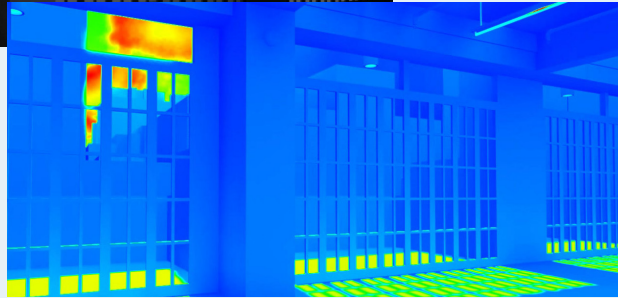
BIM的技術更擬推廣至市建局的其他業務，如樓宇復修的範疇，這全因為團隊的求變及探索精神。最近市建局樓宇復修部收到一個大廈維修的個案，涉事的屋苑已有五十多年樓齡，很多大廈的公用設施已破舊，需要進行大維修。豈知在招標尋找合適的工程顧問及承辦商時，得來天文數字的報價，令業主頓時卻步。「我們跟業主了解之後，知道原來他們拿了一張五十多年前的大廈圖紙去報價，圖紙上有很多地方已不能反映現實的情況，可能因此未能獲得較準確的報價。」劉美鳳與樓宇復修部的同事商量後，認為可試用BIM的激光掃描技術，為大廈進行全天候實景掃描，以獲取最貼近現況的數據，再將之幻化成立體圖像，方便承辦商了解大廈的真實狀況，從而擬定維修的範圍，並提供一個較準確的報價供業主參考。

在訪問期間，劉美鳳收到BIM承辦商的來電，説要開一個緊急會議。她隨即在電腦上啟動一個網上會議的應用程式，便可與多個不同的合作單位開會，應用程式更可顯示會議中提及的所有文件、圖片和影片等，整個會議只歷時短短五分鐘，問題便解決了。「現在開會都要smart，不用再花時間找開會的地方和約齊不同人才可開會，只要有電腦或電話，隨時隨地都可以解決問題。」劉美鳳認為未來的世界是科技的世界，無論工作和生活都會與科技結合，她認為這是一個好的改變，而擁抱改變及探索新知往往能為工作及生活帶來驚喜，令每一天都變得更有動力和盼望。

data gathered by BIM can also be used in the building maintenance system. Not only does it provide an important reference to facility management in future, it also enhances the efficiency. "It will be at your fingertips to identify problems as minute as a certain fire door on a certain floor in the building. It facilitates the owners to conduct timely and appropriate maintenance."

The URA Building Rehabilitation Division has also adopted BIM technology in its work. The team is recently handling a case in which the owners of a 50-year-old property received a shocking quote from the tender of building maintenance service and consultancy for their buildings. "We later found that they had based on a 50-year-old floor plan to seek quotations. This may be the reason why they did not get an accurate quote." After discussion, the team gathered that they could use the 360° camera together with laser scanning and photogrammetry technologies to capture the most updated data of the environment to generate a model which enables the URA to view and design the project based on the actual environment on a virtual platform. The most updated data will be simulated into a 3D representation to reflect the latest building conditions. The scope of maintenance can thus be more accurately outlined and cost estimated for owners' reference.

During the interview with Catherine, the BIM contractor called and requested an urgent meeting. Catherine launched a web meeting application on her computer in no time. Without leaving her desk, she conducted the meeting with various counterparts. The application displayed all the documents, images and footage required for the meeting. The issues were solved within five minutes. "Meetings have to be smart too. We don't need to spend time on finding a meeting room or juggle with people's schedules. Problems can be solved with computer or telephone." Catherine predicted that the future is the world of technology which will integrate with our work and life. She reckoned this a good change, and that embracing changes and expanding horizons will always bring wonders to our work and life, and fill every day with impetus and hope.

當舊區遇上新點子
讓年輕創意「落地」注入舊區
Integrating Innovative Ideas into Old District

影片/ Video

很多人說，香港的年輕人不缺知識和創意，缺的只是讓他們發揮創意的平台。如果我們把創意平台放進舊社區，當舊區遇上年輕創新的點子時，又會產生甚麼化學作用？在推進香港市區更新步伐的過程中，市建局不時為年輕小伙子創造連繫社區的平台，除了讓他們深入了解社區，亦給他們機會發揮小宇宙，將一些創新構思「落地」融入舊區，一方面為提升舊區的居住環境獻計出力，同時豐富他們自身的創作體驗。

市建局於去年十二月夥拍職業訓練局（VTC）屬下的香港專業教育學院（IVE）合辦「舊區‧新點子」創意工程及建築設計比賽，提供一個以舊區社區為主題的創意平台，邀請IVE工程學科高級文憑和香港知專設計學院（HKDI）建築設計高級文憑的同學參與，鼓勵年輕人將課堂知識學以致用，發揮創意為長者設計可改善日常生活的作品。在為期五個月的比賽過程中，市建局為參賽同學安排舊區導賞團，帶他們走訪深水埗舊區，深入劏房，親身體驗舊區長者的居住環境，多角度了解市區更新的課題及挑戰。

修讀IVE建築設計及科技學二年級的方靜(右起)，與隊員黃文智及鍾鍵濠，創意設計能改善舊區長者生活質素的「DOME山再起」以帶出關愛舊區長者的訊息。
Year 2 Students of the Architectural Studies of IVE, Fong Ching (right), Wong Man-chi and Chung Kin-ho express care for the elders in old districts by creating a "dome-like" outdoor facility on rooftop to improve their living quality.

Young people are always in search of opportunities to unleash their knowledge and creativity. In this regards, the Urban Renewal Authority (URA), in the course of urban regeneration, endeavours to create platforms for young people to connect with the community and integrate their innovative ideas into the old districts. Through realisation of their creative ideas in old districts, they help make a difference to the residents as well as to their own self.

The URA and the Hong Kong Institute of Vocational Education (IVE) of the Vocational Training Council (VTC) joined hands to organise the "URA/IVE Innovative Design Competition 2018" last December. With the theme of "innovative ideas for old districts", the competition invited higher diploma students from the engineering programme of IVE and the architectural design programme of Hong Kong Design Institute (HKDI) to make use of their knowledge acquired in schools and their creativity to come up with a design concept or tool that can help enhance the daily lives of elderly. During the five-month competition, the URA has arranged for participants guided tours to sub-divided units in Sham Shui Po to experience the living condition of the elderly as well as to learn about the issues and challenges of urban renewal from different perspectives.

To prepare for the competition, Fong Ching, Year 2 student of IVE's Architectural Studies and one of the participants of the competition, visited Hung Hom, Yau Tsim Mong and Sham Shui Po with her teammates Wong Man-chi and Chung Kin-ho to observe the livelihood in old districts. "The elderly living in dilapidated old building has no room for rest as his/her cramped home is packed with household stuff and results in poor ventilation."

Fong continued that, during their inspection of old buildings, they were astonished at those abandoned rooftops with piles of garbage including dismantled air-conditioner and unauthorised building works. She learnt from the elderly that, in the past, they used to mingle with their neighbours at the rooftops where they took water for their daily use. However, as such routine no longer exists, neighbours become isolated. Fong lamented: "What a waste to have so

修讀IVE建築設計及科技學二年級的方靜是參賽者之一，為準備比賽，她與隊員黃文智、鍾鍵濠近距離觀察舊區生活，從紅磡、油尖旺再走到深水埗，揭開舊區背後的面紗。「舊樓日久失修、設施殘缺，數十呎的斗室空間無通氣的窗口，長者雜物亦多，令居住環境狹小侷促無足夠的休息空間。」

方靜續說，他們視察了多幢舊樓，印象最深刻的是看見一些舊樓的天台像個垃圾崗，堆滿大大小小的廢棄物，有已被拆卸的舊式冷氣機，亦有圍上了鐵絲網的搭建物，看似丟空良久，有長者跟他們分享，以前的居民日常習慣到天台取水，天台成為鄰里聯誼的聚腳地，但這種生活模式現今已不復再，鄰里關係愈漸生疏，方靜慨嘆：「舊樓天台有這麼多荒廢的地方真浪費，為何我們不善用這些空間，構思設計去改善舊區長者的生活環境呢？」

深入了解舊區老化的問題後，方靜與隊員便著手構思新點子，透過創意設計以紓解舊區長者的住屋困境。他們想到在舊樓天台裝置圓拱形戶外休憩設施，提供通爽舒適的空間讓長者舒展身心，並把作品命名為「DOME山再起」，「天台是老人家日常生活或曬衫必到之處，他們寧願行樓梯上來休息，都不願意落樓行幾百米去公園hea，只要我們以創意善用天台空間，都可為舊區老人家的生活帶來大改善。」

方靜續說，以六角形砌成的「DOME」採用了通空設計，當陽光灑落時，地上折射出六角形圖案和人的倒影，令人感覺像坐在榕樹的樹蔭下乘涼，為長者營造一片喘息的空間，「白日遠眺『DOME』似初升的太陽，夜晚它發光就似半邊月亮，所以它的設計不止講求實用性，亦有城市美化的效果。舊區的日與夜都有它美麗的一面，帶給人不同的觀感。」

他們亦留意到舊區長者普遍足不出戶，與社區日漸脫節，啟發了他們在「DOME」內的椅子添加長幼共融的設計元素。方靜說，以六角形設計的椅子高低分布，高的椅子為年輕人和小孩而設，他們可爬上椅子休息，帶出活力；矮的椅子則參考人體工學的原理、按長者最舒適的坐姿角度設計，方便他們躺臥歇息。

「DOME山再起」添加了長幼共融的設計元素，幫助長者重新融入社區。
The "DOME" helps the elderly people reintegrate into the community, adding social harmony to the community.

many abandoned rooftops and why can't we turn it into a place that can improve the living environment of the elderly in the old districts?"

Having a deepened understanding of the urban decay problem, Fong and her team members came up with a creative design to enhance the living environment in old districts. They designed a dome-like outdoor facility which could be placed on the rooftop of old buildings with an aim to provide a comfortable space for the elderly to enjoy. "The rooftop is the place where the elderly must go daily. They would rather walk up the stairs to rooftop than go downstairs and walk a few hundred metres to the park for leisure. As long as we make good use of the rooftop space with creativity, we can greatly improve the life of the elderly in the old districts."

Fong continued that the "DOME" built with hexagonal patterns adopts a ventilated design. When sunlight shed on the hexagonal patterns and the people inside, the shadow would look like people sitting and relaxing in the shade of a banyan tree. "The DOME looks like the rising sun in daytime and half-moon in night time. Not only is the design practical, it can also beautify the old districts both in daytime and at night."

They also noticed that a majority of elders in old districts always stay at home and are disconnected with the community. This inspired them to add some social harmony elements into their design. Fong and her teammates have added some hexagonal chairs with different levels. Those placed at upper level are for young people and children as they can climb up to the chairs to rest and thus bring vitality, while those at lower level are tailor-made for elderly based on their most comfortable seated angle.

「DOME」的中央更設有六角形桌子，讓長者捉棋以增進鄰里間的互動交流，「雖然『DOME』的設計對象是針對舊區長者，但希望天台能成為不同年紀街坊的聚腳地，幫助長者重新融入社區。」

他們的新點子「DOME山再起」，於早前舉行的總決賽中獲得一眾評判的青睞，並奪得「最優秀大獎」及「最具創意獎」。方靜認為，今次比賽是難得的實戰平台，讓他們把平日課堂學到的建築設計知識，結合創意表達出關愛舊區長者的訊息，給予年輕人很大的肯定和鼓舞。

In the centre of the DOME is a hexagonal table allowing the elders to interact with neighbours. "Although DOME is designed for elderly residents in old districts, it is hoped that it will become a gathering place for people of different ages and thus help the elderly reintegrate into the community."

The design was awarded the "Excellence Award" and "Most Innovative Award" in the Finale of the competition. Fong thinks that the competition provided them an invaluable platform to apply their academic knowledge and creativity to express care to the community and is a big recognition to the innovative ideas of young people.

同仁街臨時小販市集檔主勞先生(左)大讚Ron的插畫設計充滿賀年氣氛，十分搶眼。
Mr. Lo, who owns a stall at the temporary hawker bazaar in Kwun Tong, praised the design work by Ron for its festivity mood.

The URA has been encouraging young people to explore urban renewal from different perspectives through collaboration with tertiary institutions and district organisations for education, outreach and volunteer services. These services allow the URA and the young people to express care for the residents of the old district as well as unleash young people's creativity, bringing them with a different learning experience. At the beginning of this year, the URA has also collaborated with the HKDI to invite students from the design stream to create promotional banners and posters for the Lunar New Year promotion at the temporary hawker bazaar located in the Kwun Tong Town Centre Project. The partnership aims to promote the bazaar, and at the same time provide a platform for young people to showcase their creativity.

在推動市區更新的過程中，市建局同樣著重啟迪年輕人多角度探索市區更新的課題，並一直致力連繫大專院校和地區組織，透過教育、外展或義工服務等夥伴合作的活動，一齊身體力行走進舊區，表達對舊區居民的關愛，並營造更多元化的機會讓年輕人盡展創意，改善舊區硬件及軟件上的配套，帶來不一樣的學習體驗。早於今年初市建局亦與HKDI合作，邀請修讀設計的同學，為觀塘市中心重建項目內的同仁街臨時小販市集新春推廣活動，創作大型賀年橫額和揮春海報，一方面吸引市民在農曆新年前到市集購物或辦年貨，另一方面亦提供社區平台讓年輕人發揮創意。

在臨時小販市集售賣文具的勞先生，指著海報上的瑞獅插畫說：「這隻瑞獅最有新年氣氛，帶出中國傳統特色，令我回想起以前自己做酒店時，每逢大年初二我都會帶隻瑞獅去不同部門拜年。」

Ron以新年喜慶、市集特色及社區為題創作的賀年插畫。
Ron adopts new year celebration, characteristics of the hawker bazaar and the community as the theme of his design work.

勞先生大讚的賀年插畫設計，是出自HKDI設計基礎文憑一年級同學杜家榮（Ron）的手筆。

聽到勞先生的讚賞，Ron開心得頓時面紅耳赤，他拿著海報與勞先生分享其創作意念，「今次圍繞新年喜慶、市集同社區主題設計，所以我在設計中加入好多人的元素，例如穿著紅色中國服的女孩在舞獅，象徵活力，她的旁邊有很多市民欣賞煙花，令整個畫面更熱鬧和充滿人氣。」

Ron設計的大型海報於今年農曆新年前後展示在同仁街臨時小販市集外。
The giant poster designed by Ron was displayed at the hawker bazaar during the Lunar New Year.

平日在IVE觀塘分校上課的Ron，對觀塘區有一定的認識和感情，「今次的設計機會讓我更加深入了解市集內售賣的各式各樣貨品，感受到檔主與街坊之間的人情味。」他又說，以前大多是參加設計比賽，這是他首次參與社區層面的插畫設計，在創作的意義和收穫上，都有不同的感受，「社區層面的創作是需要仔細留意周邊的人和景物，特別是今次有機會將自己的作品印成實物，展示在社區的建築物上，令我好有滿足感和成功感。」

負責督導Ron今次設計的HKDI設計學組講師黎晃亨坦言，像Ron的一年級同學是設計上的初學者，創作技巧未必盡善，「坊間鮮有平台給予同學發揮創意設計的機會，但今次能夠為社區市集設計插圖，有助同學累積實戰經驗。」黎Sir認為，市建局提供的創作平台具延續性，豐富同學對社區的認識，希望市建局未來提供更多類型的創作平台，讓年輕人把創意融入社區。

Mr. Lo, who sells stationery at the bazaar, pointed to the New Year Lion image on the poster and said: "This Lion can bring out the Lunar New Year atmosphere and the Chinese traditional features. It reminds me of my good old days working in a hotel where I had to bring the Lion to different departments to celebrate the new year on the second day of Lunar New Year." Mr. Lo praised the design work by Ron, a Year One student of the HKDI diploma of foundation studies-design.

Ron was happy to share his creative ideas with Mr Lo. "To align with the theme about Chinese New Year, bazaar and community, I've added many human touch that makes the design vivid, such as a girl in a red Chinese dress playing lion dance surrounded by many people who appreciate fireworks."

On weekdays, Ron attends classes at the IVE Kwun Tong campus and so he himself is a "kai-fong" (neighbour) of Kwun Tong. "This design opportunity has given me a deeper understanding of the variety of goods sold in the bazaar and I appreciate the close neighbourhood relationship between the hawker stall owners and the kai-fongs." He added that in the past he used to participate in design competitions, while this is the first time that he worked out a design for the community. "Designing for the community requires special attention to the people and the environment. It gives me great satisfaction as my work was displayed on the buildings in the community."

Ron's instructor, Mr. Lai, lecturer of the HKDI design section, said that Year One design student like Ron are only beginners in design and their technical skills may not be perfect."However,this collaboration with the URA provides a rare opportunity for students to gain practical experience by applying their creative design to the community." Mr. Lai reckons the creativity platform provided by the URA can enrich students' understanding of the community. He hopes that the URA will provide more creative platforms so as to allow young people to integrate their ideas into the community.

重建項目新進展
Progress of Redevelopment Projects

市建局啟動九龍城一個新重建項目
URA commences a redevelopment project in Kowloon City to further enhance district environment

九龍城榮光街/崇安街發展項目的法定規劃程序於二零一八年六月二十二日啟動,該項目將貫徹市建局在該區以全面及小區發展模式進行的市區更新工作,並以規劃為主導,進一步優化地區的交通網絡和步行環境,與區內早前開展的五個重建項目產生協同效應,令整個小區的重整及規劃更完整及一體化,進一步提升「小區發展」模式所帶來的社區裨益。

The statutory planning procedures of the Wing Kwong Street/Sung On Street Development Project (KC-014) in Kowloon City was commenced on 22 June 2018 to carry through the holistic and district-based approach which the Authority has adopted in rejuvenating the district. A "planning-led" approach will be adopted to further enhance the road network and pedestrian environment. It is believed that the KC-014 Project would create synergy with the five URA projects commenced earlier in the vicinity to allow comprehensive restructuring and replanning of the area and maximising community benefits.

以「小區發展」模式進行的重建項目

URA's redevelopment projects under the district-based redevelopment approach

KC-009	庇利街/榮光街 Bailey Street/Wing Kwong Street
KC-010	鴻福街/銀漢街 Hung Fook Street/Ngan Hon Street
KC-011	鴻福街/啟明街 Hung Fook Street/Kai Ming Street
KC-012	榮光街 Wing Kwong Street
KC-013	啟明街/榮光街 Kai Ming Street/Wing Kwong Street
KC-014	榮光街/崇安街 Wing Kwong Street/Sung On Street

啟動皇后大道西／賢居里發展計劃和橡樹街／埃華街發展項目
Commencement of Queen's Road West/In Ku Lane Development Scheme and Oak Street/Ivy Street Development Project

市建局於今年三月,啟動兩個分別位於中西區的皇后大道西／賢居里發展計劃和大角咀的橡樹街／埃華街發展項目,以期為社區帶來更多規劃及社會裨益。兩個項目是按現行《市區重建策略》所列明的市區更新目標推行,旨在透過重新規劃項目範圍,提升項目與其周邊的土地用途的相互配合,並以較佳的園林景觀和城市設計,改善已建設的環境。

The URA commenced the Queen's Road West/In Ku Lane Development Scheme in the Central and Western District, and the Oak Street/Ivy Street Development Project in Tai Kok Tsui in March this year which will bring more planning and social benefits to the community. The two projects are implemented to meet the objectives of urban renewal set out in the prevailing Urban Renewal Strategy with a view to improving the built environment through replanning and rationalising the land use thereby enhancing the townscape of the project area.

香港小輪（集團）有限公司投得市建局通州街／桂林街重建項目
Hong Kong Ferry (Holdings) Company Limited wins development contract of URA's Tung Chau Street/Kweilin Street Redevelopment Project

市建局於二零一八年六月十三日公布，經過公開招標競投後，決定與香港小輪（集團）有限公司的全資附屬公司，緯信船務有限公司，合作發展深水埗通州街／桂林街重建項目。該公司以投標金額港幣十億二千九百二十萬元中標，屬是次項目出價最高的投標者。

市建局早前公開邀請發展商就該項目提交合作發展意向書，其後邀請三十八家符合要求的發展商，入標競投合作發展該項目，在二零一八年五月三十日截標時從該三十八家發展商接獲共二十份標書。

通州街／桂林街項目地盤面積約一千四百九十平方米，屬第二輪「需求主導」重建項目（先導計劃）之其中一個項目，於二零一三年四月展開。項目完成後，將提供上限約為一萬三千四百一十平方米的總樓面面積。新發展內的商業部分將作發展深水埗設計及時裝基地的用途，以回應商務及經濟發展局早前提出的建議，達致其培育本港時裝設計人才及將該區發展成為全港的設計及時裝焦點的目標。

The contract for the development of Tung Chau Street/ Kweilin Street Redevelopment Project (the Project) in Sham Shui Po has been awarded to World Fame Shipping Limited, a wholly-owned subsidiary of Hong Kong Ferry (Holdings) Company Limited, on 13 June 2018. The tender amount offered by World Fame Shipping Limited is HK$1,029.2 million, which is the highest among the tender submissions received by the URA for this project.

The URA earlier invited 38 property developers to submit tenders for the Project following an expression of interest exercise. The URA received a total of 20 tenders from these 38 property developers when the submission of tender closed on 30 May 2018.

The Project, which covers an area of about 1,490 square metres, was commenced in April 2013 under the second round of the URA's Demand-led Redevelopment Projects (Pilot Scheme). Upon completion, the Project will provide a maximum total gross floor area of about 13,410 square metres. The commercial portion of the new development will be designated for the Sham Shui Po Design and Fashion Project in response to the initiatives of the Commerce and Economic Development Bureau to nurture design and fashion talents and turn the district into a design and fashion landmark.

市建局向崇慶里／桂香街發展項目業主提出收購建議
URA issued acquisition offers to Sung Hing Lane/Kwai Heung Street project

市建局向該發展項目的物業業主發出收購建議。受重建項目影響的住宅物業合資格自住業主，其收購建議呎價為實用面積每平方呎二萬三千五百六十八元，是於同一地區七年樓齡的假設重置單位的單位呎價。一如其他市建局的項目，市建局現行的物業收購準則（住宅及非住宅）適用於此項目。此外，項目的合資格住宅自住業主，可選擇該重建項目原址所興建的新發展項目內的「樓換樓」單位或煥然壹居「樓換樓」單位。

The URA has issued acquisition offers to property owners affected by the Sung Hing Lane/Kwai Heung Street redevelopment project (the Project) in the Central and Western District. Eligible owner-occupiers of domestic properties of the Project are offered $23,568 per square foot of saleable area which is the unit rate of a notional replacement flat of seven years old situated in the same locality.

The URA's prevailing acquisition policy for both domestic and non-domestic property interests is applicable to this project. In addition, eligible domestic owner-occupiers of the Project will have a choice of an in-situ flat-for-flat (FFF) unit in the future new development to be constructed on the project site, or FFF unit at the URA's Kai Tak Development.

市建局董事會通過公布合作發展項目招標結果資料的新安排

URA Board approves new arrangement for publishing information on joint venture development tenders

市建局董事會於四月二十四日通過公布合作發展項目招標結果資料的新安排，並將在下一個發展項目公布招標結果時實施，以跟隨政府於今年三月推行的相關土地招標下公布中標者資料的新安排。相信新安排有助增加發展項目招標結果的透明度。

在新的公布安排下，市建局將會在董事會批出項目的合作發展合約後，除繼續透過新聞稿公布成功投標者的名稱及其母公司的名稱外，將會一併公布其投標的金額及其他合乎招標要求但落選的投標者的名稱及其母公司名稱。

另外，在與中標者完成簽訂有關項目發展協議後（一般在中標後二十一個工作天內完成），市建局會以不記名方式，進一步公布這些合乎招標要求但落選的標書的投標金額。

The URA Board approved on 24 April 2018 a new arrangement for publishing information on joint venture development tender results, which will be implemented in the announcement of the next development tender award, in response to the Government's new initiative introduced in March on disclosing information about successful tenderer under its land sale programme. The new arrangement is believed to be able to increase the transparency of development tender results.

Under the new arrangement approved by URA Board, in addition to publishing the name of the successful tenderer and its holding company through a press release at the time of the tender award by the URA Board, the URA will also disclose the tender amount offered by the successful tenderer and the identities of unsuccessful tenderers which submit conforming tenders.

In addition, after the execution of the Development Agreement with the successful tenderer (usually within 21 business days after the tender award), the URA will further publish on an anonymous basis the tender amounts of these unsuccessful conforming tenders.

衙前圍村項目考古發掘工作進展

Progress of archaeological excavation works of Nga Tsin Wai Village Project

於衙前圍村西南角發現的圍斗及圍牆遺跡整觀。
Overall view of watchtower and village wall remains at the southwest corner of the Nga Tsin Wai village.

市建局於六月七日公布衙前圍村項目的考古影響評估的初步結果及現階段和下一步的工作：包括根據獨立考古專家的建議，擴大考古及發掘範圍，讓考古專家就項目的發現及整體文物的價值，進行全面評估。目前，考古評估工作仍在進行中，現階段市建局並未就保育方案有任何定案，亦不會在保育方案完成及得到政府部門同意之前，展開任何發展。

The URA announced on 7 June the preliminary findings of the Archaeological Impact Assessment (AIA) of the Nga Tsin Wai Village Project (The Project) as well as the works in progress. This includes a further archaeological investigation and excavation based on the recommendations made by the independent archaeological expert for a holistic assessment of the site's overall heritage value. Since the AIA work is still in progress, the URA has not concluded the preservation plan yet, and no development will be commenced until the completion of the preservation plan and Government's consent obtained.

兩項新樓宇復修資助計劃接受申請

Application for two new building rehabilitation subsidy schemes

市建局於七月六日分別與發展局及保安局為推出「樓宇更新大行動2.0」（「2.0行動」）及「消防安全改善工程資助計劃」（「消防資助計劃」）簽訂合作備忘錄；並於七月九日起全面接手香港房屋協會（房協）在「強制驗樓資助計劃」下的工作，處理所有「強制驗樓資助計劃」的新申請，包括房協原先服務的地區。

「2.0行動」及「消防資助計劃」已於七月九日開始接受申請，截止日期為十月三十一日。市建局為業主提供一站式、全方位的樓宇復修支援服務，把現時各類計劃的申請表格重新整合為一份「樓宇復修綜合支援計劃」的申請表。樓宇業主只須填寫一份表格，或直接於網上遞交新推出的電子申請表，便可一次過申請市建局多項樓宇復修資助計劃，令申請程序更省時、便捷。

市建局主席蘇慶和表示：「兩項新樓宇復修資助計劃為有需要的大廈業主，提供進一步的財政及技術支援，促進履行強制驗樓法定通知及消防安全指示的推行，改善高齡樓宇的狀況及提升其消防安全標準，同時亦可推動業主履行妥善維修和保養樓宇的責任，長遠有助改善本港的樓宇狀況。」

On 6 July, the URA signed Memoranda of Understanding (MOU) with the Development Bureau and the Security Bureau for the launch of Operation Building Bright 2.0 Scheme (OBB 2.0 Scheme) and Fire Safety Improvement Works Subsidy Scheme (FSW Scheme) respectively. The URA took over the work of the Hong Kong Housing Society (HKHS) under the Mandatory Building Inspection Subsidy Scheme (MBISS) starting from 9 July. Being fully responsible for handling all new MBISS applications including the areas originally served by HKHS.

Application for Operation Building Bright 2.0 Scheme and Fire Safety Improvement Works Subsidy Scheme has started on 9 July. The application will be closed on 31 October. The URA provides a one-stop and comprehensive support to property owners on various building rehabilitation initiatives. Application forms of various building rehabilitation schemes are consolidated into a single form of Integrated Building Rehabilitation Assistance Scheme. Building owners can apply multiple building rehabilitation subsidy schemes of the URA in one go by filling in one single application form or by online submission of a newly-launched electronic application form, which saves time and makes the application procedures more convenient.

Chairman of the URA, Mr Victor So Hing-woh, said: "The two new building rehabilitation subsidy schemes provide further financial and technical support to building owners in need with a view to facilitating the compliance with statutory notice for mandatory building inspection and Fire Safety Directions, and improving the building condition and fire safety standards of old buildings. It also encourages owners to fulfill their responsibilities for proper repair and maintenance of their buildings, which will help improve the building condition in Hong Kong in the long run."

（左起）市建局總監（樓宇復修）何志偉、保安局副秘書長丘卓恒、消防處處長李建日、保安局局長李家超、市建局主席蘇慶和、發展局局長黃偉綸、市建局行政總監韋志成、屋宇署署長張天祥、發展局副秘書長（規劃及地政）羅淦華及市建局執行董事（營運）鄭啟華，一同出席今日的「2.0行動」及「消防資助計劃」合作備忘錄簽署儀式。

Director (Building Rehabilitation) of URA, Mr Daniel Ho (from left); Deputy Secretary for Security, Mr Vic Yau; Director of Fire Services, Mr Li Kin-yat; Secretary for Security, Mr John Lee; Chairman of URA, Mr Victor So Hing-woh; Secretary for Development, Mr Michael Wong; Managing Director of URA, Ir Wai Chi-sing; Director of Buildings, Dr Cheung Tin-cheung; Deputy Secretary for Development (Planning and Lands), Mr Maurice Loo; and Executive Director (Operations) of URA, Mr Pius Cheng, attend the MOU signing ceremony for the launch of OBB 2.0 Scheme and FSW Scheme.

樓宇復修資訊通
Building Rehab Info Net

網上申請
e-Application

H6 CONET共享琴音
Music Sharing @ H6 CONET

音樂既可陶冶性情，亦可拉近人與人之間的距離。最近，在位於中環中心地下的H6 CONET共享空間設置了一座鋼琴，這座鋼琴由香港盲人輔導會捐贈，經視障調音師調音及維修，再供市民免費彈奏。大家路經H6 CONET時，不妨放慢腳步，彈奏喜歡的歌曲，亦可駐足觀看，一同在城市中享受琴音妙韻。

Music can provide enjoyment and bring people closer together. Recently, a piano donated by the Hong Kong Society of the Blind, tuned and repaired by visually impaired professional, was placed in the H6 CONET on G/F of The Center for free use. Let's enjoy the sound of music in the city together by either playing your favourite songs or simply enjoying the performances by others when you pass by H6 CONET.

市建局勇奪多個企業獎項
URA Wins Corporate Awards

「香港環境卓越大獎」及「香港綠色機構認證」
Hong Kong Awards for Environmental Excellence and the Hong Kong Green Organisation Certificate

市建局連續兩年於「香港環境卓越大獎2017」中的「公共服務」界別榮獲優異獎，以表揚其在環保領導、環保計劃與表現及夥伴協力合作等方面的出色表現。同時，市建局亦獲頒發「香港綠色機構認證」以表揚其積極實踐減廢、減碳及節能等，對環保作出卓越的貢獻。

URA was rewarded the Hong Kong Green Organisation Certificate and the Hong Kong Awards for Environmental Excellence (Public Services Sector) for two consecutive years for its outstanding performance in green leadership and its commitment to environmental protection.

僱員再培訓局「人才企業」獎項
"Manpower Developer" Award by the Employees Retraining Board

市建局首次於僱員再培訓局舉辦的「ERB人才企業嘉許計劃」獲選成為「人才企業」，印證市建局於培訓及發展系統、倡導學習文化、資源規劃及績效管理等方面的工作有卓越表現。

URA was awarded the "Manpower Developer" in the "ERB Manpower Developer Award Scheme" organised by the Employees Retraining Board for the outstanding achievements in manpower training and development, fostering a learning culture, efficient resources planning and effective management.

國際互動媒體大獎
Interactive Media Awards

市建局的網站(www.ura.org.hk)於去年底換上新裝後，獲得Interactive Media Awards的「最優秀網站大獎（建築/工程類別）」，這是市建局第五次榮獲此殊榮。市建局全新設計的網站以用家角度出發，重新設計網頁版面及加入新功能，讓市民更能便捷自主地瀏覽網站，尋找所需資料，了解市建局的工作。

After a revamp last year, the URA website (www.ura.org.hk) was awarded the Best in Class (Building & Construction) of the Interactive Media Awards. It is the fifth time that the URA was awarded the honour. The URA took into consideration users experience in redesigning the layout and adding new functions to the website, enabling the public to navigate the website and to find the information they want more efficiently and have better to understand the work of URA.

國際市場及傳訊大獎 Communicator Awards
Communicator Awards by the Academy of Interactive and Visual Arts

市建局首次於 Academy of Interactive and Visual Arts 舉辦的 Communicator Awards 中榮獲兩項佳績。此國際獎項旨在嘉許出色及具創意的市場及傳訊項目。市建局二零一七年年度報告在 "Annual Report-General-Nonprofit" 的類別中獲頒最高級別的 "Award of Excellence"，而市建局全新設計的網站則在 "Website-General-Government" 的類別中奪得 "Award of Distinction"，是唯一一個獲得此殊榮的香港企業。

URA won top honors in this year's Communicator Awards organised by the Academy of Interactive and Visual Arts (AIVA) for its creative excellence in marketing and communications. URA's 2017 annual report was awarded the "Award of Excellence" in the "Annual Report-General-Nonprofit" category, the top recognition of the category, while URA's revamped website was the only Hong Kong entry that received the "Award of Distinction" in the "Website-General-Government" category.

A' Design Award & Competition 2018 設計獎項
Design Awards of the A' Design Award & Competition 2018

H6 CONET和市區更新探知館憑藉出色的空間使用、功能、創新及美感等設計，在意大利A' Design Award & Competition 2018的室內空間和展覽設計的類別中分別榮獲銅獎和鐵獎。A' Design Award & Competition 2018是世界上規模最大、分佈最廣的國際設計大獎。在二零一七至一八年間，共有來自一百個國家的一千九百六十二名獲獎者在九十九個不同的設計類別中勇奪殊榮。

H6 CONET and Urban Renewal Exploration Centre were awarded the Bronze and Iron Award respectively in the Interior Space and Exhibition Design categories of the A' Design Award & Competition 2018 from Italy for its outstanding design according to space usage, user friendliness, innovation and aesthetic aspects of the projects. A' Design Award & Competition is the world's largest and most diffused international design awards. In the year 2017-2018, 1962 winners from 100 countries won various awards in 99 different design disciplines.

市建局「學建關愛」
夥大學生義助舊區居民

The URA Volunteers and Universities Students Join Hands in Helping Residents in Old Districts

二零一七/二零一八學年的「學建關愛」義務工作計劃聯同八間大專院校和地區服務機構，舉辦了多項社區服務，當中包括與香港大學學生會建築學會及香港基督教女青年會合辦的「升級再造」家具活動。義工利用回收所得的紅酒木箱，為中西區舊區的低收入家庭度身訂造合適的家具，改善他們的生活質素。

「學建關愛」在今個學年更與香港基督教女青年會首次合辦為期八個月的夥伴計劃，為中西區舊區的基層兒童及其家庭安排不同的活動，讓他們盡展各方面的潛能；同時亦舉辦服務油尖旺區少數族裔兒童的中國文化體驗之旅，為深水埗區兒童設計團隊合作遊戲，以及探訪九龍城區長者並推廣舒緩身體痛症知識的活動。

二零一八年二月十日，逾八十名參與今年服務的義工及受惠居民聚首一堂，參與義工嘉許禮。市建局非執行董事馬錦華先生在嘉許禮上表示，市建局除了推行重建計劃及提供樓宇復修支援外，亦關心舊區居民的需要，期望透過「學建關愛」進一步表達對他們的關懷，「『學建關愛』將繼續以『創造三贏』為目標，並透過舉辦各項活動作為合作平台，連繫市建局的同事、大專院校的學生義工，以及地區服務機構，一同服務舊區居民，亦藉此推動年輕人認識身處的社區。」

「學建關愛」義務工作計劃，由二零一二年開始至今，已累積逾一千名義工，服務時數超過七千八百小時，約一千八百五十名舊區居民受惠。

The URA's Community Service Partnership Scheme (CSPS) 2017/18 joined hands with eight tertiary institutions and social service organisations to bring love and care to residents in old districts through a series of programme. These include the "Upcycling Project" co-organised with the Hong Kong University Architectural Society and the Hong Kong Young Women's Christian Association (HKYWCA) to upcycle red wine crates into different tailor-made furniture for the low-income families in the Central and Western District to improve their living quality.

The URA also partnered with HKYWCA for an eight-month programme, arranging different interactive activities, for underprivileged children and their families in the Central and Western District. Other activities were also organised during the year to serve the ethnic minority children in Yau Tsim Mong District, the underprivileged children in Sham Shui Po and the elderly in Kowloon City.

An appreciation ceremony was organised on 10 February 2018 to wrap up this year's events with more than 80 volunteers and beneficiaries. Mr. Timothy Ma, non-executive director of the URA, said in the ceremony that "CSPS will continue to create win-win situations for all by serving as a collaboration platform to organise different community activities and connect URA staff, tertiary student volunteers and social service organisations to attain the common goal of serving residents in old districts and encouraging young people to understand the community that they are living in."

Since its launch in 2012, the CSPS has teamed up more than 1,000 volunteers to serve the community, contributing more than 7,800 hours and benefitting 1,850 residents in the old districts.

活動精華
Programme Highlights
──────
二零一七年十一月
至二零一八年五月
Nov 17 to May 18

「藝術文化融入舊區」夥伴項目先導計劃
Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme

市建局的「藝術文化融入舊區」夥伴項目的先導計劃，為本地的非牟利團體提供財政資助，舉辦藝術和文化項目，將藝術文化帶進舊區，讓舊區有機會親近藝術文化，為居民帶來裨益。

The URA introduces the "Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme" (ACPP) to provide financial support to local non-profit making groups in organising arts and cultural programmes, which are able to bring arts/culture to the local community, or bring the local community to the appreciation of arts/culture.

耆藝互享
Arts for the Elderly

一班來自筲箕灣「香港西區婦女福利會關啟明松鶴老人中心」的老友記，正密鑼緊鼓，積極練習敲擊樂和製作紙黏土手工，以便稍後到社區內探訪有需要長者，把老有所為的正能量傳播開去。

Recruited by Women's Welfare Club Western District Hong Kong Kwan Kai Ming Memorial Chung Hok Elderly Centre, a group of elderly people from Shau Kei Wan are burying their heads in practising percussion and making handicrafts. They will bring along their performance and paper clay souvenirs to visit the needy elderly in the community.

土瓜灣的茶花季
Seasons of Camellia in TKW

繼九龍城、太子道西之後，專門讓舊區居民認識中國茶文化的《茶花季》飄到土瓜灣，於二零一七年九月至十二月期間，請街坊飲茶，同時舉辦工作坊，讓學員深入了解中國茶文化。一眾學員在完成十二個星期的工作坊後，在結業的茶會雅集中化作清芬大使，服務土瓜灣社區，為街坊介紹超過二十款茶葉，讓香港人熟悉的飲茶文化，提升至藝術層面。

After Kowloon City and Flower Market, The Seasons of Camellia roved to To Kwa Wan to let kaifongs have a taste of different Chinese teas over the 12 weekends from September to December 2017. After completed 12-week intensive training, the workshop participants served the community by introducing over 20 kinds of teas to their neighbours and transcend Tea drinking, a common habit for Hong Kong people, to the an artistic level.

六重奏@
Dream Stage青少年才藝培育計劃
Sextet @ Dream Stage

「香港基督教女青年會樂華綜合社會服務處」從黃大仙、觀塘等幾個舊區找來一班臥虎藏龍的青少年，分道揚鑣學習作曲、作詞、夾band和跳街舞，當中不忘學習做義工服務。

The young people recruited from old districts like Wong Tai Sin and Kwun Tong by the Hong Kong Young Men's Christian Association Lok Wah Integrated Social Service Centre are having a series of training including music and lyric composition, band sound, street dance, and most importantly, volunteer training.

謝謝 **Thank you!**