

鄰里攜手 活化社區

Revitalising Community Together with the Neighbourhood



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01

市建局加強三項樓宇復修資助計劃

URA Enhances Three Subsidy Schemes on Building Rehabilitation

市區重建局（市建局）落實加強三項樓宇復修資助計劃。除於2020年7月起接受第二輪「樓宇更新大行動2.0」及「消防安全改善工程資助計劃」的申請外，亦同步推出「有需要人士維修自住物業津貼計劃」，以全面協助更多有需要的業主妥善維修及保養其樓宇，提升樓宇安全水平，改善居住環境。

政府於2019年12月委託市建局，接手由香港房屋協會管理的「長者維修自住物業津貼計劃」，並將計劃優化至涵蓋長者及領取綜合社會保障援助及傷殘津貼的有需要之自住業主；同時上調每位合資格業主的津貼上限，以及放寬長者申請人的資產上限。市建局與發展局於今年6月底為重新定名的「有需要人士維修自住物業津貼計劃」簽訂合作備忘錄，以落實計劃的執行框架。

第二輪「2.0行動」亦放寬目標樓宇的申請資格，在新安排下，所有樓齡達50年或以上的合資格樓宇，毋需接獲強制驗樓通知書亦可申請；而樓齡介乎40至49年的合資格樓宇，若已接到強制驗樓通知書但仍未遵辦，同樣亦可以申請。至於第二輪「消防資助計劃」的申請條件及資助，則與上一輪相同。兩項計劃的截止申請日期為今年10月30日，如因疫情以至未能及時舉行業主大會以表決參加兩項計劃，合資格業主可先於截止日期前提交申請表，其後才召開業主大會討論有關事項，並於2021年4月30日前向市建局提交相關會議記錄。市建局預計於2020年年底公布該兩項計劃的申請結果。

詳情請瀏覽「樓宇復修平台」網頁 (<http://www.brplatform.org.hk>)，或致電熱線31881188查詢。



The Urban Renewal Authority (URA) enhances three subsidy schemes on building rehabilitation. In addition to the second round of Operation Building Bright 2.0 Scheme (OBB 2.0 Scheme) and Fire Safety Improvement Works Subsidy Scheme (FSW Scheme) being open for application in early July 2020, the URA also launched the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) on the same day, providing comprehensive assistance to more needy owners to properly maintain and repair their buildings.

As regards BMGSNO, apart from extending the scheme coverage to include owner-occupiers who are recipients of the Comprehensive Social Security Assistance Scheme and Disability Allowance alongside elderly owners, the maximum amount of grant will be increased, while the asset limit for elderly singleton and couple applicants will be relaxed. The URA signed a Memorandum of Understanding (MOU) with the Development Bureau in June this year, stipulating the implementation framework of BMGSNO.

Application criteria for the second round of OBB2.0 Scheme will be relaxed to allow all eligible buildings aged 50 years or above to apply for the subsidy, irrespective of whether they have received any Mandatory Building Inspection Scheme (MBIS) notices, and to include eligible buildings aged between 40 and 49 years which have received MBIS notice(s) but have yet to comply, to apply the scheme. For the second round of FSW Scheme, the application requirements and subsidy are the same as the previous round. Application for the two schemes will close on 30 October 2020. If the organisation of owners meeting to deliberate the application of the schemes is delayed due to the COVID-19 epidemic, eligible building owners could convene the meeting after the submission of their application

by the deadline and furnish the meeting minutes to URA not later than 30 April 2021. The URA will notify all applicants of the application results of the two schemes by the end of this year.

For more details or enquiries please visit the Building Rehabilitation Platform (<http://www.brplatform.org.hk>) or call the Hotline at 3188 1188.

02

市建局推動年輕人發揮創意 助舊區長者居家安老 URA Encourages Young People to Unleash Innovative Spirit to Help Achieve Ageing In Place for Elderly in Old Districts

市建局連續第三年夥拍職業訓練局（VTC）旗下的香港專業教育學院（IVE）及香港知專設計學院（HKDI），合辦創意工程及建築設計比賽2019/20。

今年結果由剛畢業於IVE青衣分校土木工程高級文憑的周偉強、曾琮淞、陳亮均，憑着作品「U-trap Refill Automator」（U型隔氣彎管自動補水器），奪得比賽的金獎、最佳智能設計獎及最佳展品或數碼展品暨簡報設計獎。該「自動補水器」裝置，為用家監測隔氣彎管的貯水水平，並可以在貯水量不足時自動補水，幫助長者提升家居衛生水平，切合「新耆智安居」的比賽主題。

為鼓勵學生團隊進一步改良「U-trap Refill Automator」的設計，以便在實際家居環境中應用，市建局將借出轄下發展項目的空置單位，交由學生團隊為裝置樣品進行實地測試。視乎學生的研發成果，市建局將研究未來在轄下的物業單位採用此項裝置，甚或作為重建項目的標準設計，利用科技提升居住質素。



The URA has been collaborating with the Hong Kong Institute of Vocational Education (IVE) and Hong Kong Design Institute (HKDI), both under the Vocational Training Council (VTC), to co-organise the Innovative Design Competition for three years.

At the competition this year under the theme of "Smart Living for Elderly", new graduates of Higher Diploma in Civil Engineering programme of IVE (Tsing Yi), Chow Wai-keung, Tsang Chung-chung and Chan Leung-kwan, were awarded the "Gold Award", "Smartest Design Award" and "Best Model/Digital Presentation Award" by their entry "U-trap Refill Automator". The students assisted the elderly to enhance home hygiene by creating a device that could monitor the water level in the U-traps and refill water automatically when the contained water is insufficient.

To encourage the student team to further improve the design of the "U-trap Refill Automator" for application in actual home environment, the URA will provide flat units from its properties for them to conduct field tests for the prototypic device. Depending on the research and development outcome, the URA would study the feasibility of adopting the device in its properties or becoming a standard provision of future redevelopment projects to enhance living quality through the use of technology.

03

政府委任潘信榮為市建局執行董事 Government Appoints Eric Poon as URA's Executive Director

政府委任潘信榮為市建局執行董事，任期三年，由2020年7月15日起生效，接替退休的馬昭智，負責制定及推行有關規劃及設計、物業及土地，以及企業事務等政策和措施。

潘信榮是專業工料測量師，自市建局在2001年成立以來，參與多個大型重建及保育活化項目的工作，並於2017年晉升為市建局工程及合約總監。

The Government has appointed Eric Poon as Executive Director of the URA, effective 15 July 2020, to succeed Michael Ma who retired in July. Eric Poon is responsible for formulating and implementing policies and initiatives on matters relating to planning and design, property and land, and corporate services.

Eric Poon is a professional quantity surveyor and has been involved in a number of major redevelopment and preservation projects since the establishment of the URA in 2001. In 2017, he was promoted to Director, Works & Contracts.

04

社區空間「H6 CONET」榮獲國際殊榮

URA Receives International Accolade for its Revitalisation of Community Space H6 CONET

市建局位於中環中心地下的社區空間「H6 CONET」，以新思維進行大型翻新及改造重置，於2017年10月開放予公眾享用。市建局應用「地方營造」(Place-making)概念，持續美化「H6 CONET」與毗鄰的街道，加強地區的独特形象，在繁囂鬧市中創造仿如綠洲的共享空間。項目憑藉其創新的規劃及設計，在今年4月公布的 2020年度繆斯設計大獎 (Muse Design Awards) 中，榮獲「室內設計—公民/公眾空間」類別的最高白金級別，成為此類別中全球三個獲獎項目之一，亦是唯一一家香港機構奪取此國際性獎項。



The URA adopted a new place-making concept in creating H6 CONET, the community space located on the ground floor of The Center, for public enjoyment when it was opened in October 2017. Following this major facelift and retrofitting of the venue, the URA has been extending its place-making effort to beautify the adjacent streets to enhance the unique local characteristics of the surrounding district. With its innovative planning and design, the project received the highest rank of Platinum in the category of "Interior Design Civic / Public" in the 2020 Muse Design Awards announced in April this year, becoming one of the three winners in the world, as well as the sole organisation in Hong Kong receiving this award in the category.

05

市建局延長轄下租戶的租金寬減措施

URA Extends Rent Relief Period for Tenants

因應2019新冠肺炎疫情對香港經濟做成嚴重打擊，市建局於今年8月中宣佈，為轄下持有物業內的住宅租戶和商舖租戶，以及與發展商合作項目商場的商舖租戶所提供的租金寬減措施，由原來至2020年9月底結束，延長多三個月至2020年12月底，以協助租戶應對當前經濟的挑戰，保住就業，共渡時艱。

市建局將繼續抱著同舟共濟精神，視乎疫情的發展及其對轄下物業內住宅租戶和商舖租戶的影響，再檢視是否需要再延長有關措施，幫助商戶繼續經營。

In view of the severe impact brought by COVID-19 pandemic to the economy of Hong Kong, the URA announced in mid-August this year to extend the rent relief for its domestic and commercial tenants in its properties, as well as the commercial tenants in its joint ventured shopping malls, for another three months. The URA's rent relief measures announced earlier for the months from April 2020 till the end of September, will be continued until the end of December 2020 in a bid to assist URA's tenants in the face of current economic challenges and support employment over difficult times.

Subject to the development of the pandemic and the impact on the domestic and commercial tenants in its projects, the URA will review the need for a further extension of the relief measures, if necessary, to help the tenants sustain their businesses.

連結社區

營造可持續市區更新願景

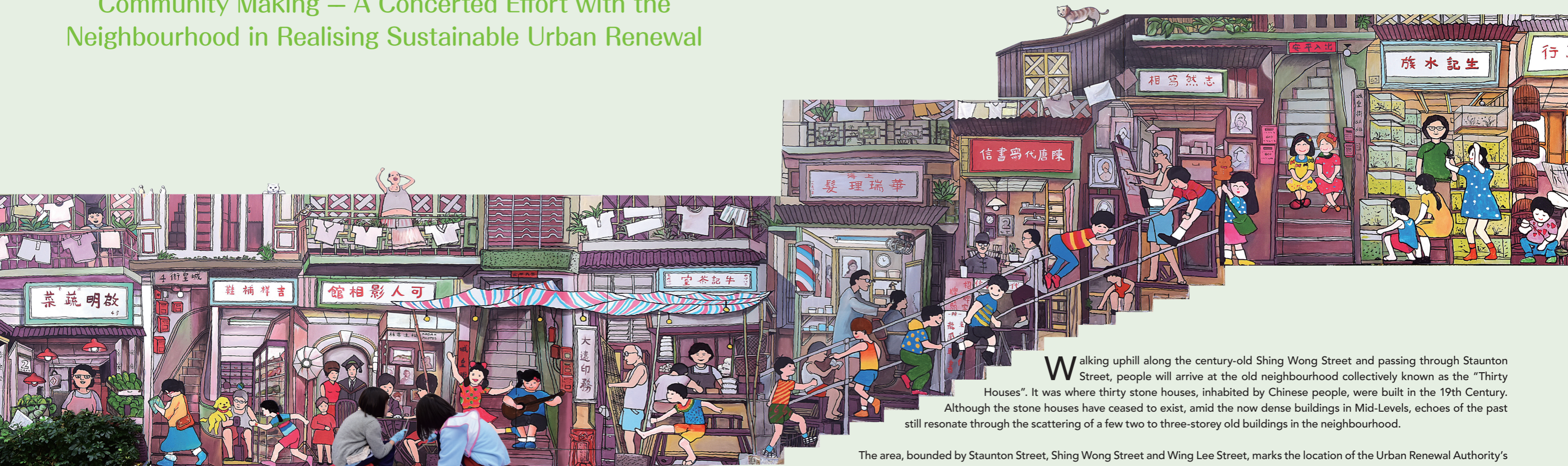
Community Making – A Concerted Effort with the Neighbourhood in Realising Sustainable Urban Renewal

沿着城皇街這條百年山坡路往上行，穿過士丹頓街後，便會來到昔日有「卅間」之稱的舊區。這個相傳在十九世紀建造了三十間石屋的華人聚居地，隨着社會變遷，石屋早已沒有了；但在密集的中半山樓群之中，卻有數排樓高兩三層的唐樓坐落其中，為這區平添一份歷史餘韻。

這裏位於士丹頓街、城皇街以至永利街一帶的範圍，也是市區重建局（市建局）的士丹頓街 / 永利街項目所在。因應社區人士早前提出保留項目內建築物的訴求，以及政府於2018年《施政綱領》中提及有關士丹頓街 / 永利街項目的新措施，市建局遂以重建以外的市區更新方式，着手探究能夠促進地區可持續發展的活化方案。

為此，市建局首次委聘顧問進行「社區營造研究」（Community Making Study），期望透過系統性的深度交流和分析，能把居民需要和持份者對社區發展的期望歸納起來，凝聚共識，由下而上地共同建構一個新舊交融、和諧共享的可持續社區活化計劃。

這個社區營造的概念和過程，也是市建局的嶄新嘗試。在一年多的時間裡，團隊與社區人士除一起完成了兩個試點項目外，還確立了對社區發展的共同願景，讓雙方可朝着目標進發，攜手共建充滿文化特色和活力的社區。



Walking uphill along the century-old Shing Wong Street and passing through Staunton Street, people will arrive at the old neighbourhood collectively known as the “Thirty Houses”. It was where thirty stone houses, inhabited by Chinese people, were built in the 19th Century. Although the stone houses have ceased to exist, amid the now dense buildings in Mid-Levels, echoes of the past still resonate through the scattering of a few two to three-storey old buildings in the neighbourhood.

The area, bounded by Staunton Street, Shing Wong Street and Wing Lee Street, marks the location of the Urban Renewal Authority’s (URA) Staunton Street / Wing Lee Street Project. In response to public aspirations for the preservation of buildings within the site, and the new initiative tasked by Chief Executive in her 2018 Policy Agenda to enliven the building clusters under the project, URA proactively explored ways to regenerate the area not confining to adopting redevelopment as the only means of urban renewal, with a focus on sustaining community development through revitalisation under an integrated approach.

In light of this, the URA has for the first time commissioned a study on Community Making, in which residents’ views and stakeholders’ expectations on community development were collected and generalised through systematic, in-depth exchanges and analysis. Aiming to reach consensus among parties, the study is instrumental in devising from bottom up a revitalisation proposal for a sustainable community that integrates old and new elements, and is sharable by everyone in the neighbourhood.

In more than a year’s time, apart from accomplishing two pilot projects, the URA and community members have also established shared visions on community development for co-creating a dynamic neighbourhood with cultural characteristics.





與居民深度協作 共建人文風景

Co-building Human Landscape Through In-depth Collaboration with the Community

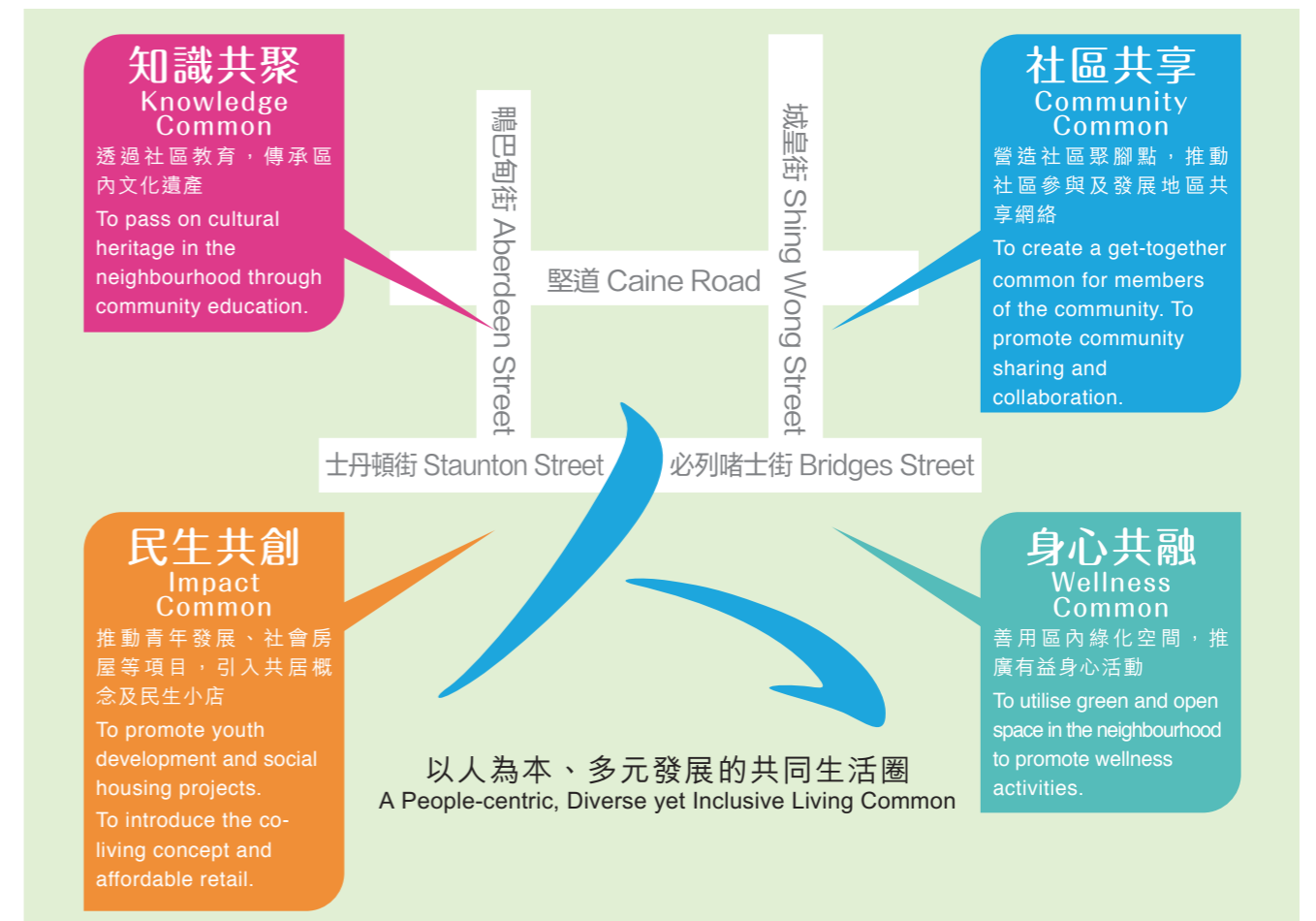
與市建局規劃及設計總經理黃知文（Chris）暢談士丹頓街 / 城皇街與周邊地區的「社區營造研究」，其間他不只一次笑說自己像做實驗；雖然市建局以往也曾為推展項目做過不少公眾及地區諮詢，但如此深度交流和協作卻是第一次。

研究始於2019年年初，負責的「香港社會創投基金」（SVhk）在四個月內透過不同方式，如舉辦街頭訪問、茶敘及聚焦小組訪問等活動，主動連繫居民和社區持份者，探討他們對未來社區發展有何想法。十個人有十點看法，SVhk就將零散的意見分類和歸納，分析後確立未來社區演進的四大願景（見附圖）。這些

看起來好像很艱深的理念，透過SVhk的演繹和解釋，居民紛表示明白及認同。逐漸地，共識有了，餘下來就是怎樣實行。

Chris說：「社區營造那個聯絡群組有老人中心、學校、街坊啦、卅間孟蘭會和關注組等，過程中我們討論過的每一樣東西，都會邀請他們一起參與，共同想辦法落實。」

他形容，市建局與居民之間的互動有時都頗有趣。好像團隊習慣了謹慎行事，有時也因擔心街坊反應，總是想按部就班得到共識後才落實。可是居民有時卻會反過催



促他們：「街坊聽完簡介後紛紛跟我講：喂，就這樣吧，大家都清楚明白了。還講甚麼？不如動手做吧！」

如此一來，Chris與同事們自是不敢怠慢。因應未來願景中提倡「知識共聚」（Knowledge Common）和「身心共融」（Wellness Common），市建局團隊遂建議先推行兩個短期試點項目——社區壁畫創作及社區苗圃計劃。Chris認為，市建局在協作過程必須要夠爽快，才能讓居民感受到市建局的誠意，建立互信；另一方面，亦透過快速實現部分願景中的項目，令居民早日設想到未來社區的面貌。

可是Chris起初對於搞社區苗圃，也不是全無顧慮。「之前說的都是理論，往往在實踐時要sustain（持續）才是最難。苗圃工作講求commitment（承諾投入），開始了以後，就得看大家是否願意投入時間和感情，才不會像十個救火的少年一樣，愈做愈少人。」

社區苗圃位於華賢坊西16號，原址為一幢舊式唐樓。市建局於2011年收購後由於發現樓宇結構已嚴重破

損，因而拆卸，剩下高低不平的石屎地盤。市建局規劃及設計團隊巧妙地運用了地盤中間的凹槽位置，分別建成兩個種植區，又在周邊範圍闢出地方擺滿種植盆。團隊在測試好地下疏水功能後，又改善了圍欄、鋪設泥土，以及向水務署申請安裝水錶作灌溉之用，如此一個綠意盎然的社區苗圃便逐漸成型。



社區營造研究以街坊茶敘及聚焦小組等形式，聽取居民意見。The Community Making Study collects views from residents and stakeholders through organising community gatherings and focus groups meetings.

社區苗圃 Community Farm



社區苗圃前身為地盤（圖①），經過義工們的悉心打理（圖②及③），成為社區中優美的綠化環境（圖④）。

With the dedicated work of volunteers (photo ② & ③), a building site (photo ①) has been transformed into the Community Farm (photo ④) providing green space for people in the neighbourhood.

社區壁畫 Community Mural



位於城皇街的社區壁畫，由一班區內小學生和社區人士親手繪成。

The mural at Shing Wong Street is created by a group of primary students and members of the community.

與此同時，團隊亦招募社區人士當苗圃義工，最後召集了27人，包括區內老人中心會員、街坊鄰里，以及市建局同事成立義務園丁小組，反應之佳令Chris早前的憂慮一掃而空。市建局又找來社會企業「蒲窩」為開闢苗圃提供技術支援，兼向義工教授有機種植。連大家應該在苗圃內種些甚麼品種的植物，都透過問卷調查收集義工們的意見，有了共識才去翻泥播種。

有份籌組義務園丁小組的市建局規劃及設計經理羅子偉（Matthew）說，由最初戰戰兢兢擔心「有人甩底」，到今天目睹義工們全情投入，同心協力打理苗圃內一花一草，很受鼓舞。「他們甚至自己組團，到香港大學參觀香草園，觀摩別人種植方法和汲取更多知識，成員們已經熟絡起來，很有默契。」長遠而言，當社區運作成熟，市建局便可完成其促進者任務，讓社區人士自行管理苗圃，發揮民生共創的精神。



能夠在中西區成功闖出一片耕地，惹來傳媒報道之餘，宣傳效應更令項目周邊地區的居民和團體紛紛查詢如何參與；但謹慎的Chris表示目前仍未能說是成功，皆因一切仍有待時間去驗證。

他說：「社區營造需要居民自發逐步建立，過程應該是有機的（organic）；例如日後能否在苗圃周邊擺放更多花盆，甚至延伸至樓梯級？將來隔壁大廈的業主又會否有興趣一齊畫藝牆，令環境美化起來，使整個區變得愈來愈有特色？這些都有待日後與街坊共同驗證。」

Chris續道：「這些都是intangible（無形）的價值。如果有一天，這裏能像台北迪化街以至大稻埕一帶，成為以豐富人民風景而知名的景點，便可說是成功。」位於台北市大同區的大稻埕，四周原本滿佈古舊歷史建築物和傳統商店，社區漸漸呈現老態；近年在都市更新下，吸引了不少新的文創小舖和美食店進駐，形成獨特的新舊交融氛圍，亦為該區重新注入活力。

「這些無形資產，是否可以用金錢去衡量？事實上它 是用錢也買不到。但社區營造必須要投資時間，以及在過程中與居民緊密合作，共商社區發展方向，才能有好的果效。」Chris說。

社區營造是甚麼？

在發展或更新社區的過程中，除建設地方景觀外，社區營造（Community Making）還往往強調需要考量社會性、歷史文化及經濟等元素，促進當區的人文風貌；透過不同活動，居民可與其他社區成員，以至跟環境逐漸建立緊密連繫。正因為居民角色是如此重要，社區營造需要民眾的自發參與，藉著積極投入地方活動，凝聚社區共識，使生活空間獲得美化，生活質素得以提升，進而促使社區活力再現。



台北迪化街以至大稻埕一帶，透過活化，營造出新舊交融的人民風景而成為知名景點。

The Dihua Street and Dadaocheng area in Taipei is famous for its rich mix of old and new human landscape among tourists.

The Community Making Study for the Staunton Street / Shing Wong Street neighbourhood was conducted by Social Ventures Hong Kong (SVhk) in the beginning of 2019. During the four-month period, different methodologies including street surveys, community gatherings and focus group meetings took place to garner views from residents and community stakeholders on the community's future development. The raw insights collected were then categorised and analysed to formulate the Four Urban Progressing Visions (Refer to the graphic on page 7).

To realise the visions of "Knowledge Common" and "Wellness Common", two pilot projects – Community Mural and Community Farm were launched. Christopher Wong, General Manager (Planning & Design) of the URA, said in order to gain trust from the residents, the URA has to respond swiftly and sincerely during the collaboration. When visions begin to take shape, people in the neighbourhood are more able to envision the future community.

Located at no. 16 Wa In Fong West, the Community Farm was previously an old building site. Upon acquisition in 2011, the URA decided to demolish the building owing to its serious structural damage, leaving behind a site with an uneven concrete ground. The URA resourcefully made use of the trench in the middle to set up two farming areas, and made room to accommodate planting pots on the side. Ground works including drainage works, fence improvement works, soil preparation and the installation of a water meter from the Water Supplies Department for watering plants also took place to facilitate farming at the site.

A volunteer group comprising 27 members from elderly centres, neighbourhood residents and URA staff members, was formed to manage the farm. PuYU Horticultural Therapy Services, a social enterprise, was appointed to provide technical support and teach volunteers how to start farming. At the Community Farm, the selection of plants to be grown was made based on the results of an opinion survey with the volunteers, which is one of the examples of how community stakeholders are invited to take part in deliberating on the projects' implementation details under the community making initiative.

Worries of farm volunteers dropping out with their fading passion was initially casted by the team, but were soon eased by the encouraging scenes of residents devoting themselves in taking care of the farm. In the long run, when the community farm operation becomes fully fledged, the URA will retire from its facilitator role, leaving the farm to be run by community members as far as practicable.

According to Christopher, community making should be an organic and gradual process that requires proactive participation of the community members. For instance, residents in future may work towards having more greenery area or beautification in the neighbourhood that could further enhance the community's local characteristics and bring along intangible values to the district.

市建局規劃及設計高級經理許子聰（右）及經理羅子偉（左）表示，儘管要花上大量時間與居民溝通，卻十分值得。

URA's Planning and Design Senior Manager Joseph Hui (right) and Manager Matthew Law both believe it is worthwhile to engage the community in pushing forward community development despite the process has taken a lot of time.



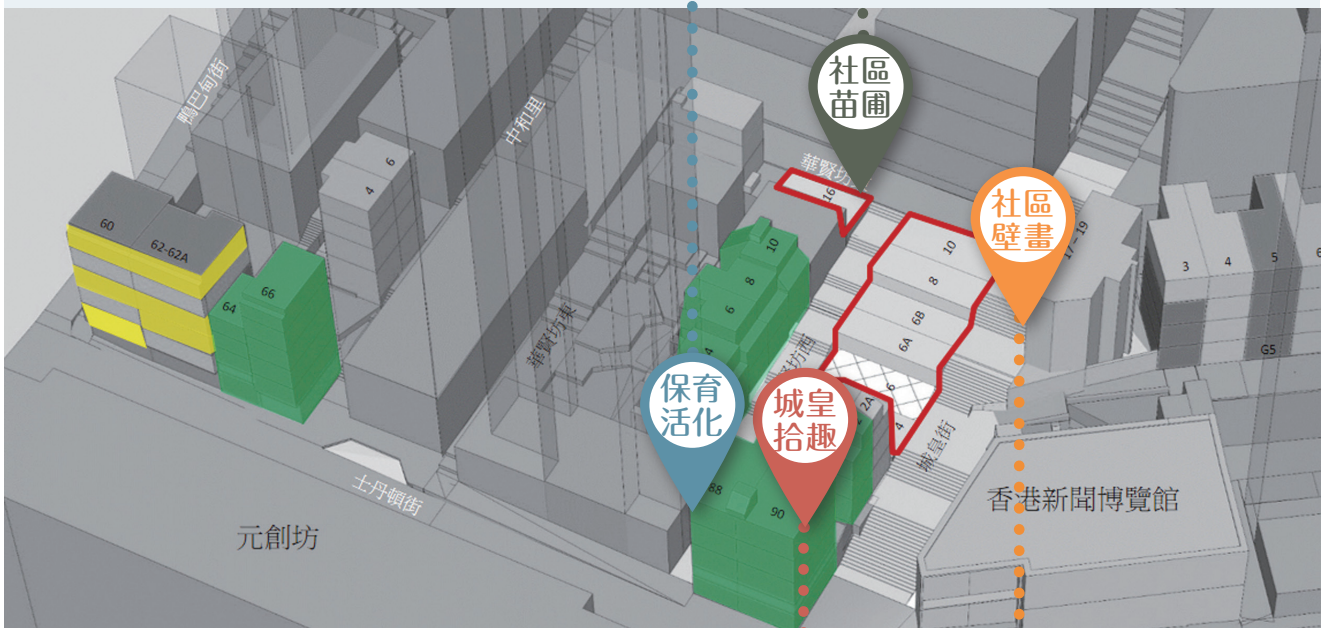
城皇街周邊社區更新 Revitalisation of the Shing Wong Street Neighbourhood



士丹頓街88至90號保育研究
Preservation study at nos. 88 to 90 Staunton Street



社區苗圃
Community Farm



9幢保育及活化建築
Nine buildings to be preserved and revitalised

已作社會房屋用途之單位
Flats appropriated for Community Housing

有待核准的修訂H19規劃意向
Rezoning of H19 area to be approved



社區壁畫
Community Mural



城皇拾趣
A Historical Glimpse of Shing Wong Street



保育舊建築群 活化供社區共享

Preserving Old Buildings to Create a Community Common

在士丹頓街 / 城皇街及周邊社區的社區營造研究中，還有兩項叫「民生共創」（Impact Common）和「社區共享」（Community Common）的社區演進願景。它們着眼社區的各項社會功能，例如對外可協助推動社會房屋等項目，也會探討創新的青年共居概念和引入便利民生的小店；對內則主催營造社區聚腳點，發展地區共享網絡和舉辦居民活動，促進社區共融。如能成功落實這些活化工作，將有望為社區發展注入更持久的活力，有利社區的可持續發展。

市建局在原士丹頓街 / 永利街項目已收購其中九幢舊建築物，在與社區人士一起擬定社區更新願景的過程中，也極力希望為社區帶來更大裨益。為此，市建局特意委託設計顧問及保育建築師為九幢樓宇構思可彰顯地方特色，同時實踐發展願景的活化方案。市建局規劃及設計總經理黃知文（Chris）說，經過篩選，最後找來的建築師可說是熱誠無限：「他向我們表示，很想負責這個項目，還自告奮勇地一星期抽兩日時間駐在當區，方便與街坊接觸，真的很有心。」

這位被Chris形容為「好有心」的建築師盧廷銓（Jo），借用了位於士丹頓街的小舖變身為工作室，一星期有數天「門常開」；Jo就在裡面一邊工作，一邊恭候街坊光臨。工作室內除了貼上有關士丹頓街與城皇街一帶地區的歷史，以及介紹九幢建築物的保育資料外，中間位置亦擺放了一大一小的模型，方便Jo隨時就社區保育及活化方案，與街坊交流意見。

「我對這個地方很有興趣，因為早年在專上院校教書時，其中一份功課的題目就是叫學生為這區構思不同的設計方案。」Jo續道：「這區除了地理上很獨特，我亦見到社區凝聚力慢慢建立起來，於是便想：若要活化這個地方，不應該純粹只從硬件方面翻新樓宇那麼簡單，而是要付出誠意，跟社區接觸。」

因此，Jo與市建局團隊決定在7至9月展開一輪「與社區對話」活動（Dialogue with the Neighbourhood），期望透過工作坊和小組討論，能充份汲取社區持份者的意見，把它們融入到保育和活化方案。Jo和團隊最初



負責活化區內九幢舊樓的建築師盧廷銓（Jo），利用模型方便與街坊講解構思和交換意見。

Standing in front of his model, Jo Lo, the architect leading the project to revitalise old buildings in the area, is eager to exchange his ideas with people in the neighbourhood.

位於士丹頓街的小舖變身為工作室，設有展板供街坊細閱社區歷史，以及九幢建築物的保育資料。
A small shop on Staunton Street is turned into a workshop where history of the community and preservation information about the nine buildings are displayed.



在7月中進場，不久已有街坊推門入內，Jo都一一細心介紹項目，和解答一些有關保育的疑問，但原來也有意想不到的得着：「有些街坊會告訴我，小時候住在社區和一些建築物的細節，這些資料有很好的參考價值，對設計工作十分有用。」

面對社區人士的眾多意見，Jo認為他的角色便是要用專業的角度，去平衡不同持份者的聲音，以及考量如何讓保育活化後的建築物和社區，可符合現代標準並配合可持續發展。「雖然外型不變，但大家都明白隨年月變遷，建築物將來都會賦予新用途以及有新住客。因此在思考舊建築物如何翻新的時候，便得迎合現代生活的要求，例如要改善建築物只得早廁和沒有冷氣系統等問題，同時亦要提高樓宇的採光度等。」在引入共居概念方面，他亦建議在共居設施中加入不同的共享空間，包括共用的客廳甚至天台，為將來住客製造多些互動的機會。

交流期間，Jo亦有感街坊們對部份舊建築懷有特別感情，因此決定開展兩項保育前的調查工作，包括為舊建築物進行油漆分析（Paint analysis），以及把電錶、門鉸、門柄窗柄和把手等每件建築物構件，進行深度分析和記錄，讓狀況良好的都可成為保育元素，盡量保留。位於士丹頓街88至90號的唐樓是二級歷史建築，前身是華僑日報創辦人岑維休的舊居，獨特的建築特色加上豐富的歷史背景，將是該區的重點保育建築之一。

除為九幢建築物擬定設計、復修及保育方案外，Jo還要針對「社區共享」願景，構想一個類似社區客廳（Common room）的空間，讓街坊可以在那裏聚會，或舉辦社區活動，甚至可以讓居民擺放圖書和工具，互相分享。Jo認為，社區客廳的間隔應能靈活調

動，方便配合不同社區活動之用；同時四周不宜有封閉的圍牆，如能打通空間周邊的通道，加強通達性，則更能方便街坊前往。

至於詳細的設計和保育方案，Jo說仍有待與社區持份者進一步討論後，才可作實。但由於本港新冠肺炎疫情持續，他與街坊的對話交流亦受到影響，因此要轉而透過社交媒體和網上會議去接觸社區人士。當完成與社區的交流後，他便要擬好整合方案，並向街坊匯報具體構思。

一直與Jo統籌「與社區對話」的市建局規劃及設計高級經理許子聰（Joseph）表示，若設計方案及招標工作一切順利，便有望於明年開展樓宇的修復及保育工程。對於團隊要花上大量時間與居民溝通，Joseph說儘管設計過程比起其他項目都要長，但他卻認為很值得：「與持份者溝通是一個摸索的過程，我們最初只是邊行邊試，但觀乎居民對活化方案頗為受落，足證我們的心血沒有白費。」

居民心聲



Irene (堅道街坊)

不希望將來有太多高樓大廈，那些很有特色的建築物應該給保留。希望活化後整個社區會更美，有多些綠化空間。



Connie (中西區街坊)

希望保育後，這區將來會有多些歷史文化的東西，加上附近有又新聞博覽館等，會成為一個景點。

Having acquired nine old buildings under the initial Staunton Street / Wing Lee Street Redevelopment Project, the URA pledges to bring along the greatest benefit for the community during the course of formulating urban regeneration visions with the community stakeholders. To this end, the URA has commissioned a design consultant team comprising a conservation architect and consultants to devise revitalisation proposals for the nine buildings that aim at highlighting local characteristics and fulfilling the Urban Progressing Visions.

Jo Lo, the architect leading the project, believes in genuine and sincere engagement with the community. He therefore turned a small shop on Staunton Street into a workshop, where information panels about history of the Staunton Street and Shing Wong Street neighbourhood, the preservation approach and study of the nine old buildings were displayed. In the middle of the room were two physical models, which were placed to facilitate understanding of the project and URA's mission by the community members.

In the face of different opinions from stakeholders, Jo said he would strive to professionally strike a balance between divergent views in order to derive a solution that can comply with modern building standards while sustaining community development. Jo and his team have already conducted two surveys prior to preservation, including a 'paint analysis', and an

in-depth analysis and documentation of building components' conditions at nos.88-90 Staunton Street. These ground work studies aim to get a thorough understanding of the architectural and historical values of the graded building.

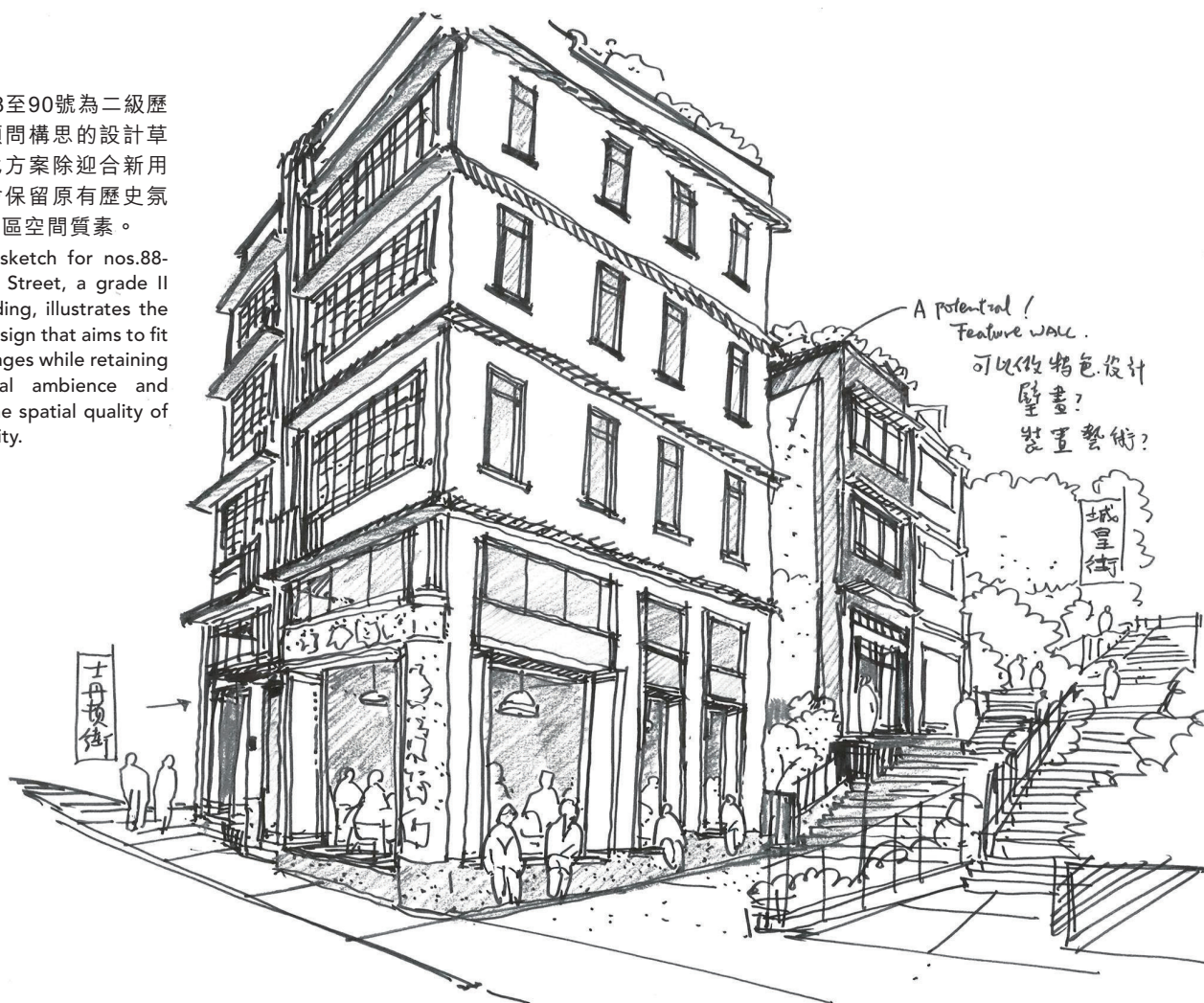
As part of the co-living initiative, Jo has proposed to increase interaction among future residents by including more shared facilities in the common area. To align with the vision of "Community Common", he has further put forward an idea of a "Common Room" for community members to host gatherings and activities. Residents are also welcome to leave their books and tools there to be shared with others.

Jo and the URA team originally planned to host a series of Dialogue with the Neighbourhood activities between July and September 2020. Through workshops and group discussion, they hoped to grasp a better understanding of the stakeholders' views on the project approach for incorporating certain feasible ideas into the design. However due to the Covid-19 pandemic, they had to switch to reaching the community via social media and webinars online.

Communicating with the neighbourhood takes time, yet both Jo and the URA team believe their engagement with the community is worthwhile for a sustainable development of the community.

士丹頓街88至90號為二級歷史建築，顧問構思的設計草圖凸顯活化方案除迎合新用途外，亦會保留原有歷史氛圍和提升社區空間質素。

The design sketch for nos.88-90 Staunton Street, a grade II historic building, illustrates the proposed design that aims to fit for the new ages while retaining the historical ambience and improving the spatial quality of the community.



培訓小小導賞員 帶路遊「卅間」社區 傳承社區文化歷史

Junior Docents Trained to Lead Tours Around "Thirty Houses" Passing on Community History and Culture



中區卅間孟蘭會理事長黃勤愛（細哥），跟小學生娓娓道來孟蘭勝會的傳統習俗和故事。

Wong Kan-oi, Chairman of the Central Thirty Houses Kaifong Yu Lan Association, explains vividly the traditions and stories of Yulan Festival to the primary students.

位於士丹頓街和城皇街一帶的「卅間」社區，自十九世紀起已建立，蘊含着豐富的文化和地方特色。要傳承這些歷史文化遺產，除了保育建築物外，更需要一代又一代的居民口耳相傳當年的故事。為實現「知識共聚」的願景，市建局將舉辦地區導賞團，更連結區內學校訓練小學生成為「小小導賞員」，讓他們擔當推廣大使之餘，亦可傳承社區文化歷史。

參與「學生帶路遊社區」計劃的成員共有16位，均為天主教總堂區學校的五年級學生。市建局為這班小小導賞員安排了一連三日的訓練，除介紹社區特色外，亦教授導賞技巧。為使課堂更生動，更找來多位街坊口述歷史，分享區內生活點滴，以及講述孟蘭節慶傳統。

已退休的劉祖江與太太住在堅道逾50年，非常熱心參與市建局的社區苗圃計劃，天天到苗圃打理親手種植的植物和蔬菜。這天他們跟小學生分享苗圃種植的心得，自言就像跟孫仔孫女談天一樣，很有親切感。「這裏有莧菜啦、通菜和秋葵……」劉太對苗圃內植物如數家珍，學生們則好奇：「你們會將菜分給街坊帶回家，還是會一起煮食？」可愛問題叫長者們笑逐顏開。劉太說，希望向學生和將來參與導賞的

遊人推廣苗圃種植，讓大小朋友也可了解箇中樂趣。

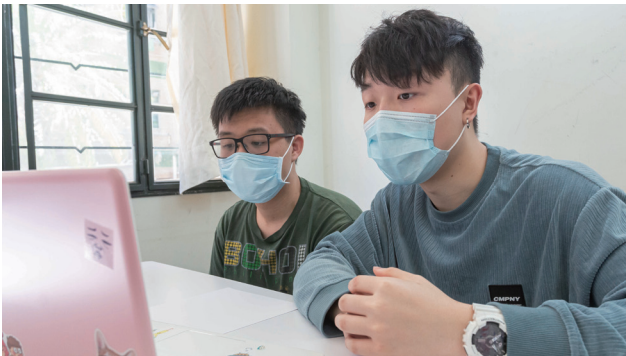
市建局將永利街部分舊樓單位撥給香港青年協會作社會房屋之用，住在當中的高俊賢和駱萬坤這天跟學生提及永利街的生活點滴，笑言難忘永利街每年的農曆新年都有盆菜宴，街坊們會在門外的走廊大排筵席，場面溫馨又熱鬧，跟電影《歲月神偷》的情景沒兩樣。

不過說到最具社區特色的事，則要數卅間孟蘭節勝會。人稱「細哥」的中區卅間孟蘭會理事長黃勤愛，



卅間的孟蘭勝會於每年農曆七月廿四日舉行，可惜今年受疫情影響而要暫停舉辦。

The Yulan Festival, held on the 24th of the seventh Chinese month every year, is suspended in 2020 due to the COVID-19 pandemic.



熱心打理社區苗圃的劉祖江與太太（上圖），與住在永利街青協社會房屋的高俊賢和駱萬坤（下圖），以視像會議向小小導賞員描述社區生活點滴。

Community Farm volunteers Mr and Mrs Lau (upper photo), along with Ko Chun-yin and Lok Man-kwan (lower photo) who are living in the community housing at Wing Lee Street, share their life moments in the neighbourhood with the junior docents.

在導賞員訓練課中跟一班小學生娓娓道來孟蘭勝會的傳統習俗，如小說般引人入勝。「孟蘭會當日下午會擺幽席，一共要有六圍酒席，包括60套餐具、6個茶壺、6條豬肉、6條咸魚……所有東西份量都要有6的數字，這些都是供幽魂享用的。」細哥邊拿着舊相說着，小小導賞員都屏息靜氣地專心聽講。

卅間孟蘭勝會每年均訂於農曆七月廿四日舉行，不過今年則受疫情影響而要停辦。對於這個卅間傳統如何辦下去，細哥不無感慨：「這傳統到今天都已經式微，我這一輩差不多已是最後繼承的人，後生仔不會再有興趣去辦這些東西。」亦因此，細哥樂於跟小小導賞員分享舊事，「希望他們了解多點，會知道這區以前的傳統和故事。」

帶領一班學生參與計劃的天主教總堂區學校老師羅雨則說，觀乎三日的培訓課堂，同學們似乎對社區苗圃的興趣最大，希望當疫情紓緩時，能實地到社區走一趟，讓同學可以對社區有更深刻的了解。她說：「希望透過活動可以增進學生對社區的歸屬感，除了樂於與人分享社區資訊外，亦引導他們思考自己作為社區的一員，可以有甚麼貢獻。」

To pass on history and culture of the Thirty Houses community to younger generations, the URA is set to organise guided tours, led by primary students as junior docents, to help visitors explore the area. The programme, named "Tour round the Community with Students", has recruited a group of 16 primary five students from Catholic Mission School in the neighbourhood, and offered them a 3-day training workshop to familiarise with local characteristics and guiding techniques. To give first-hand account of the past, residents were invited to give oral history about their daily lives in the community, as well as the traditions of Yulan Festival.

During the docent training workshop, Lau Cho-kong and his wife, retirees who have been living on Caine Road for over 50 years and are active members of the URA's Community Farm Project, joyfully shared their knowledge about different plants and planting tips with the students. Mrs Lau hoped that through promoting the community farm, people regardless of age can appreciate the joy of gardening.

Inside the community housing on Wing Lee Street offered by the URA to Hong Kong Federation of Youth Groups, residents Ko Chun-yin and Lok Man-kwan shared their fond memory of enjoying the Poon Choi (Basin) Feast held on Wing Lee Street every Chinese New Year.

Wong Kan-oi, Chairman of the Central Thirty Houses Kaifong Yu Lan Association, showed the junior docents some old photos and explained vividly the traditions of Yulan Festival. Wong said while the traditions have gradually become obsolete as young people refuse to take over the organising role, he hoped the primary students could learn more about these old traditions and stories.

Law Yu, the teacher of the participating students, hoped the activity could enhance her students' sense of belonging to the community. Besides introducing the community to visitors, she hoped her students, by becoming docents, could reflect on how to contribute to the community as one of its member.



負責老師羅雨說，期望導賞員訓練可以增進學生對社區的歸屬感。

Law Yu, the students' teacher, hopes the docent training activity can enhance the students' sense of belonging to the community.



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謝謝 Thank you!