

新聞稿

復修為先 居民主導

永利街更新保育方案

背景

上環永利街的一列唐樓屬於市建局 H19 重建項目的組成部份，鑑於近月來社會上對永利街的關注，公共專業聯盟特別為此成立了一個專家組，由建築師、工程師及文化保育專家組成，探討此項目符合可持續發展原則的最佳方案。專家組主要參考了四項因素：

一、樓宇安全

專家組成員蘇耀坤工程師，就永利街 1 至 12 號的建築物進行了初步勘探(報告詳見附件一)，確認了整列唐樓並不存在難以修復的結構安全問題。現有部份牆壁的表面裂痕及僭建露台和天台建築，均可以通過復修工程解決，並沒有難以克服的技術障礙。事實上，永利街 1-2 號近期已完成復修，效果相當良好。同時，屋宇署最近進行的全港舊樓大普查行動，亦確認了永利街唐樓不在於樓宇失修、危害安全之列。市建局在 2008 年 3 月的樓宇勘探報告內亦未有達致「樓宇老化而無法復修」的結論。

二、建築價值

中文大學建築學院胡佩珍副教授等學者，完成了一項有從西營盤至中環城市建築的研究，確認了「唐樓，它細小的體量，靈活的佈局，簡單的構造形式，應是我們城市建築文化遺產的一部份。」由於永利街一列唐樓的完整性及處於內街臺階上的特殊位置，它的建築價值比起一些單棟分散、或處於大街上已被割裂的唐樓為高(報告結論見附件二)，與古蹟辦亦確認爲「別具價值的建築文化遺產」的西營盤第三街 145-153 號，實在有過之而無不及。

三、社會價值

任何舊建築是否具有文化價值，均須考慮其社會價值。正如國際保育文件「布拉約章指引：文化價值」第 2.5 條指出，「社會價值涵蓋了該地點曾經成為觸動社會大眾或少數社羣，對於精神、政治、國家或其他文化的情懷」(Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.)。正如中西區關注組在 2010 年 2 月 23 日致送給城規會的函件指出，無論由於上環區居民對永利街的感情，或最近社會大眾對獲獎電影「歲月神偷」所引發的懷舊情懷，永利街的社會價值均獲得公眾的肯定。

四、居民意願

市建局 H19 項目已籌劃多年，收購程序亦早於兩年前展開，但至今為止，市建局能夠成功向永利街業主收購的單位少於一半，足以證明永利街私人業主自願重建的願望十分冷淡。相反，更有業主主動進行復修，公開表明拒絕參與重建計劃。市建局收購業權面對重重阻滯，若果不惜對逾半業主行使強制收樓的權力，將加深社會紛爭，造成極大反響，引起市民對「市建局侵奪私有產權」的憂慮。因此，市建局有必要尊重居民意願，探討能夠更新永利街的另類方案。

建議

為了協助市建局打破僵局和回應市民的期望，專家組綜合考慮了上述四項因素，建議政府改弦更張，修正目前以拆卸重建為主的方案，改為採納一個「永利街更新保育方案」。新方案應根據以下三項原則進行：

一、復修為先

永利街可參照第 1-2 號復修的經驗，從 1 至 12 號整條街進行全面復修，可以保留並提升其文化價值和建築價值，同時改善住戶的生活環境，保存社區網絡。市建局可節省收購、拆卸、重建的龐大資源，並且避免在中半山進一步加大發展密度。由於小業主已經紛紛拒絕市建局的收購出價，即使市建局放棄重建方案，亦不會引起所謂「違背市民合理期望」的疑慮。

二、居民主導

按照可持續發展中的「決策權從屬於下」原則 (subsidiarity principle)，最佳的環境決策應由受影響的最基層持份者作出，這亦是近月來政府在檢討「市區重建

策略」時強調的「由下而上」原則。雖然市建局已擁有部份業權，但在復修更新的過程中，市建局可扮演「促成者」(enabler) 的角色，提供財政和專業支援，而決策則交由小業主和租客共同商定。

三、環境協調

永利街與已經宣佈成為保育區的荷李活道警察宿舍舊址只有半街之隔，前臨必利啫士街街市，貼近士丹頓街等舊區。復修保育永利街，將會與荷李活道警察宿舍舊址的保育活化帶來協同效應，讓社會上更多不同階層的人士均有公平享用的機會。至於士丹頓街等舊區，如何協調規劃以達致可持續發展的目標，亦應詳加分析，聆聽社區的意見，不宜倉卒決定。

公共專業聯盟將會把建議書送交政府、市建局及城規會，促成相關官員和社區持份者進行深入對話，探討永利街更新保育方案的落實方法。公共專業聯盟亦歡迎小業主和住客與專家組聯絡，專家組成員將樂於提供技術支援。

公共專業聯盟「永利街更新專家組」

胡佩玲 (香港中文大學建築系副教授)、蘇耀坤 (結構工程師)、許日詮 (文化保育專家)、黎廣德 (公共專業聯盟主席)

Press Statement

11 March 2010

Rehabilitation-based People's First

Wing Lee Street Regeneration Proposal

Background

Sheung Wan Wing Lee Street, a tenement belonging to the URA H19 an integral part of redevelopment projects, in view of recent months, the community's concern on Wing Lee Street, The Professional Commons for this purpose an expert group set up by the architects, engineers and culture and conservation experts to discuss the project in line with the principles of sustainable development, the best option. The Group made reference to the four main factors:

1, Building Safety

Members of the Group Ir. So Yiu-kwan, carried out a preliminary exploration on Wing Lee Street Building No. 1 to 12 (see Annex 1, Chinese only), confirmed that the entire column does not exist tenement difficult to repair the structural safety problem. The existing part of the wall surface cracks and illegal balcony and roof construction, can be resolved by the rehabilitation works, there is no insurmountable technical obstacles. In fact, Wing Lee Street 1-2 recently completed rehabilitation of the results reasonably well. At the same time, a recent major survey of old buildings conducted by the Buildings Department, also confirms that the habitat is not the old tenement housing ("Tong Lau") in Wing Lee Street buildings fall into disrepair, endangering the safety of the column. In a report issued by the URA in March 2008 report of the exploration of the buildings has not been reached the "inability for rehabilitation due to old age" conclusion.

II. Building Value

Wu Pui-ling, Associate Professor in the School of Architecture of The Chinese University, and other scholars, completed a building study from Sai Ying Pun to Central. They have identified a "tenement buildings, being its small body mass, flexible layout, the construction of a simple form, should be our city building a part of cultural heritage."As the Wing Lee Street, the tenement housing in the integrity and in a special place on the street level, and its architectural value is higher than some single buildings scattered on the street or in a tenement building has been separated - (for the conclusions of the report, see annex II, Chinese only), and compared with the building in No. 145-153 Third Street, Sai Ying Pun, in which AMO is also recognized as "unique value of the construction of cultural heritage, it is of an equal value.

III. Social Value

Whether any of the old buildings of cultural value, must consider its social value. As an international environmental document "Bula Charter Guidelines: Cultural Values" Article 2.5 states that "Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group". As the Central and Western Concern Group sent to the Board's letter on February 23, 2010, I pointed out that, whether because of the feelings of residents of Wing Lee Street, Central District, or a recent award-winning film "Echoes of the Rainbow" triggering the nostalgia feelings, the social value of Wing Lee Street, have received public recognition.

IV. Residents' Will

URA H19 project has been planned for many years, the acquisition process has started as early as two years ago, but so far, the URA can only be successful to buy less than half of the units owned by individual owners in Wing Lee Street. Hence, the willingness for voluntary redevelopment is low. On the contrary, owners take the initiative to conduct its own rehabilitation, and publicly expressed refusal for the URA to participate in redevelopment projects. Of the acquisition of ownership facing a series of obstacles, if even if it means more than half of the repossession of property owners to the exercise of coercive power, it will deepen social strife, resulting in serious repercussions of the public right "URA infringe upon private property rights" concerns. Therefore, the URA is necessary to respect the residents' will be able to regenerate the Wing Lee Street, and to explore alternative programs.

Recommendations

In order to assist the URA to break the deadlock and to respond to public expectations, the Group took into account the above-mentioned four factors, the proposed government to change course in order to amend the current redevelopment-oriented programs, making changes for the adoption of a "Wing Lee Street Renewal and Conservation Program." The new program should be based on three principles:

1. Rehabilitation First

Wing Lee Street may refer to section 1-2 of rehabilitation experience, to conduct a comprehensive rehabilitation of the whole street from 1-12, one can retain and enhance its cultural value and architectural value, while improving the living environment of residents, preservation of social networks. The URA can save acquisition, demolition, reconstruction of the huge resources and to avoid further increase in the development intensity of the Mid-levels. Because small property owners have refused to URA's acquisition offer, even if the URA to give up the reconstruction program would not have aroused so-called "contrary to the reasonable expectations of the public" concerns.

2. Residents led

In accordance with the subsidiarity principle in sustainable development, the best environment for decision making by the affected and most grassroots stakeholders, this is also in recent

months the Government in reviewing the "Urban Renewal Strategy" stressed the "bottom-up" principle. While the URA has owned part of the title, but the rehabilitation process of updating, the URA could play an "enabler" of the role, to provide financial and professional support, while the decision-making is handed over to property owners and tenants mutually agreed.

3. Coordination with the Environment

Wing Lee Street is only half of a street half apart, and the declared conservation area of the Hollywood Road Police Quarters site across the street it is also adjacent to the Former Bridges Street Market, and close to the old Staunton Street. Rehabilitation and conservation on Wing Lee Street, will work with the Hollywood Road Police Quarters brings to preserve and revitalize the former site of synergies, to allow society to more diverse sectors of the community, and have equitable access to opportunities. As for the Staunton Street old urban areas, how to coordinate the planning to achieve the goal of sustainable development should be carefully analyzed to listen to the views of the community, should not rush into the decision.

The Professional Commons will submit his proposal to the Government, the URA and the Town Planning Board will be contributed to the relevant officials and community stakeholders to conduct in-depth dialogue on Wing Lee Street updated conservation plan ways of implementation. Property owners and tenants are also welcome to contact with the expert group, the group members will be happy to provide technical support.

The Professional Commons "Wing Lee Street Regeneration Expert Group"

Hu Pui-ling (Associate Professor, Department of Architecture, The Chinese University of Hong Kong),

So Yiu-kwan (Structural Engineer),

Hui Yat-Chuen (Cultural Conservation Expert),

Albert Lai (Chairman, The Professional Commons)