

## 居民主導·成果共享

### 公共專業聯盟倡議正名「市區更新局」並推動「重建合作社」

鑑於近年市區重建引起巨大爭議，政府亦於去年展開市區重建策略檢討，公共專業聯盟在過去一年就此進行了專題研究，今天發表了題為【居民主導·成果共享】的【市區更新策略研究報告】。

根據報告分析，在 2001 年《市區重建策略》開列的 225 個計劃中，市建局至今只有 49 個已付諸實行，按照現時的速度，要完成餘下 176 個重建項目，須時再多 30 年。按照現時的趨勢估計，十年後樓齡超過 30 年的私人樓宇將超過 22,000 座，故此以拆卸重建作為應對城市衰敗的策略，顯然已經失敗。

另一方面，由市建局進行的 42 個全重建項目中，平均地積比率上升了三倍，從重建前的 1：3 上升至重建後的 1：9；其中 39 個重建項目更超過了《香港規劃標準與準則》規定的最高地積比率。這種發展模式，顯然與市民希望降低市區密度的意願相反，更是造成不少社會衝突的主因。

公共專業聯盟建議將「市區重建局」正名為「市區更新局」，主要承擔以下兩個改組後的任務：  
一、**樓宇復修的支援者**：推行復修優先的策略，加大力度，向居民提供財政支援和負責項目監督的角色；

二、**舊區重建的促成者**：退出「發展商」的角色，改為協助居民採用「重建合作社」模式，以環境優先、公益先行的原則進行重建。

公共專業聯盟亦建議增強香港房屋協會的角色，資助居民進行強制驗樓和樓宇更新計劃，並同時擔當舊區重建的促成者，使居民多一個選擇，並且有利創新。

政府亦應同時調整本身在市區更新的角色，必須制定清晰的政策目標，要求各地區擬定「在地二十一世紀議程」的可持續發展計劃，一方面整合資源，加快樓宇復修的速度，另一方面協助區議會提升能力，統籌地區活化的工作。

公共專業聯盟主席黎廣德表示：「改革市區重建策略是影響民生、刻不容緩的大事，我們希望政府和市建局回應市民訴求，從速選擇試點項目，採用「重建合作社」模式，讓居民主導，共享成果的目標早日實現，並在實踐中累積經驗，使香港成為一個在國際上利用市區更新，達致可持續發展的先導城市。」

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## **Put Residents at the Heart of Development**

### **The Professional Commons calls for a New Cooperative Model**

In view of the many controversies in urban redevelopment over the last decade, the Professional Commons has conducted a thorough research over the past 12 months in response to Government' s urban renewal strategy review. The independent think-tank released its research findings today in a report entitled “For the People, By the People – A New Model for Urban Renewal” .

According to the report, the Urban Renewal Authority (URA) has implemented only 49 redevelopment projects out of the 225 projects listed in Government' s ‘Urban Renewal Strategy’ in 2001. With this pace, 30 more years will be needed to complete the remaining 176 projects. However, the current trend of development indicates that in ten years time, over 22,000 buildings in the city will be more than 30 years old. The current strategy to tackle urban decay through demolition and redevelopment is an obvious failure.

At the same time, among the 42 wholesale redevelopment projects undertaken by the URA, their average plot ratio has risen three times from 3 to 9. Out of these, the plot ratios of 39 projects have even exceeded the maximum stipulated in the Hong Kong Planning Standards and Guidelines. This mode of development not only goes against public aspirations for lower development density, it is also a source of social conflict.

The Professional Commons recommended that the Chinese name of Urban Renewal Authority, currently translated as Urban “Redevelopment” Authority, be reverted to its proper title. The renamed URA should take up the following two primary tasks:

1. **As a Supporter of buildings rehabilitation:** promote rehabilitation as a priority, and provide more support for residents in financial subsidies and project supervision;
2. **As an Enabler of urban redevelopment:** withdraw from the ‘developer’ role, and assist residents to redevelop through a “Redevelopment Cooperative” model in accordance with new principles to emphasize environmental quality and public gains.

The Professional Commons also proposed to enhance the role of the Hong Kong Housing Society. The Society may provide subsidies to needy residents for mandatory building inspection and rehabilitation. It may also play an enabling role in urban redevelopment, thus stimulating innovation and offering another alternative for residents.

The Government should adjust its role in urban renewal with clear policy objectives. It should require all districts to develop a “Local Agenda 21” sustainable development plan. This would entail better consolidation of resources to speed up the buildings rehabilitation process, as well as coordinated action to build capacities at the district council level, so that they can take up the responsibilities for district revitalization.

Ir Albert Lai, Chairman of the Professional Commons commented, “ The reform of urban renewal strategy is an urgent matter which has created much uncertainty for many neighbourhoods. We hope the Government and the URA would promptly respond to public aspirations for change. It would help Hong Kong to stay ahead among world cities if we can develop a pioneering model in “Redevelopment Cooperatives” that will put residents at the heart of development in a Local Agenda 21 framework. URA should select a project now as a test case without having to wait for the completion of the long-drawn urban renewal strategy review.”

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