

Speaking Note for Secretary for Planning and Lands
Special Finance Committee Meeting to examine
the draft Estimate of Expenditure 2000-01

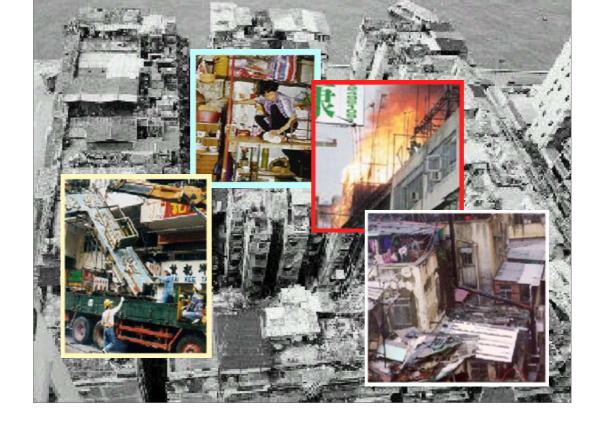
### **Timely Maintenance, Quality Homes**

立法會財務委員會 就2000-01年度用支預算草案召用的特別會議 規劃地政局局長發言講稿

居安思危、適時維修



- It is our aspiration to be a world-class city.
- But ...
- 我們致力實踐理想,建設香港成為世界級大都會。
- 但 .....



Many of our older city blocks are a cause for concern.

- Buildings falling into disrepair
- Unauthorized canopies and balconies
- Illegal structures posing structural and fire risks
- Dilapidated advertisement signboards
- 不少破舊失修的樓宇、
- 僭建的簷篷和露台、
- 危及樓宇結構和防火安全的非法搭建物、
- 失修的廣告招牌

這些殘破建築物,實堪關注。



- We have to make the choice.
- We deserve better quality homes, not poorly-maintained buildings degenerating into slums.
- 我們要當機立斷。
- 我們要勇於抉擇,接受挑戰,合力遏止我們的樓宇淪為破戶,同心建造美好的家園!

# 樓宇的生命周期

# Life Cycle of Buildings



城市規劃及 土地供應

樓宇設計及 建築

管理及維修

重建

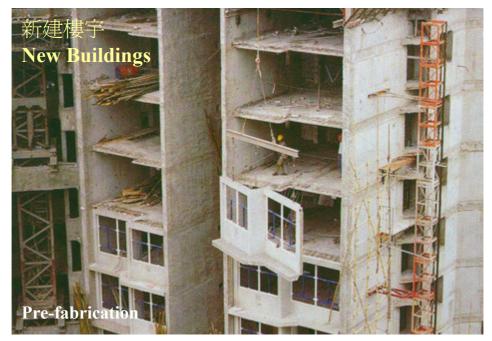
Planning and land disposal

Building design and construction

Management and maintenance

Renewal

- Life cycle of buildings
- Total approach to integrate "maintainability" throughout the cycle
- 樓宇的生命周期遠在城市規劃及批地階段時已經開展。
- 我們要有遠見,引入「易於維修」這重要原則,使其貫徹 樓宇的整個生命周期。
- 樓宇在入伙後須要適當管理及適時維修。



時須顧及環保和未來維修

鼓勵及要求樓字設計及建築 Encourage and require green and maintainable design and construction

We aim to design and construct buildings to be -

- safe and durable,
- manageable and maintainable,
- in harmony with the environment,
- energy efficient, making use of natural forces wind, sun and rain.

#### For new buildings, we will -

- encourage innovations (e.g. in design)
- remove barriers,
- provide incentives,
- set out requirements.

We will facilitate developers and building professionals to achieve sustainability and maintainability.

#### 我們要使新樓宇:

- 安全耐用,
- 易於管理及維修,
- 融入大自然,
- 採用自然力量,節省能源。

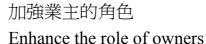
#### 我們正研究:

- 鼓勵創意,
- 減省障礙,
- 提供誘因,
- 訂明規限。

我們會支持建築界及專業人士以可持續發展原則興建新的樓宇。

## 現存樓宇

### **Existing Buildings**







- We must deal with **chronic problems** in *existing buildings* shortfall in management and maintenance for many buildings, and proliferation of unauthorized building works.
- We must -
  - promote proper management,
  - mobilize owners' participation,
  - require timely maintenance,
  - re-examine our legislation,
  - review our enforcement policies.
- But owners must act for themselves and protect their own property.
- 但同時我們要解決現存樓宇的一些長期問題,包括:樓宇缺乏適當管理及維修、僭建物存在多時。
- 我們要:
  - 鼓勵適當管理,
  - 策動業主參與,
  - 監督業主適時維修,
  - 檢討現有法例,
  - 檢討清拆僭建物政策 ·



屋宇署加強清拆僭建物 及非法天台搭建物

Buildings Department to step up clearance of unauthorized building works and illegal rooftop structures

We will provide additional resources for **immediate action** against unauthorized building works in *existing buildings*.

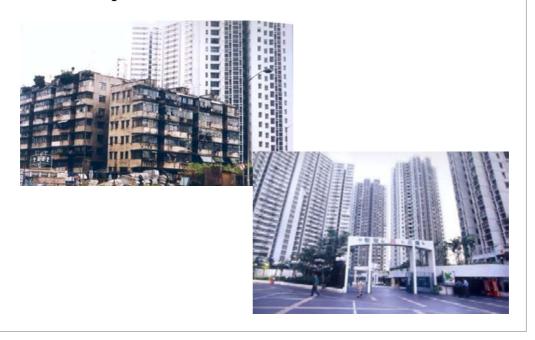
- Buildings Department will remove unauthorized building works on external walls of 400 buildings in 2000, 500 in 2001 and 600 in 2002.
- Buildings Department will also remove risk from fire traps by clearing the illegal rooftop structures from 300 single-staircase buildings in 2000, 400 in 2001, 500 in 2002.

政府建議撥出額外資源,清拆危害住戶以至公眾安全的僭建物,使**現存樓宇**的住戶**免受威脅**。

- 屋宇署會在二零零零年拆除400 幢樓宇的外牆違例僭建物,並會在二零零一年處理 500 幢樓宇,在二零零二年處理 600 幢樓宇。
- 屋宇署亦會在二零零零年為300 幢單一樓梯樓宇,清拆非法天台 搭建物,以消除火災威脅,並會在二零零一年處理 400 幢樓宇, 二零零二年處理 500 幢樓宇。

### 重建舊區

### **Redevelopment of Older Districts**



#### **Older Districts**

- We are finalizing our strategy to speed up urban renewal and rehabilitation -
  - People-oriented approach
  - Preservation of heritage
  - Sustainable development
- Urban Renewal Authority Bill was already introduced in mid February.
- Provisional Urban Renewal Authority is intended to be in place by mid-2000.
- Urban Renewal Authority will then be established by end of this year.

#### 舊區重建

- 我們正加快重建和修復市區的步伐,使破舊的樓宇能早日「重生」。
- 我們的重建策略是:
  - 要以人為本,
  - 須保護文物,
  - 可持續發展。
- 我們已在二月中向立法會提交《市區重建局條例草案》。
- 我們擬在今年年中成立臨時市區重建局。
- 我們計劃在年底前成立市區重建局。



- Task Force to formulate comprehensive strategy for building safety and preventive maintenance
- However, to build quality homes and to enjoy quality living not only the Government's role, but owners' responsibility.
- Owners responsible for timely maintenance
- 本局已於二月中成立專責小組,全面檢討樓宇安全及預防性維修政策。
- 然而,同建美好家園、共享優質生活,不單是政府的任務, 而是業主的責任。
- 業主必須居安思危,適時維修,防患未然!