



居安思危、適時維修

Timely Maintenance, Quality Homes

規劃地政局
Planning and Lands Bureau

*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

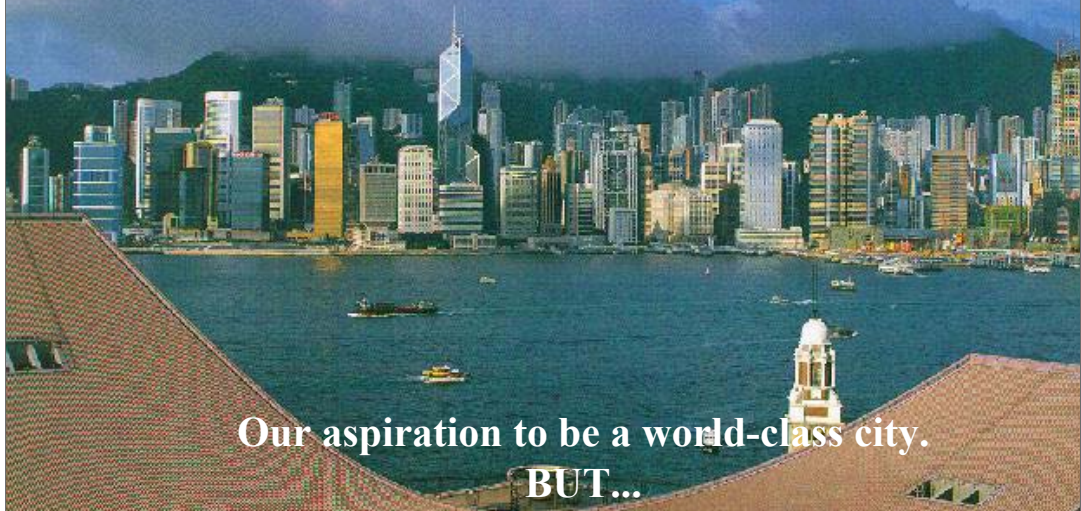
就2000-01年度開支預算草案召開的特別會議

規劃地政局局長發言講稿

居安思危、適時維修

建設香港成為世界級大都會

但...



- 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。



OUR CHOICE
OUR CHOICE

理想家園?
理想家園?



- 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

Planning and
land disposal



樓宇設計及
建築

Building design
and construction



管理及維修

Management and
maintenance



重建

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。



鼓勵及要求樓宇設計及建築時須顧及環保和未來維修 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。

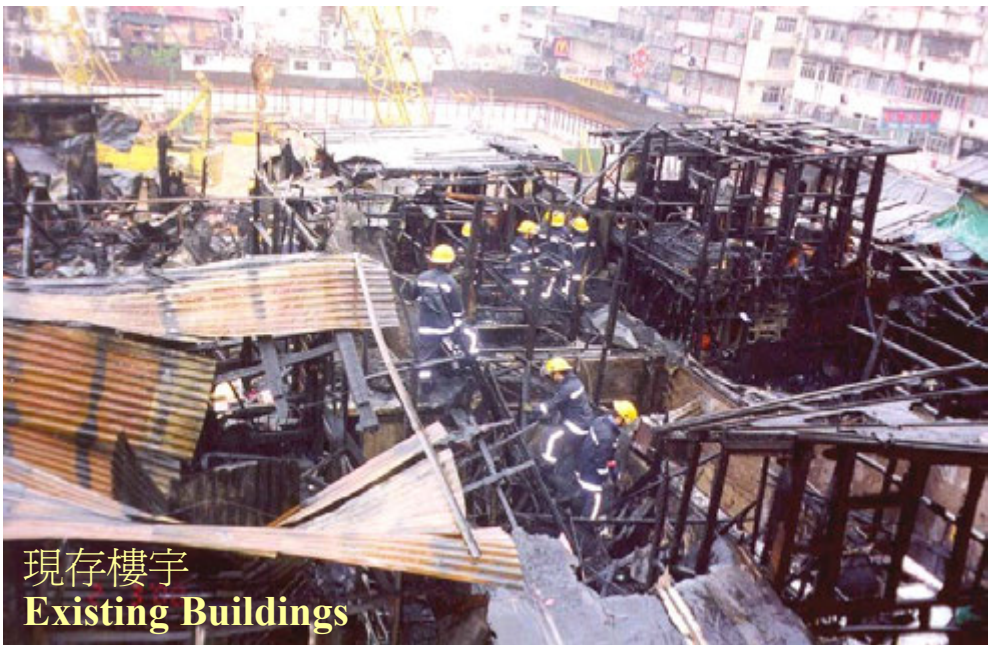
現存樓宇 Existing Buildings



加強業主的角色 Enhance the role of owners



- 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，
 - 檢討現行法例，
 - 檢討清拆僭建物政策。



現存樓宇
Existing Buildings

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。



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- 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！