

Redeveloping/Upgrading old and dilapidate districts as a form of improving the urban quality of Hong Kong

-An overview of the general urban condition

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May 2009

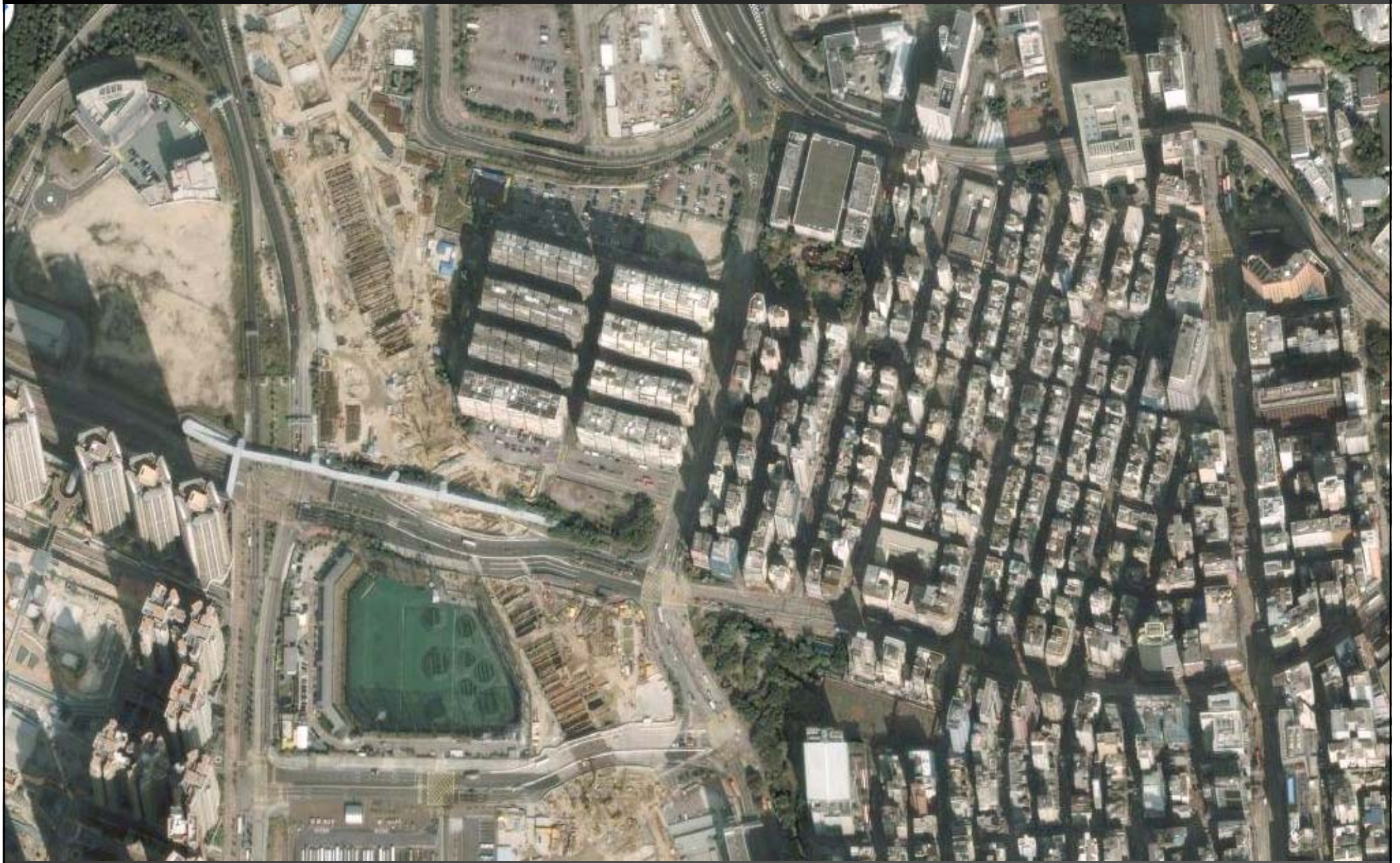
Common problems in old districts

- Layout of streets and roadway
- Mixed and ineffective way of land use
- Congested environment without sufficient open and green area
- Existing quite a number of aged buildings in dilapidated condition
- Lack of city facilities within the district
- Aged and low-income population
- Complicated property ownership
- Complicated mixed of citizen-urban fabric linking to close livelihood of local residence.
- Lack of community network to carry out improving works

Districts with significant concerns

- Shau Ki Wan
- Wanchai
- Hong Kong Central/West
- Yau Ma Tei/Mong Kok
- Sham Shui Po/Tai Kok Tsui
- Chueng Sha Wan
- To Kwa Wan/Kowloon City/San Po Kong
- Kwun Tong
- Tsuen Wan

Overview of some typical old districts within metro areas



Satellite image of Yau Ma Tei showing the congested and aged environment of the area (note the new land formed by the West Kowloon Reclamation and the construction of the MTR Kowloon Southern Link tunnel on the left of image)



Satellite image of the Tai Kok Tsui District showing the congested and aged environment of the area (compare to the new developments along the West Kowloon Reclamation land strip)



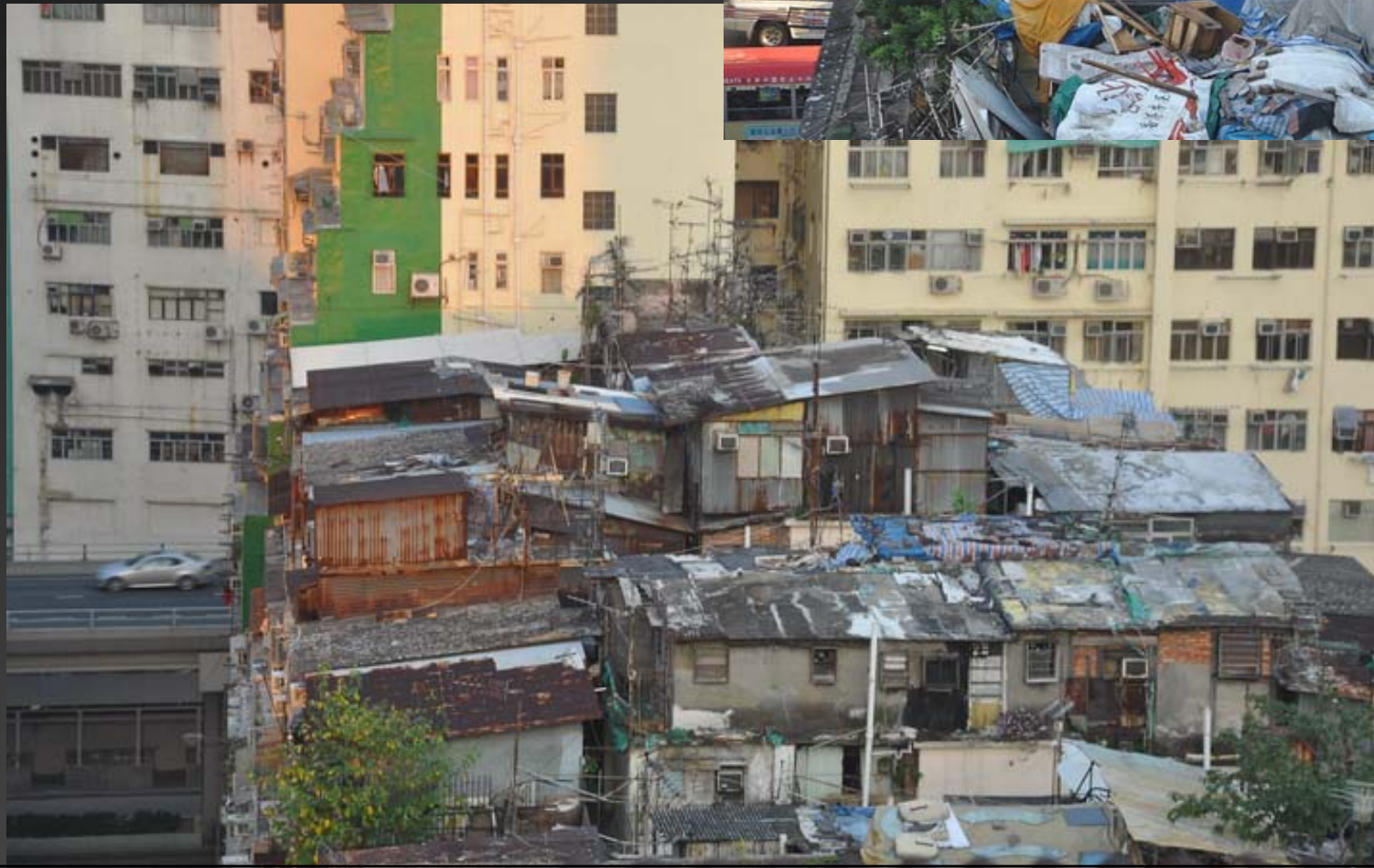
Tai Kok Tsui District











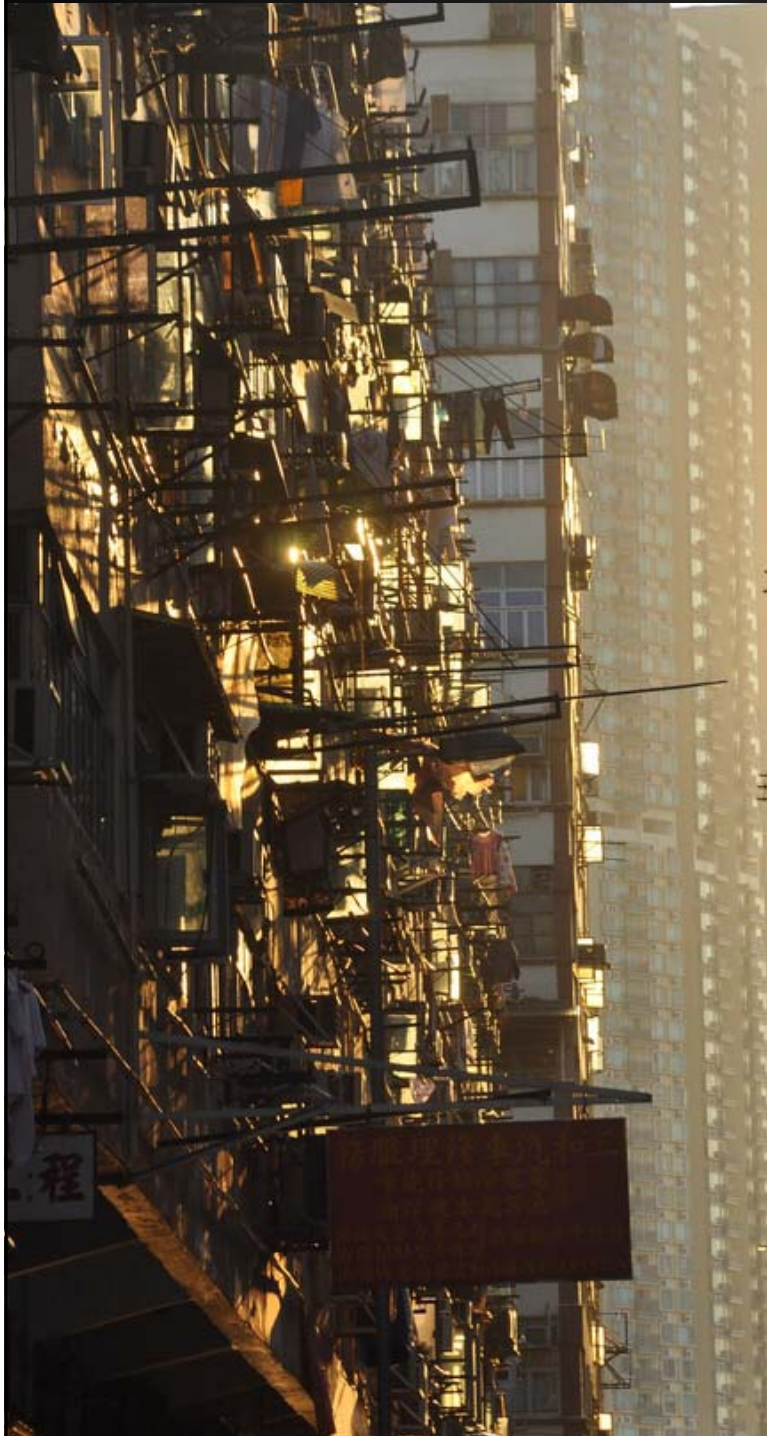




Is this building really very unpleasant looking and in a very poor condition that need to redevelop as soon as possible?

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Tai Kok Tsui/Sham Shui Po
integrating with West
Kowloon Reclamation

1055 m

Image © 2010 GeoEye

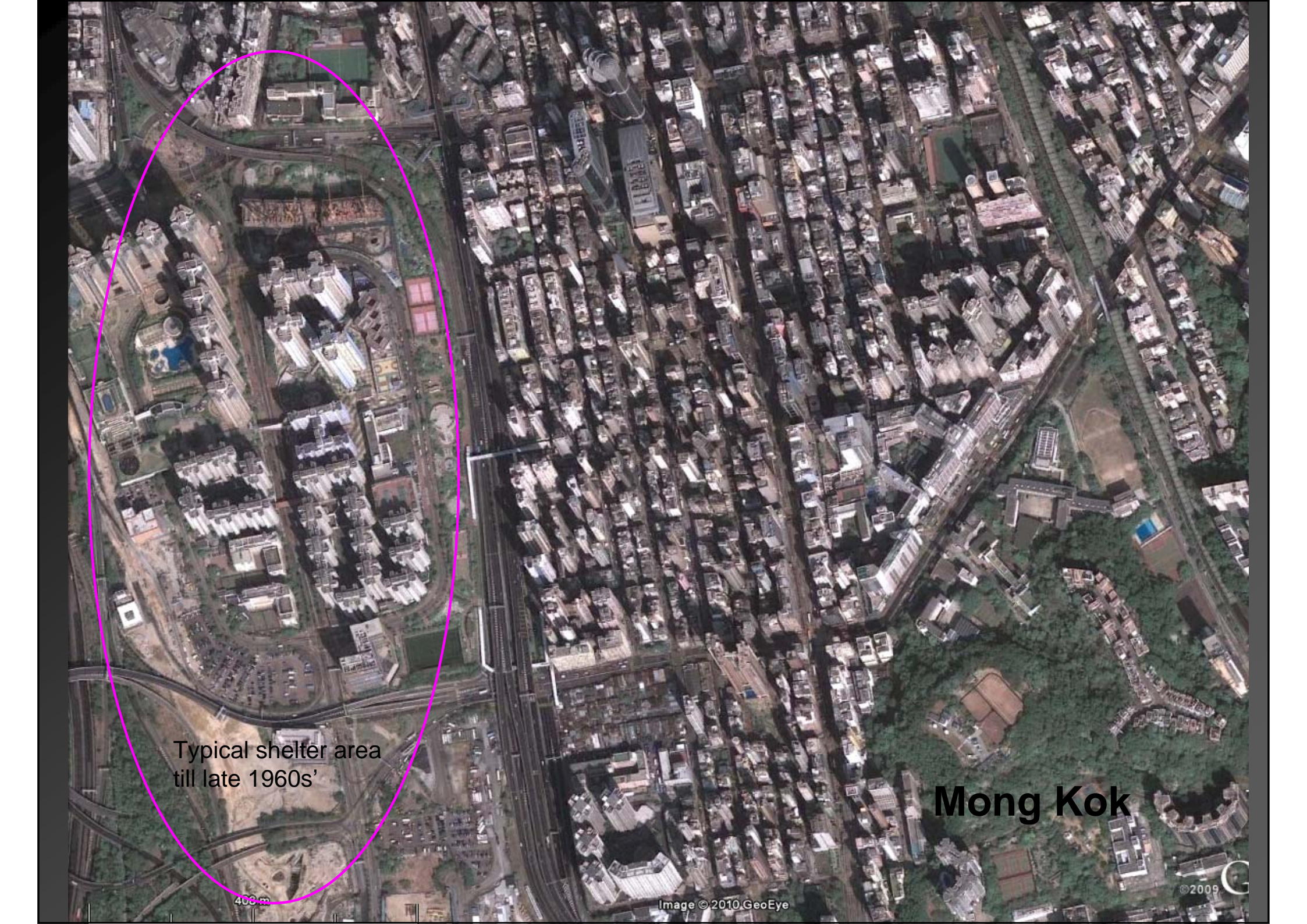
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Tai Kok Tsui integrating with
West Kowloon Reclamation







This is an aerial photograph of Mong Kok, Hong Kong. The image shows a very dense urban environment with numerous high-rise buildings. A magenta oval on the left side of the image highlights a specific area, which is labeled as a 'Typical shelter area till late 1960s'. This area contains several large, multi-story residential buildings and some open spaces. To the right of the highlighted area, there is a large, open area that appears to be a park or a sports field. The overall scene is a mix of built-up areas and green spaces.

Typical shelter area
till late 1960s'

Mong Kok

400m

Image © 2010 GeoEye

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Mong Kok District









Yau Ma Tei

313 m

Image © 2010 GeoEye

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Yau Ma Tei District





Sham Shui Po











Cheung Sha Wan/So Uk District

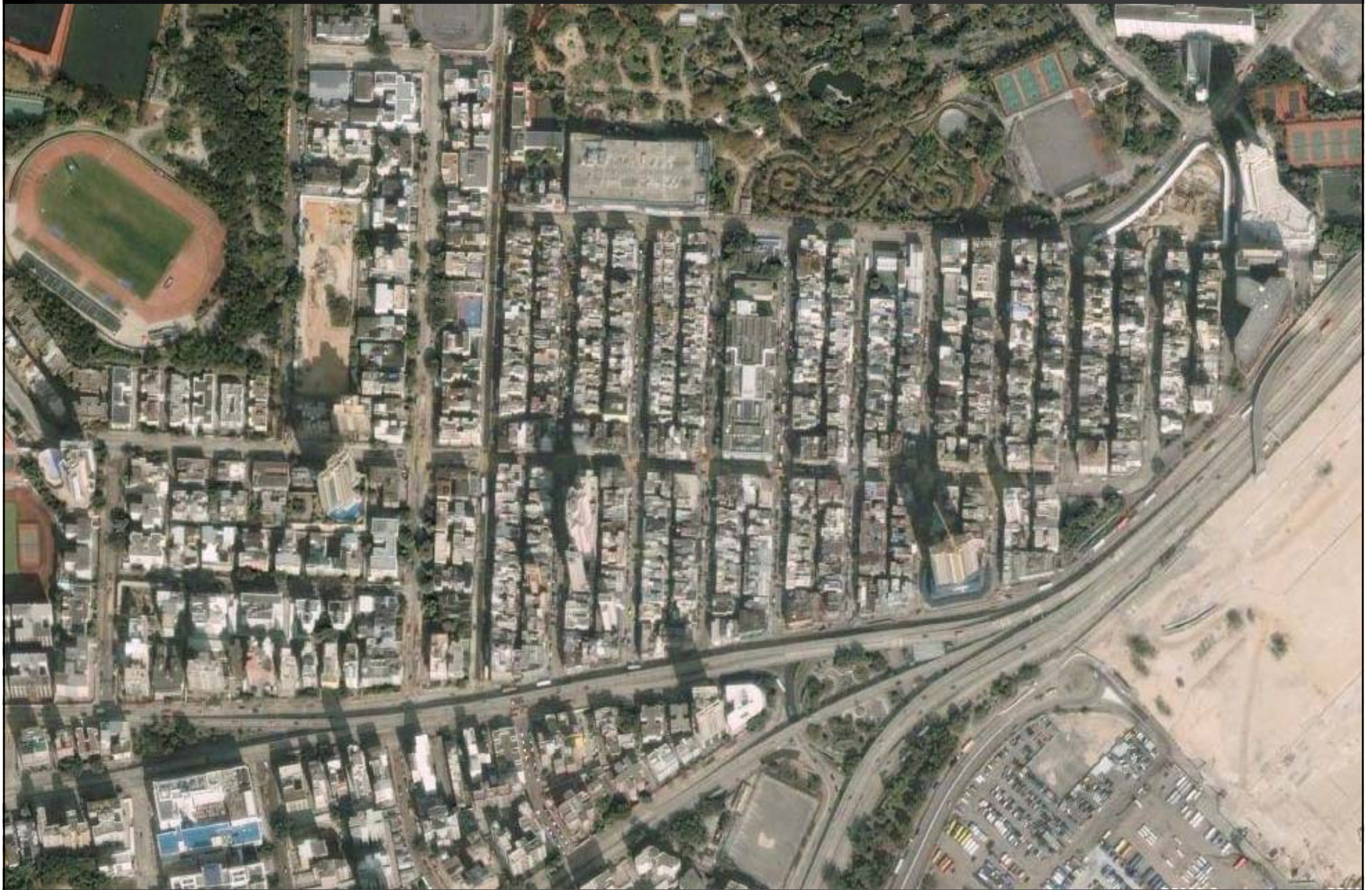


Cheung Sha Wan/So Uk District





Kowloon City District



Satellite image of the Kowloon City District near previous Kai Tak Airport showing the congested and aged environment of the area



Existing building condition in Kowloon City



Existing building condition in Kowloon City



Other recent urban renewal/redevelopment cases –
Sai Yin Pun, First and Second Street



Building condition around the area













Social life reflecting unique local
characteristics – some examples







Some traditional stalls and shops that form the urban fabric inside the local community – Yau Ma Tei



Some traditional stalls and shops that form the urban fabric inside the local community – Mong Kok



Some traditional stalls and shops that form the urban fabric inside the local community – Mong Kok

Building renovated under funded/subsidized scheme

Sources of funding

1. Building Department (*Co-ordinated Maintenance of Buildings Scheme/Building Safety Loan Scheme*)
2. URA (*Building Rehabilitation Loan Scheme*)
3. Housing Society (*Building Management and Maintenance Scheme, Building Maintenance Incentive Scheme, Home Renovation Loan Scheme*)

(" Building Management Incentive Scheme " – a subsidy of \$3,000 for the formation of Owners Corporation and a subsidy of 50% of the insurance premium for Third Party Risks Insurance for common areas of the building will be granted to OC successfully formed under the scheme.

(" Building Maintenance Incentive Scheme " – financial incentives are provided to eligible owners of private residential or composite buildings in the following aspects:

- (1) To carry out repair and maintenance works to the common parts of the building related to safety, hygiene and environmental friendly items. All works should comply with statutory requirements
- (2) To subsidize OC in appointing Authorized Person or professional consultant in managing the works
- (3) To subsidize eligible elderly owner in the contribution for repair of the common parts of the building
- (4) To subsidize OC in the third party risks insurance premium

No. of residential units		Calculation of Incentive Amount (whichever is the lower)	
20 or below	30% of the total repair cost	or the ceiling of \$150,000	
21 - 49	20% of the total repair cost		
50 - 400	20% of the total repair cost	or \$3,000 per residential unit	



Typical 1960s' constructed buildings before renovation



Typical 1960s' constructed buildings before and after renovation



Typical 1950s' constructed buildings
before and after renovation



Typical outlook of the renovated buildings



Condition of building that being renovated using the building Management and Maintenance Scheme







Buildings that possess certain local identify

Other example, district along Lee Garden Road
and Yan Ping Road, Casuseway Bay





Causeway Bay, a potential area with high commercial value for revitalization



Revitalizing pre-war building into retail shops by private developer in Causeway Bay

Chinese traditional residential buildings in Wanchai, the Green House





Renovating old buildings especially for those with historical value, is not a easy task. The problem is, it can be over-done and spoil its original identity.

There is a lot to tell about redeveloping old districts in Hong Kong. It is also difficult to say and give a judgment for it involves great differences in values, mentality to interpret the situations, ways of implementing the works, allocation of public resources and so forth.

This presentation, therefore, is not trying to give a conclusion on the correctness of redevelopment. The presenter just tries to highlight some eye-catching areas related to this issue and hopes to arouse the awareness of general public to the situation that Hong Kong is facing, so that they can understand the meaning behind in a more realistic manner in order to avoid over-exaggerating or under-estimate the concerns behind.

Due to the limitation in presentation time, all the presented information is just on an introductory approach without too much written detail. Hope readers can understand this.