



Mr Ben LUI

Executive Director (Operations), Urban Renewal Authority

Mr. Ben Lui is the Executive Director (Operations) of the Urban Renewal Authority. He leads the building rehabilitation, acquisition and clearance, works and contract, and legal services divisions of the Authority in implementing policies and initiatives on urban renewal.

Before joining the URA, Mr. Lui has worked for various senior positions in private developers and the HK Science & Technology Parks Corporation. He has extensive experience in project development, building rehabilitation and facilities management works.

Mr Lui holds a bachelor's degree in Civil Engineering and a master's degree in Construction Project Management both from the University of Hong Kong. He is an Authorized Person (Engineer), Registered Structural Engineer and Registered Inspector under the Building Ordinance of Hong Kong.

Topic: Healthy Ageing of Buildings

Like any metropolis, urban decay has become an imminent problem in Hong Kong. Without doubt, it is attributed from a lack of proper property management and timely maintenance. Dilapidated buildings will not only deprive residents from enjoyment of their properties, but also constitute potential safety hazards to the public. Demolition and redevelopment of these buildings is, however, a time-consuming process requiring extensive resources, and yet cannot adequately address the magnitude and speed of urban decay. Alternative solution is to rely on building rehabilitation which provides a sustainable way to alleviate pressures from the continuous ageing of buildings.

In contrast to corrective maintenance, preventive maintenance is considered to be a more effective solution to tackle the root cause of urban decay. With regular inspection and repair, the life span of buildings would be prolonged, and building safety would be enhanced. URA has formulated a multi-pronged approach to promote building rehabilitation by providing technical and financial assistance to building owners through various rehabilitation subsidy schemes, and pooling efforts from the public and private sectors to cultivate the preventive maintenance culture.

Ageing does not necessarily denote dilapidation. To make both our buildings and our city sustainable, implementation of preventive maintenance to our buildings is the best approach.



呂守信先生

市區重建局 執行董事 (營運)

呂守信先生是市區重建局的執行董事 (營運)。他領導局內的樓宇復修部、收購及遷置部、工程及合約部和法律事務處執行市區更新的政策和項目。

在加入市建局前，呂先生曾在多家地產發展公司和香港科技園公司任職，擁有豐富的項目發展、樓宇復修及物業管理的經驗。

呂先生擁有香港大學土木工程學士學位及建築項目管理碩士學位。他是《建築物條例》名冊內的認可人士 (工程師)、註冊結構工程師及註冊

檢驗人員。

題目: 樓宇健康之道

一如其他大城市，香港正面對迫切的市區老化問題。毫無疑問樓宇缺乏適切管理及維修是導致問題的原因之一。殘破樓宇不僅令居民無法安坐家中，更對公眾安全構成潛在風險。拆卸重建耗費大量資源及時間，亦無法追及城市老化的速度。要以可持續方式去舒緩樓宇老化所帶來的壓力，樓宇復修是一個解決方案。

相比起矯正性維修，預防性維修更能有效地根治城市老化的問題。透過定期檢查和維修，可以延長樓宇壽命，改善樓宇安全。市區重建局已制定一套策略，透過不同的資助計劃為業主提供財政及技術支援，同時與公私營機構攜手推廣預防性維修。

老化的樓宇並不代表失修，為使我們的樓宇和城市可持續發展，進行預防性維修才是最佳對策。