



Public Views and Future Direction

Paper for the Consensus Building Stage of
the Urban Renewal Strategy Review

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1. Foreword

The Urban Renewal Strategy (URS) Review is now into its final and most important stage: Consensus Building. Over the past 20 months or so, we have completed the Envisioning Stage and the Public Engagement Stage, listening to the views, aspirations and visions of people from all walks of life. In partnership with District Councils and community groups, we have explored issues of urban renewal. Through the mass media, we have managed to engage an even wider public in the discussion of urban renewal in Hong Kong. This booklet has taken into account not only the public views collected on the seven topics of urban renewal, but also the findings of the various research studies we have undertaken in the process, as well as our own analysis, to arrive at ten preliminary proposals in going forward. We will continue to reach out to the public for consensus building through activities including workshop, telephone survey, and concluding meeting. Your response is earnestly invited.



Steering Committee on Review of the Urban Renewal Strategy
May 2010



2. Policy Background and Development

Section 20 of the Urban Renewal Authority Ordinance (Cap. 563) (URAO) stipulates that the Secretary (Secretary for Development or SDEV) may prepare an urban renewal strategy and that SDEV shall consult the public before it is finalised. Published in November 2001 after public consultation, the existing URS sets out the objective of urban renewal: a “people-centred” approach should be used to carry out urban renewal. The purpose of urban renewal is to improve the quality of life of residents in dilapidated urban areas. The URS further states that “urban renewal is not a “slash and burn” process”. A comprehensive and holistic approach should be adopted to rejuvenate older urban areas by way of redevelopment, rehabilitation and heritage preservation. The full version of the current URS is available on the dedicated URS Review website at www.ursreview.gov.hk.

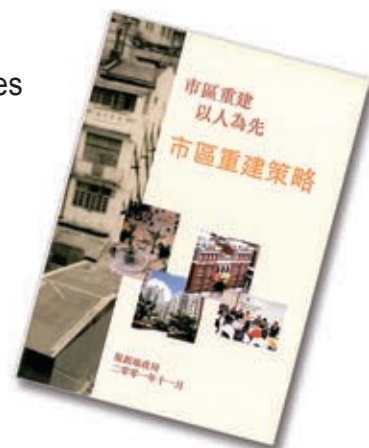
The role of the Urban Renewal Authority (URA) as defined in the current URS has primarily been dominated by redevelopment. To arrest the problem of urban deterioration, the URA is tasked to implement an urban renewal programme consisting of 200 new projects and 25 announced but yet to commence projects of the former Land Development Corporation (LDC) in 20 years’ time.

According to the URS,
URA’s present
role in

regard to rehabilitation and preservation focuses mainly on rehabilitation and preservation within its redevelopment project areas, or in the promotion of proper building maintenance by private property owners in cases where the buildings are not due for redevelopment for some time. Notwithstanding all these, in response to public aspirations on urban renewal, the URA has adopted the 4R Strategy, namely Redevelopment, Rehabilitation, pReservation and Revitalisation.

Review of the URS, which in the past was redevelopment-led, has become necessary having regard to an enhanced public awareness of preservation in recent years and the strong views expressed by residents living in the old districts and concern groups on individual URA redevelopment projects. As pointed out by the Financial Secretary in his budget speeches for 2008-09 and 2009-10, the role of redevelopment in the renewal of old districts should be reviewed in the light of the increased importance attached to the preservation of heritage and social network as well as rehabilitation, and that redevelopment cannot and should not be the only or mainstream option.

On heritage conservation, the Chief Executive announced a new policy statement and a package of measures on heritage conservation in October 2007. Progress made by the Development Bureau (DEVB) over the past three years included the launch of the Heritage Impact Assessment mechanism, establishment



of the Commissioner for Heritage's Office, launch of the Revitalising Historic Buildings through Partnership Scheme, extension of government funding for maintaining declared monuments to cover privately-owned graded historic buildings, and the successful preservation of a number of privately-owned historic buildings.

For public safety and sustainable development, the Government has strengthened legislation, law enforcement and support measures for building rehabilitation. The DEVB, Buildings Department, Hong Kong Housing Society (HKHS) and the URA have launched various initiatives and their efforts have been particularly visible in recent years. These initiatives include the \$1 billion "Building Maintenance Grant Scheme for Elderly Owners" launched in May 2008, the Minor Works Control System introduced after an amendment to the Buildings Ordinance in 2009, the \$2 billion "Operation Building Bright" launched in May 2009, with an expected additional provision of \$0.5 billion,

and the proposed legislation for the Mandatory Building Inspection Scheme and the Mandatory



Window Inspection Scheme in early 2010.

In recent years, the District Councils (DCs) have been proactively discussing and advocating more comprehensive district revitalisation, connecting unique tourist attractions, cultural activities and heritage buildings in their districts, promoting street beautification and greening, with the aim to build a more people-centred and vibrant community with a fusion of the old and the new.

A brief overview on the development of Hong Kong's urban renewal policy is at **Annex (i)**.

In line with the development described above and in response to public expectations on urban renewal, the DEVB began a comprehensive review of the URS in July 2008 through a two-year, three-stage programme with extensive public engagement. Please see the section "Model and Process of Public Engagement" below for details.



We hope that with the current review, we will be able to engage the public in discussing the best strategy for urban renewal, so that our urban renewal can progress with the times, meet public expectations, and provide appropriate guidance for the work of the URA and other relevant organisations in future.

3. Model and Process of Public Engagement

The URS Review is overseen and guided by the Steering Committee on Review of the Urban Renewal Strategy Review (SC). The SC is chaired by the Secretary for Development (SDEV) and comprises ten independent members of different professional and community backgrounds. The SC membership list is at **Annex (ii)**. Moreover, the Review is supported by the URA as well as a specially appointed policy study consultant and a public engagement consultant.

The Review is conducted in three stages, namely Envisioning Stage (July 2008 to January 2009), Public Engagement Stage (February to December 2009) and Consensus Building Stage (January to mid 2010), that involves Public Forums, Topical Discussions, Road Show Exhibitions, radio programmes and a Partnering Organisation Programme (POP), together with a dedicated website and the Urban Renewal Idea Shop, all of which have been specially set up to help connect with the public and to listen to their views. At the end of the three stages, we will consolidate the information and revise for



promulgation an updated URS towards the end of 2010. Major engagement activities and initiatives launched since the commencement of the URS Review are at Table 1.



TABLE 1: Major Public Engagement Activities and Initiatives

Activity / Initiative	Date	Frequency / Programme	Cumulative Total Number of Participants, if applicable
Envisioning Stage (July 2008 to January 2009)			
Focus Group Discussions / Special Meetings	September 2008 to January 2009	20 focus group discussions / special meetings with academics and professionals, advocacy groups, DCs, business associations and statutory bodies, etc.	About 310
"Urban Renewal Strategy Review" website	Launched in July 2008	A platform to provide the public with access to information on the "URS Review"	Visitor count of about 193,430 as of March 2010
e-Forum	Launched in October 2008	A channel to collect public views on the "URS Review"	Received about 1,560 views as of March 2010
Public Engagement Stage (February to December 2009)			
Setting up the "Urban Renewal Idea Shop"	Since March 2009	To provide the public with a venue for meetings, workshops or talks in relation to the "URS Review"	
Road Show Exhibitions	May to October 2009	8 locations in Hong Kong Island, Kowloon East, Kowloon West and Tsuen Wan	About 14,100
Public Forums	May to November 2009	5 forums in Hong Kong Island, Kowloon East, Kowloon West and Tsuen Wan	About 480
Topical Discussions	May to October 2009	8 topics covered in 8 discussion sessions	About 540
Partnering Organisation Programme	February to November 2009	23 projects organised by 20 Partnering Organisations	About 10,000
Radio info-segments	February to June 2009	Aired over 8 weeks	
Radio programmes	April to July 2009	10 programmes of 30 minutes each	
Consensus Building Stage (January to mid-2010)			
Radio Programmes	February to March 2010	6 programmes, including: <ul style="list-style-type: none"> Commercial Radio 1's 4-episode <i>Urban Renewal in Perspective</i>, attended by SDEV and SC members Radio Television Hong Kong Radio 3's <i>Backchat</i>, attended by SDEV Commercial Radio 1's <i>Saturday Forum</i>, attended by SDEV and Chairman of the URA 	
	April 2010	<ul style="list-style-type: none"> RTHK Radio 1's exclusive interview with SDEV on challenges faced in urban renewal 	

The model and process of the Review and the highlights of related activities have been / will be uploaded in phases onto the dedicated website for the URS Review at www.ursreview.gov.hk.

4. Research Studies

In order for the Review to be objective, theory-based and evidence based, the SC has commissioned a series of topical research studies. The findings / initial findings of these studies are set out below:

TABLE 2: Objectives and findings of Research Studies

Topic	(1) Policy Study on Urban Regeneration in Other Asian Cities (Completed)
Objective	To study the urban renewal experiences in six Asian cities (Seoul, Tokyo, Singapore, Taipei, Shanghai and Guangzhou), whose situation is comparable to that in Hong Kong.
Summary of Findings	<ul style="list-style-type: none"> Integrated planning to ensure heritage preservation in redevelopment projects is the established model in many other Asian cities. This is important especially in private sector-led urban renewal programmes. Urban renewal always involves participation by both the public and the private sectors although the relative involvement of the two differ from city to city. Given the low development density in these cities when compared with Hong Kong, the cities under study have been able to offer higher plot ratios to encourage or facilitate private sector participation in the redevelopment of old districts. However, as the Hong Kong community becomes increasingly concerned about development density, the provision of incentive of higher plot ratio is getting more and more difficult to adopt in Hong Kong. On rehabilitation, with the exception of the Seoul Metropolitan Government and the Taipei City Government which respectively provide loans and subsidies for key renewal areas, for the rest of the cities covered in the study, the maintenance and redevelopment of privately owned buildings is mainly undertaken by the private sector. Unlike these cities, Hong Kong does not have designated priority areas for redevelopment at the planning stage. Although there is a list of target areas stated in the URS, the location of specific clusters or neighbourhoods in these target areas is classified as sensitive and highly confidential. The major consideration is to prevent and reduce abuse given the public money and financial gains involved. The propensity for speculation with URA's higher-than-market compensation is also relevant. The need for such confidentiality is also the major obstacle to owner participation, especially in the early planning stage. Thus, transparency and compensation issues will all have to be taken into account at the same time when considering the possibility of increased owner participation.

Seoul

Singapore





Topic	(2) Building Conditions Survey (Underway)
Objective	To update on the structural conditions of private buildings aged 30 years or above within URA's target areas, and to assess the living conditions of relevant residents for URA's consideration when deciding on future redevelopment projects.
Summary of Initial Findings	According to the initial findings of the Study, based on projection from sample findings, 1,900 of the 7,000 or so buildings within URA's target areas are dilapidated or in need of repair to varying degrees.

Toyko

Shanghai



4. Research Studies


Topic	(3) Study on the Achievements and Challenges of Urban Renewal in Hong Kong (Completed)
Objective	To analyse the achievements of and challenges facing the URA in implementing the 4R Strategy (namely Redevelopment, Rehabilitation, pReservation and Revitalisation) with reference to the URS of 2001.
Summary of Findings	<p>Redevelopment</p> <ul style="list-style-type: none"> A total of 41 projects have been undertaken over an 8-year period when compared with only 25 by the LDC in 13 years, showing that the URA has actually helped speed up urban redevelopment. The pace of redevelopment, however, still lags behind the rate that buildings age. Most of the redevelopment projects taken over from the LDC have met with controversy, underlying the importance of public engagement. Redevelopment is welcomed by most of the affected domestic unit owner-occupiers but not the shop owners. The confidentiality of the redevelopment projects has been attacked in favour of greater transparency. There are demands for “flat for flat” and “shop for shop” arrangements as options of compensation. <p>Rehabilitation</p> <ul style="list-style-type: none"> Over the past decade, the URA and HKHS have helped rehabilitate 506 and 377 buildings through various schemes. The major challenge is to ensure that the owners are able to shoulder their responsibility for building maintenance. <p>Preservation</p> <ul style="list-style-type: none"> The role of the URA in this respect is not well defined. At present, the URA is engaged in such work both inside and outside its redevelopment projects. New measures have been taken to preserve local characteristics and social networks as far as possible in URA’s redevelopment project areas. The major challenge is the uncertainty over the financial sustainability of the projects. <p>Revitalisation</p> <ul style="list-style-type: none"> Revitalisation projects normally depend on support from DCs. One example is the revitalisation project in Tai Kok Tsui. It is desirable for the URA to only initiate and develop revitalisation projects while the subsequent management of the projects should be taken over by other bodies. <p>Financial arrangement</p> <ul style="list-style-type: none"> The objective of self-financing for the URA in the long run needs to be reviewed.

Topic	(4) Economic Impact Assessment Study on the URA's Urban Regeneration Projects (Completed)
Objective	To study the economic impact of the Tsuen Wan town centre redevelopment project on the Tsuen Wan district.
Summary of Findings	The project has been successful in drawing visitors to Tsuen Wan and further connecting the smaller neighbourhoods in the district. The economic benefits brought about by this project included the employment opportunities created during and after the redevelopment. During the construction period, there were 1,227 job openings, while another 700 additional openings for commercial and retail positions emerged after the redevelopment. There is also an estimated increase in retail receipts of approximately \$300 million. Moreover, there were investments valued at \$1.7 billion over the construction period, with an additional estimated economic return of \$1.4 billion. Other economic impact included the rise in property prices and government revenue, such as stamp duty from property sales. Yet, local businesses were adversely, albeit temporarily, affected by the redevelopment works, and the newly completed shopping centre has become a source of competition to local businesses nearby although they also bring new business opportunities for others.

Topic	(5) Urban Regeneration – District Aspirations Study (Completed)
Objective	Seven DCs (namely, Central and Western, Wan Chai, Yau Tsim Mong, Kowloon City, Sham Shui Po, Kwun Tong and Tsuen Wan), where URA target areas are located, were invited to conduct a study of their own district in order to identify their aspirations for urban regeneration. The aim of the Study is to identify local characteristics and expectations on the implementation of the 4R Strategy at the district level.
Summary of Initial Findings	At the Urban Regeneration – District Aspirations Study Forum held in early 2010 at Noah's Ark, Ma Wan, the seven DCs exchanged views on their initial findings on the different districts' aspirations for urban regeneration. While the preferred means for and tenor of regeneration varied from district to district, the importance of a "district-based" and "bottom-up" approach was duly recognised, and local characteristics were at the centre of the districts' proposals. Final reports on the studies were submitted in April 2010.



4. Research Studies

Topic	(6) Tracking Survey on URA Redevelopment Projects (Underway)
Objective	To track the redevelopment projects in Kwun Tong Town Centre and Hai Tan Street, Sham Shui Po to understand the impact on affected residents and businesses who were displaced.
Summary of Initial Findings	<p>Interim findings of the tracking survey regarding the redevelopment project in Hai Tan Street, Sham Shui Po, show that most of the affected residents still reside in the district. From available information on the 28 domestic owner-occupiers tracked, about 57% have chosen to purchase smaller replacement units, and about 79% have chosen to buy second-hand flats aged at least 20 years old, while about 46% have retained over HK\$1 million of the cash compensation. The majority of the tenants and owner-occupiers said that their living environment had improved, and that adaptation to the new environment had been easier than expected.</p> 

Topic	(7) Study on Building Maintenance Programmes (Completed)
Objective	To take stock of the existing financial support schemes for building maintenance administered by government department, HKHS and URA with a view to understanding the general situation and further exploring the possibility of integration of the schemes.
Summary of Findings	The common problems of the various financial support schemes include the lack of awareness of building safety and management issues among property owners, and the difficulty facing some buildings in the setting up of owners' corporations. The Government will consider how best to integrate the various financial support or loan schemes.



The above research studies provide important references for the understanding of the latest situation of urban renewal in Hong Kong. The reports of the research studies will be uploaded in phases onto the dedicated website for the URS Review at www.ursreview.gov.hk.

The seven major topics identified in the Envisioning Stage have been widely discussed among members of the public in the Public Engagement Stage. They are:

- (i) Vision and Scope of Urban Regeneration;
- (ii) 4R Strategy in Urban Regeneration¹;
- (iii) Roles of Stakeholders (public and private sector participation and owner participation in redevelopment);
- (iv) Compensation and Rehousing Policies;
- (v) Public Engagement;
- (vi) Social Impact Assessment and Social Service Team; and
- (vii) Financial Arrangement.

Taking into consideration public views, overseas experience and the actual situation in Hong Kong, the SC has put forward the following preliminary proposals on the seven major topics.

¹ Currently, the 4Rs are Redevelopment, Rehabilitation, pReservation and Revitalisation.



5. Seven Major Topics; Building Consensus

Seven Major Topics

(i) Vision and Scope of Urban Regeneration

- The vision of urban regeneration should go beyond the existing URS, which focuses primarily on redevelopment, to arrest the problem of urban decay and to improve the living conditions of residents in old districts. Urban regeneration should be undertaken comprehensively and holistically to rejuvenate old districts, showcasing local historical, cultural and economic characteristics.
- The vision should embrace the concepts of sustainable development and building a quality city (including development density, city planning, urban greening, local culture, heritage preservation and harbour beautification, etc.), and be forward-looking enough to support the development of Hong Kong in the long run.
- Instead of relying on the URA as the sole agent, the revised URS should allow the participation of private developers, property owners and other organisations in urban renewal.
- Urban renewal should be planned at the district level with a “people-centred” approach and a “bottom-up” public engagement process.



- Taking the abovementioned public views into consideration, it is proposed that a District Urban Renewal Forum (DURF) be set up in each of the old districts to strengthen urban renewal planning at the district level. It is envisaged that DURF can continue the work started by the “Urban Regeneration – District Aspirations Study”, make reference to the findings of the building conditions survey, and through district planning work, advise the Government on urban renewal. This will include advice on regeneration areas, redevelopment sites, preservation targets, implementation models and so on. It is further suggested that a pilot run of DURF be launched in one or two old districts in order to test it out before finalising the arrangements. During the pilot stage, URA and relevant departments should continue with urban renewal projects that have been initiated or those which require immediate launch in these pilot districts or others, in response to the requests from the local community.



District Urban Renewal Forum

Terms of Reference, Composition and Mode of Operation

Objectives	<ul style="list-style-type: none"> To provide advice on district-based urban renewal initiatives from a holistic and integrated perspective To approach urban renewal from a district-based, people-centred and bottom-up perspective, so as to align with the overall city planning; to reflect local aspirations for and views on urban regeneration, with a view to gaining legitimacy and support for the future urban renewal measures (which may include rehabilitation, redevelopment or preservation) To implement urban renewal more systematically and following local characteristics and aspirations through DURF – a platform guided by professionals with the participation of members of the local community and facilitated by the government departments
Functions	<ul style="list-style-type: none"> To recommend the scope of and strategy for the Urban Renewal Action Areas in the district, including the buildings / areas to be rehabilitated, redeveloped or preserved, and district beautification, etc. To commission or to suggest relevant government departments to commission district-based surveys, planning studies and public engagement activities regarding related issues for discussion
Composition	<p>It is recommended that the Chairman should come from a professional discipline familiar with urban renewal issues who will be appointed by the Government.</p> <p>The proposed membership, by government appointment, can include:</p> <ul style="list-style-type: none"> District Councillors / Area Committee members Professionals Established non-government organisations / groups serving the district Business associations in the district Representatives of the URA and relevant government departments
Mode of Operation	<ul style="list-style-type: none"> DURF should be independent of the DC, and there is no need for DURF to cover the full boundary of the respective DC. Given its consultative nature and the fact that it is not a statutory body, DURF should not be considered a local arm of the Town Planning Board, which will remain the sole body to formulate statutory plans. With appropriate resources, the District Planning Offices of the Planning Department can provide secretariat and professional planning support (including conducting planning studies), while research and other activities can be funded by the URA. DURF may tender its views to the URA, government departments and private developers on the district's urban renewal proposals. Meetings of DURF will be open to the public.
Remarks	<ul style="list-style-type: none"> In the past, the URA's redevelopment projects must be kept confidential, as in the case of the 200 new redevelopment projects mentioned in the URS. This principle will need to be relaxed following the setting up of DURF. Disclosure of information on the proposed redevelopment areas can be considered but implementation details such as the timing when the project will commence can remain confidential.

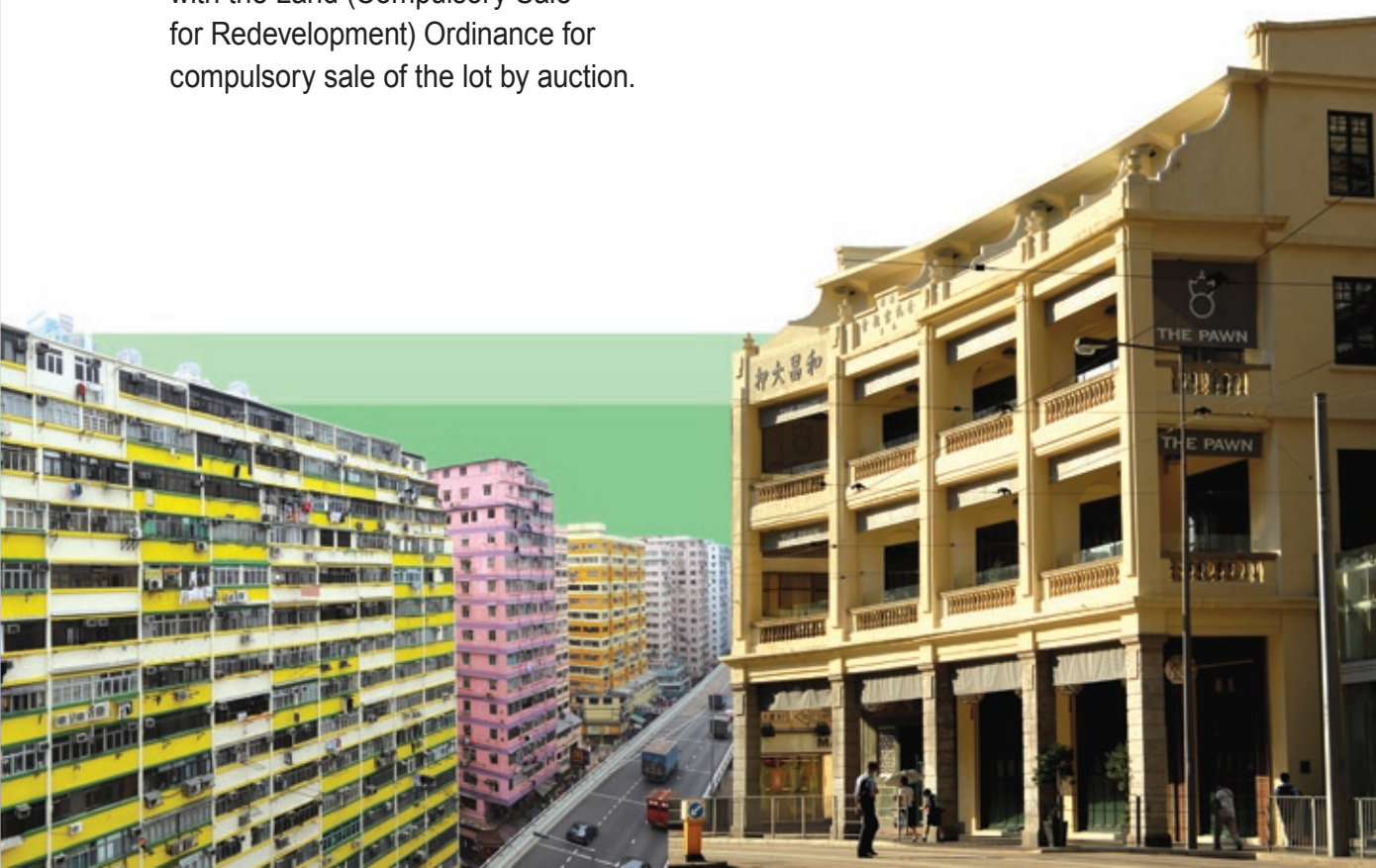
5. Seven Major Topics; Building Consensus

(ii) 4R Strategy in Urban Regeneration

- It is stated in the current URS that we should “rejuvenate older urban areas by way of redevelopment, rehabilitation and heritage preservation”. In implementation, the URA has adopted the 4R Strategy, i.e. Redevelopment, Rehabilitation, pReservation and Revitalisation. The public is in basic agreement with this diversified strategy, acknowledging that the four elements are interconnected and indispensable. Since the 4R Strategy is well known and accepted by the public, the issue here is how a better balance and coordination among the four strategies can be achieved with more stakeholder participation.
- In general, the public agrees that urban renewal should no longer focus on redevelopment and that equal importance should instead be attached to rehabilitation, preservation and revitalisation. It is also believed that a better balanced strategy on urban renewal will help preserve the local characteristics and social networks, and hence reduce disputes.
- There have been suggestions that the Government's efforts in renewal of old districts be renamed as the Urban Regeneration Strategy, but regardless of the name, the future approach will continue to cover the 4R Strategy, i.e. Redevelopment, Rehabilitation, pReservation and Revitalisation. Implementation should not only be undertaken by the URA, but also by all the other stakeholders / participants of urban renewal. As far as practicable, the roles of these stakeholders / participants should be clearly delineated. These stakeholders / participants include:
 - ▶ Related government bureaux and departments (such as the DEVB, Planning Department, Lands Department, Buildings Department, Housing Department, Transport Department, Highways Department, and the Home Affairs Department) - coordinate the implementation of urban renewal projects, especially district revitalisation and building maintenance programmes through district planning, legislation, law enforcement, support service and public education.



- ▶ Relevant DCs - provide views on revitalisation initiatives as well as the planning and implementation of district urban renewal, and contribute to the overall district urban renewal initiatives through minor works projects and community building activities.
- ▶ Public bodies (such as URA and HKHS) - implement and facilitate the launch of urban renewal projects, and provide technical and financial support, especially on redevelopment and rehabilitation.
- ▶ Private sector (property owners, developers) - assemble titles to carry out redevelopment. If necessary, to apply to the Lands Tribunal in accordance with the Land (Compulsory Sale for Redevelopment) Ordinance for compulsory sale of the lot by auction.
- ▶ Individual owners - undertake the responsibility of managing and maintaining their properties, and, if necessary, seek professional assistance in building inspection and maintenance, in compliance with legal requirements and good maintenance practice.
- ▶ Professionals and non-government organisations - provide suitable support and professional service to property owners in need, and actively participate in projects that promote heritage preservation and revitalisation.



5. Seven Major Topics; Building Consensus

(ii) 4R Strategy in Urban Regeneration

- On the basis of the above recommendations, we recommend the following roles of the URA in the 4R Strategy:

- **“Revitalisation”** is in fact the ultimate goal and outcome of urban regeneration requiring the participation of multiple parties, and hence cannot be the sole responsibility of the URA. Revitalisation is often achieved in the natural course of urban development. It is entirely due to market forces that Lan Kwai Fong, the Soho district near the Hillside Escalator Link in Central for one, and the vicinity of the computer shopping malls in Sham Shui Po for another, have flourished. Even where the Government is involved in Revitalisation, Redevelopment is not the only means. Other possible options include transforming former industrial areas, beautifying the waterfront, providing amenities and cultural facilities, upgrading public spaces, and building heritage trails etc. It is therefore suggested that Revitalisation should more appropriately be made an objective of DURF. With the participation of local residents and businesses, DURF will be able to reflect local views to relevant government departments for follow-up. Through its representative(s) on DURF, the URA will be able to suggest revitalisation projects contributing to the district's urban renewal programme as a whole. The URA can also be one of the implementation agents to assist the Government in responding to district aspirations for revitalisation. (The participation of the URA in the landscaping works in Chung On Street, Tsuen Wan, is a case in point.)



- **“Preservation”** has been undertaken by the URA in recent years both inside and outside its redevelopment project areas (as in the case of the tenement buildings in Mallory Street, Shanghai Street and Prince Edward Road West). This role, however, needs to be reviewed in the context of the Government’s Heritage Conservation Policy. Important principles under this policy include providing economic incentives rather than cash compensation for conserving privately-owned heritage buildings, partnering with non-profit making organisations for revitalising heritage buildings, and allowing for greater public access to the revitalised buildings. Since its inauguration in 2008, the Commissioner for Heritage’s Office has successfully launched a number of new initiatives. They include the Revitalising Historic Buildings through Partnership Scheme, under which 11 heritage buildings (including the Blue House Cluster that was formerly a URA / HKHS preservation project) will be revitalised by non-profit making organisations using the model of social enterprises. There is also the Financial Assistance for Maintenance Scheme that provides financial assistance to owners for maintaining privately-owned, graded heritage buildings (9 applications have been approved as of April 2010). To ensure policy consistency and to avoid duplication of efforts, it is suggested that the URA should focus on its redevelopment project areas as far as preservation is concerned, and should do so with due reference to the Government’s Heritage Conservation Policy. Only under special circumstances and with the support of the DEVB should the URA initiate preservation projects outside its redevelopment project areas.
- **“Redevelopment”** and **“Rehabilitation”** are recommended to form the core businesses / duties of the URA in future. To ensure building safety and sustainable development as well as to serve as a preventive measure, rehabilitation should in principle take precedence over redevelopment to minimise any potential risk posed by dilapidated buildings to the public. However, since the buildings in Hong Kong are mainly reinforced concrete structures, the materials will naturally deteriorate more easily, and given the poor public awareness of building safety and owners’ responsibility for building maintenance, we estimate that there is a considerable number of dilapidated buildings. With the mounting problem of aging buildings, it is believed that “Redevelopment” has to remain a key aspect in the revised URS and URA’s core business. Regarding “Rehabilitation”, URA should support DEVB and work in collaboration with HKHS in the provision of technical and financial assistance.

5. Seven Major Topics; Building Consensus

(iii) The Role of URA in Redevelopment

- According to available information, there are at present about 4,000 buildings aged 50 years or above in Hong Kong. The number will grow by 500 a year over the next decade, while an annual average of 65 buildings have been redeveloped by the URA in the past. Furthermore, based on the findings of the aforementioned “Building Conditions Survey”, it is projected that 1,500 of the 18,000 buildings aged over 30 years across the territory are “markedly dilapidated” in condition. As such, and taking into account the strong aspiration for self-initiated redevelopment from owners during the past engagement activities, it is suggested that “Redevelopment” should take more diverse forms. The URA will continue to be an “implementer” and should try to take on the role of a “facilitator” as well. Details are as follows –
- Compared to the present model where redevelopment is initiated by the Government and URA under the principle of confidentiality, it is proposed that the URA can initiate redevelopment through the following three models in future:
 - a. Making reference to the recommendations of DURF on the lots that should be redeveloped in the “Urban Renewal Action Areas”, the URA will indicate those priority projects in its business plan submitted to the Government (URA is the project implementer. Its compensation mechanism applies)
 - b. A certain percentage of owners in a particular lot / building within the redevelopment area take the initiative to approach the URA to kick-start the redevelopment procedures (URA is the project implementer. Its compensation mechanism applies)
 - c. A model of “owner participation” in redevelopment where the owners proactively invite the URA to provide assistance as a consultant at a service fee (URA is the project facilitator. Its compensation mechanism does not apply)

Whether the URA plays the role of an implementer or facilitator, the following considerations should be taken into account: building conditions, residents’ living conditions, and the views of DURF. However, it must be pointed out that, under the “owner participation” redevelopment model, the owners are acting voluntarily and of their own accord. Thus the participation of the URA should not invoke the public power to resume land (the Lands Resumption Ordinance will not apply) or public funds (URA’s compensation mechanism does not apply and URA’s cost of service is to be recovered).





- The following are details of the two redevelopment models with the URA being the “implementer” or “facilitator” –

Model of URA - **implemented** redevelopment projects

- The URA fulfils its duties and its mission as a public body by improving the living conditions of residents in old districts through redevelopment.
- The rationale for redevelopment and the project priority should depend on the building conditions, planning considerations, and the living conditions of residents, and not on the redevelopment value of the site. The nature of redevelopment should be a social one.
- In implementing these redevelopment projects, URA should adopt a compensation mechanism with broad applicability, and undertake the responsibility of rehousing or compensating the affected tenants. The URA can also apply the Lands Resumption Ordinance based on the URAO to resume land on the grounds of public interest.
- In order to further realise the “people-centred” spirit, it is suggested that URA should consider the wish of owners in determining its project priorities before commencing any project that satisfies the above criteria. For example, if the owners of the buildings within a redevelopment area have gathered a certain percentage of consent from fellow owners, they can actively seek URA's agreement to initiate the redevelopment procedures. However, if the acquisition offer is not accepted by the majority of owners within a specified period after the offer has been made, the URA should have the right to abandon the project.

Model of URA - **facilitated** redevelopment projects

- Relevant studies show that, given URA's pace of redevelopment, it will not be able to cope with the increasing number of aging buildings, nor will URA be able to respond to the needs of owners of old buildings on its own.
- During the Public Engagement discussions, many considered that the URA could also assist owners to initiate redevelopment on their own.
- The URA can provide consultation services to owners to proceed with redevelopment under the market mechanism and the existing legislation, such as to help owners assemble titles to sell to developers by tender (and where applicable, the owners may invoke the Land (Compulsory Sale for Redevelopment) Ordinance), or to collaborate with developers for redevelopment.
- Redevelopment is initiated by the owners. Owners can share the profits of redevelopment (especially if the lot has higher redevelopment value), which is considered an act of investment through redevelopment. The URA itself does not participate in the redevelopment nor does it involve in acquisition, compensation or rehousing arrangements. Neither will the Lands Resumption Ordinance apply. However, to comply with good corporate guidelines, the URA will request those owners involved in redevelopment to provide assistance to affected tenants.

5. Seven Major Topics; Building Consensus

(iv) Compensation and Rehousing Policy

Compensation to owners

- Under the existing URA policy, there is a significant difference between cash compensation for owner-occupiers and for non owner-occupiers. While both are entitled to compensation higher than the open market value of the properties, owner-occupiers are offered the market open value of their property plus the full Home Purchase Allowance (HPA) while non owner-occupiers can only receive the open market value of their property plus half of the HPA. The rationale is that since the URA-initiated redevelopment projects are to fulfil its social missions, the compensation level should be sufficient for owner-occupiers to find replacement flats in the same district (the HPA is based on the value of a notional 7-year old replacement flat). This rationale does not apply to non owner-occupiers. Such differentiation has been a controversial issue in previous redevelopment projects.
- The current compensation mechanism of the URA is generally based on the decision of the Legislative Council Finance Committee in March 2001 on “Home Purchase Allowance and Ex-gratia Allowance for Owners and Legal Occupiers of Commercial Properties”. However, there are instances of some elderly owners owning only one or two old flats in the old redevelopment areas which they rent out to support their livelihood. Under the existing across-the-board policy, they will be classified as non owner-occupiers and not eligible for the full HPA, giving rise to anxiety and concern among them. We suggest the URA to study how assistance can be provided to such elderly owners.
- The current practice of maintaining the HPA at a notional 7-year-old replacement flat value as the standard of cash compensation for residential property owners is still considered appropriate, but most people demand the additional option of “flat for flat” for owner-occupiers, so that they can continue to live in the same district and maintain the social network they have established.
- On the basis of the public views, it is proposed that while maintaining the same HPA standard (based on a 7-year notional replacement flat) and a differentiation between owner-occupiers and non owner-occupiers, the URA should explore how they could assist elderly non owner-occupiers of residential properties in special circumstances. The URA should also consider options other than cash compensation for affected owner-occupiers of residential properties. The Government and the URA wish to explore with the community the feasibility of “flat for flat”. The following is a preliminary framework.



“Flat for Flat” - a model for consideration

Objective	Redevelopment projects implemented by the URA do not involve the redevelopment value of the lot in question. Neither is it an “owner participation” redevelopment model. Consideration of the “flat for flat” arrangement is based mainly on the consideration to enable the original owner-occupiers to retain their social network. This is an additional option to cash compensation.
Targets	Residential property owner-occupiers
Principle	The principle of maintaining the HPA based on a notional 7-year old replacement flat as the standard for cash compensation remains unchanged. The “flat for flat” option is also based on this calculated cash value.
Procedures	<ul style="list-style-type: none"> Residential owner-occupiers must first accept the amount of cash compensation for their properties. This cash value is the basis for all other related considerations. If the value of the new flats under the redevelopment proposal is higher than the cash compensation to which the owner-occupiers are entitled, then the owners opting for the “flat for flat” arrangement must pay the URA the difference. If the value is lower than the cash compensation, the owners will be refunded the difference. The URA will, at the time of making offers for voluntary acquisition, provide details of the arrangements for the “flat for flat” option and the basic information about the new flats. If an owner opts for “flat for flat”, the URA will hold part of the cash compensation at a law firm for confirmation.
Technical issues	In general, a property transaction involves three important elements: price, size and location. As the new flats for the purpose of “flat for flat” have not been built at the time the owner decides to take part in the arrangement, and there may not even be architectural drawings, the question is how to provide the owners with adequate information to enable them to make a decision. There are also other questions concerning land administration, registration of sale and purchase and termination of agreement that will need to be resolved. The URA will actively study how to provide more information to owner-occupiers opting for “flat for flat” to ensure that this is a reasonable and feasible alternative option.
Implementation method	<ol style="list-style-type: none"> The URA can consider reserving flats of specific sizes (such as 400, 500 and 600 sq. ft.) at lower floors of the buildings in the redevelopment project for the “flat for flat” arrangement. Interested owners must first accept the “unit price (per-square-foot) of new flats”. In other words, there will not be any difference in the price of flats due to the difference in floor or in orientation. The value of the new flat will be confirmed when the owner opts for “flat for flat” and selects the size of the flat. Upon completion of the new development, the priority for flat selection will be determined by drawing lots. The owner has to accept a +/- 5% difference in the actual size of the flat. If the size is larger by over 5%, the owner does not need to pay the difference. On the other hand, if the size is smaller by over 5%, the owner will be repaid the difference. In the calculation of flat size for both the existing flat and the new flat, the saleable area will be adopted as the basis.
Note	Starting from 2008, the URA has a special arrangement that allows owner-occupiers affected by URA's redevelopment projects to register their interest in priority purchase of the redeveloped flats at market price.

5. Seven Major Topics; Building Consensus

(iv) Compensation and Rehousing Policy

- As for shop owner-operators, apart from the existing cash compensation, more assistance is recommended:
 - For small operators whose operation depends on the social network in the district, the URA should make efforts to help them identify suitable premises in the vicinity to re-locate their business; and
 - The URA should make special rental arrangements to facilitate shops with unique characteristics to return to operate at the redeveloped site upon completion.
- Compared to offering a “flat for flat” option, to implement the option of “shop for shop” poses more insurmountable problems. For instance, each shop is different in terms of location, size and operational needs, and as the URA must comply with the land and planning considerations and must meet various building regulations, fire and safety requirements, it is often impossible to guarantee the provision of similar shop spaces on the completion of the redevelopment project. Moreover, for some of the existing shops, they may be plying in trades that may not fit in with the planning intention of the site upon redevelopment. Besides, as shops need to build customer bases, if the shop in question has relocated elsewhere and established a clientele during the redevelopment period, it is very unlikely that the shop operator will want to move back after redevelopment.

Rehousing the tenants

- Since its establishment, the URA has been relying on agreements with the Hong Kong Housing Authority and the HKHS to provide public housing flats in urban areas and the New Territories for the affected tenants.
- Under the URA's current rehousing policy, all eligible tenants registered in the freezing survey of any URA project are to be rehoused / compensated after agreements to sell are reached between the owners and the URA. However, in a recent redevelopment project, there were occurrences in which some owners refused to continue the lease with tenants after the freezing survey was conducted, and demanded tenants to move out prior to URA's offer and successful acquisition. Although this is not an illegal act on the part of the owners, while such conduct, according to URA's current compensation mechanism, will not bring any extra benefits to the owners, it will cost tenants the opportunity for compensation or rehousing. Last year, in an attempt to help these tenants on compassionate grounds, the URA launched an improved scheme to provide these tenants with a relocation assistance that amounts to over ten months of their existing rent. The URA will closely monitor the situation and it is proposed that the URA should consider exploring further measures to assist this type of tenants, so as to better realise the objective of improving residents' living conditions through redevelopment.

(v) Public Engagement

Based on public views, we have attempted to enhance and advance public engagement in the abovementioned areas, and have also created more room for property owners in old districts to participate in redevelopment. Measures highlighting public engagement include:

- Incorporating the views of the community and members of the district early in the district-based renewal work through DURF;
- Encouraging DURF to hold public engagement activities, and to gauge local views more extensively;
- Providing an avenue for owners in the redevelopment areas to proactively request the URA to give priority to redeveloping their properties if this is endorsed by a certain percentage of the owners concerned; and
- Providing an “owner participation” redevelopment model, with the URA providing assistance as facilitator.



5. Seven Major Topics; Building Consensus

(vi) Social Impact Assessment and Social Service Teams



Social Impact Assessment (SIA)

- The current URS stipulates that the URA must carry out SIA for each project. The assessment has two phases – Phase 1 is the non-obtrusive SIA conducted prior to the announcement of a project, with the preliminary assessment being an assessment of the potential impact of the project on the community, and the mitigating measures required. Phase 2 is the detailed assessment of the social impact on the affected residents after the project is published. In line with the people-centred, bottom-up and district-based new approach for urban renewal, we recommend that future SIAs be conducted at two levels:
 1. “District-based Social Impact Assessment”:
The DURF must first carry out SIAs on their recommended redevelopment areas or projects. As there may be a considerable time gap between these assessments and the time when the authorities decide to commence the project, the authorities may need to carry out follow-up assessment so as to update information on certain buildings prior to

deciding whether or not to go ahead with the redevelopment.

2. “Project-based Social Impact Assessment” will focus on clarifying and responding to the special needs of affected households in the individual projects. This can continue to be carried out by the URA, or by an independent institution commissioned for the purpose. In the latter case, the questionnaire survey should also be conducted at the same time the freezing survey is conducted by the URA for collecting information related to households with special needs. As this type of assessment is not an impact assessment but more an assessment on mitigating measures, we also suggest that a different name be given to this type of SIAs to avoid confusion.

- Some views point to the fact that the scope of the SIAs should be strengthened. Further discussion on the details of the scope of future SIAs on the basis of the above proposals is necessary.



Social Service Teams (SST)

- There is general consensus that providing assistance to affected residents is an essential part of urban renewal. At present, some social workers in the SSTs feel that they are put in conflicting roles, mainly because their employment by the URA can be perceived to undermine their independence. This is particularly evident when they find themselves in conflicting roles when discharging their advocacy duty and their case work duty.
- To address this concern, we suggest that the two different roles of the SSTs be handled separately –
 - Rights advocacy: The institution to which the SSTs belong can nominate staff members to be represented on DURF, and contribute to the district-based SIAs. Through giving support to the residents in the redevelopment areas, they can discharge their duty of rights advocacy.
 - Case handling: This will continue to be handled by the social workers belonging to the SSTs currently commissioned by the URA. The URA can also consider directly recruiting additional social workers as part of the URA team, so that they can directly handle the cases to ensure that affected residents with special needs are given the assistance they require.



5. Seven Major Topics; Building Consensus

(vii) Financial Arrangements

- The principle of self-financing is the bedrock of good corporate governance in public bodies.
- Under the current URS, the Government supports the URA by waiving the land premium of the redevelopment sites and injecting \$10 billion to support the work of the URA with the approval of LegCo. According to the URAO, URA has to exercise due care and diligence in the handling of its finances so as to achieve the Government's objective for the urban redevelopment programme to be self-financing in the long term.
- Based on available literature, including the Economic Impact Assessment Study on URA's Urban Regeneration Projects completed during this Review, urban renewal projects have positive economic impact on the district concerned, and this impact is often more profound than the financial impact of the project itself. During the discussions at the Public Engagement Stage, the professionals and academics have also pointed out that when we assess whether an urban renewal project is cost-effective for determining its financial arrangement, we need to consider the economic benefits that the redevelopment project will bring both inside and outside its boundaries.



- When the Government formulates a new URS at the conclusion of the URS Review, it will also consider in a comprehensive manner financial arrangements in the best public interest.



Building Consensus

Taking into consideration the public views on the seven major topics and the analysis of the SC above, would you agree that:

1. The authorities should plan for urban regeneration at the district level, adhere more closely to the “people-centred” principle, put into implementation the “bottom-up” public engagement processes, and set up a “District Urban Renewal Forum” (DURF) in each of the old district
2. The URS is a government strategy, its implementation agents should not be confined to the URA. Rather, the participation of related government departments, public bodies, the private sector, individual property owners, professionals and non-government organisations should be articulated more clearly
3. The macro approach of urban regeneration should continue to be based on the 4R strategy, namely, “Redevelopment”, “Rehabilitation”, “pReservation” and “Revitalisation”. As a key stakeholder and
- implementer of the strategy, the URA’s future role in urban regeneration should reflect a balanced focus in both “Redevelopment” and “Rehabilitation”. In the long run, if the pressure of urban decay is relieved, and public awareness of the importance of building maintenance enhanced through legislation, law enforcement and support services, URA’s work priority may be shifted to rehabilitation
4. URA’s work in heritage preservation should in-principle be confined to within its redevelopment project areas. Reference should be made to the Government’s policy on heritage conservation, including using economic incentives (instead of cash compensation) to preserve privately-owned heritage, revitalising heritage buildings via collaborative partnership with non-profit making organisations, and providing more opportunities for the public to enjoy the use of these revitalised buildings



5. Seven Major Topics; Building Consensus

Building Consensus

5. Apart from playing the role of “implementer”, the URA should provide service as “facilitator” to property owners who intend to undertake redevelopment of their own accord. However, these services should not involve invoking the Government’s land resumption power, nor should it be subsidised by public funds
6. In maintaining the home purchase allowance based on a notional 7-year old replacement flat as the standard for cash compensation to residential property owners, and in maintaining a differentiation between owner-occupiers and non owner-occupiers, the URA should consider how elderly non owner-occupiers under special circumstances can be offered a higher home purchase allowance than that available to the ordinary non owner-occupiers. The URA should consider offering residential owner-occupiers the option of “flat for flat”, where an equivalent value of the cash compensation is used as a basis, so that they can return to live in the same neighbourhood after redevelopment and maintain the social network they have established
7. Shop operators should be provided with more assistance to re-start their business, and the option to return to the redeveloped project to resume business as tenants. However, it is considered infeasible to offer a “shop for shop” option for owners of shop premises in lieu of cash compensation
8. To ensure that the living conditions of tenants residing in old buildings is improved through URA’s redevelopment projects, the URA should come up with measures to positively assist those tenants, who are registered as eligible tenants for rehousing / compensation during freezing surveys, but who lose their chance of rehousing / compensation due to the non-renewal of tenancy by their owners thereafter
9. Social Impact Assessment should be carried out both on a district basis and on a project basis, and the rights advocacy work and case handling work of the Social Service Team should be segregated
10. In the Government’s review of the self-financing principle of the URA, full consideration should be given to the economic benefits that urban regeneration brings to the areas beyond the boundaries of the renewal projects



6. Follow-up Work

Unless otherwise specified above, the important principles in the current URS promulgated in 2001 will continue to apply. From now on until the middle of the year, the SC will continue to listen to public views on the new directions proposed above.

Upon completion of the Consensus Building Stage, the DEVB will draft a new URS before the end of 2010. The public will be consulted on the text of the new strategy before substantive follow up will be undertaken.



URS Review – Consensus Building Stage Workshop and Concluding Meeting

Workshop

Date	15 May 2010 (Saturday)
Time	2:30 – 5:30 p.m.
Venue	12/F, Madam Chan Wu Wan Kwai School of Continuing Education Tower, 9 Baptist University Road, Hong Kong Baptist University, Kowloon Tong

Concluding Meeting

Date	5 June 2010 (Saturday)
Time	2:30 – 5:30 p.m.
Venue	Auditorium, 9/F, Hong Kong Federation of Youth Groups Building, 21 Pak Fuk Road, North Point

- For details, please visit our dedicated website at www.ursreview.gov.hk.
- You are welcome to register for the Workshop and the Concluding Meeting. You are also invited to share your views on the e-forum with us (please visit the aforementioned website for details).

SDEV attended radio programmes on both the Chinese and English language channels between February and April, at which she explained the initial directions proposed in this Consensus Building Stage. You may visit the URS Review website at www.ursreview.gov.hk to listen to the programmes.

7. Annexes: (i) Overview of the Development of the Urban Renewal Policy in Hong Kong

Date	Events
21.7.1995-15.11.1995	<ul style="list-style-type: none"> The former Planning, Environment and Lands Branch (PELB) launched a public consultation on Urban Renewal
12.1995	<ul style="list-style-type: none"> The former PELB published the public consultation report on Urban Renewal
6.1996	<ul style="list-style-type: none"> The former PELB published the Policy Statement on Urban Renewal Apart from a package of immediate measures, the public statement proposed the following major measures: <ol style="list-style-type: none"> to upgrade the Land Development Corporation (LDC) to a statutory Urban Renewal Authority (URA); to introduce legislation to make it easier for owners of buildings in multiple ownership to redevelop; and to consider ways to encourage the renovation and rehabilitation of existing buildings as an alternative to redevelopment <p>An arrangement for additional sites for rehousing purpose to meet long term requirements was also proposed</p>
7.4.1998	<ul style="list-style-type: none"> The Provisional Legislative Council passed the Land (Compulsory Sale for Redevelopment) Bill
7.6.1999	<ul style="list-style-type: none"> The Land (Compulsory Sale for Redevelopment) Ordinance came into operation
2.2000	<ul style="list-style-type: none"> A task force was established under the former Planning and Lands Bureau (PLB) to formulate a comprehensive strategy for building safety and timely maintenance
27.6.2000	<ul style="list-style-type: none"> The Legislative Council (Legco) passed the Urban Renewal Authority Bill
11.2000- 3.2001	<ul style="list-style-type: none"> The task force under the former PLB conducted a public consultation on building safety and timely maintenance
4.2001	<ul style="list-style-type: none"> The former PLB announced the implementation plan on the “Comprehensive Strategy for Building Safety and Timely Maintenance”
4.2001	<ul style="list-style-type: none"> The former PLB announced the revised enforcement policy against unauthorized building works by the Buildings Department (BD)
1.5.2001	<ul style="list-style-type: none"> The Urban Renewal Authority Ordinance (Cap. 563) came into operation and the Land Development Corporation Ordinance (Cap. 15) was repealed The URA was formally established and the LDC was disbanded
7.2001	<ul style="list-style-type: none"> BD launched the “Comprehensive Building Safety Improvement Loan Scheme”

Date	Events
1.8.2001-30.9.2001	<ul style="list-style-type: none"> The former PLB consulted the public on the draft “Urban Renewal Strategy” (URS) in accordance with the Urban Renewal Authority Ordinance
11.2001	<ul style="list-style-type: none"> The former PLB published the URS to provide broad policy guideline to the work of the URA
12.2003	<ul style="list-style-type: none"> The former Housing, Planning and Lands Bureau (HPLB) conducted a public consultation exercise on building management and maintenance
3.2004	<ul style="list-style-type: none"> The URA launched the “Building Rehabilitation Materials Incentive Scheme” and the “Building Rehabilitation Loan Scheme”
1.2005	<ul style="list-style-type: none"> The former HPLB and the Hong Kong Housing Society (HKHS) signed a Memorandum of Understanding under which the HKHS set aside \$3 billion to launch the “Building Management and Maintenance Scheme” to promote building management and maintenance, including providing technical and financial assistance to owners of private buildings. The HKHS later set aside an additional funding of \$1 billion to complement the launch of the Mandatory Building Inspection Scheme (MBIS)
1.2005	<ul style="list-style-type: none"> The former HPLB published the Consultation Paper on Building Management and Maintenance
11.2005	<ul style="list-style-type: none"> The former HPLB launched a public consultation on the MBIS
5.2007	<ul style="list-style-type: none"> The former HPLB published the public consultation report on the MBIS and announced that the Government would legislate for the implementation of the MBIS and the Mandatory Window Inspection Scheme (MWIS)
10.2007	<ul style="list-style-type: none"> The Chief Executive (CE) announced the Policy Statement on Heritage Conservation and a package of initiatives on heritage conservation
5.12.2007	<ul style="list-style-type: none"> The Buildings (Amendment) Bill 2008, which would introduce a new minor works control system, was first read in the Legco
1.2008	<ul style="list-style-type: none"> The Development Bureau (DEVB) implemented the mechanism of heritage impact assessment
1.2008	<ul style="list-style-type: none"> DEVB rolled out the Public Awareness Campaign on Heritage Conservation and launched a new website on Heritage Conservation (www.heritage.gov.hk)
2.2008	<ul style="list-style-type: none"> DEVB launched the Revitalising Historic Building through Partnership Scheme
4.2008	<ul style="list-style-type: none"> DEVB established the Commissioner for Heritage's Office

7. Annexes: (i) Overview of the Development of the Urban Renewal Policy in Hong Kong

Date	Events
5.2008	<ul style="list-style-type: none"> The HKHS assisted the Government to launch the “Building Maintenance Grant Scheme for Elderly Owners”
6.2008	<ul style="list-style-type: none"> The Legco passed the Buildings (Amendment) Bill 2008 to introduce a new minor works control system
7.2008	<ul style="list-style-type: none"> DEVB rolled out the comprehensive review of the URS
8.2008	<ul style="list-style-type: none"> DEVB launched the Financial Assistance for Maintenance Scheme to help owners of privately-owned graded historic buildings
3.2009	<ul style="list-style-type: none"> The Antiquities Advisory Board launched a public consultation on the proposed grading of the 1,444 historic buildings in Hong Kong
5.2009	<ul style="list-style-type: none"> DEVB, in collaboration with the BD, HKHS and URA, launched the Operation Building Bright
10.2009	<ul style="list-style-type: none"> CE announced the “Conserving Central” projects
12.2009	<ul style="list-style-type: none"> BD commenced the registration of minor works contractors
2.2010	<ul style="list-style-type: none"> DEVB introduced the Buildings (Amendment) Bill 2010 into Legco for the implementation of the MBIS and MWIS
1.4.2010	<ul style="list-style-type: none"> The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice) came into operation. The Notice specifies the lowering of the application threshold from 90% to 80% for three classes of land lot, namely (i) a lot with units each of which accounts for more than 10% of the undivided shares in the lot; (ii) a lot with all buildings aged 50 years or above; and (iii) a lot that is not located within an industrial zone and with all the buildings on the lot being industrial buildings aged 30 years or above. The Lands Tribunal will make an order for compulsory sale if it is satisfied that redevelopment is justified on the ground of age or state of repair of the existing buildings sitting on the lot and that the majority owner submitting the application has taken reasonable steps to acquire all the shares of the lot.

7. Annexes: (ii) Membership of the Steering Committee on Review of the Urban Renewal Strategy

Chairperson

Secretary for Development

Members

Mr CHAN Ping-chiu, Andrew

Professor CHEUNG Yan-leung, Stephen

Mr HO Hei-wah

Mr KWAN Chuk-fai

Mr LEE Tsung-hei, David Chris

Professor LUNG Ping-yee, David

Mr NG Wing-shun, Vincent

Professor TAM Fung-yee, Nora

Dr WONG King-keung, Peter

Ms WONG Ying-kay, Ada

Secretary

Principal Assistant Secretary for Development (Planning and Lands) 4

In attendance

Permanent Secretary for Development (Planning and Lands) or his representative

Director of Planning or her representative

Director of Lands or her representative

Director of Buildings or his representative

Managing Director of Urban Renewal Authority

Executive Director of Urban Renewal Authority

Urban Renewal is for everyone.

We look forward to building consensus with you.

For details, please visit our designated website at www.ursreview.gov.hk.
You are welcome to register for the Workshop and the Concluding Meeting.
You are also invited to share your views on the e-forum with us
(please visit the aforementioned website for details).

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