

E-Questionnaires

name	Contact (Y/N)	Submit date	Answer #1	Answer #2	Answer #3	Answer #4	Answer #5	Answer #6	Answer #7
	N	10/12/2008 13:41		URA should have a balance in redevelopment and rehabilitation in the coming projects.	URA selected the project based on the profitable view. URA should change to select the buildings with poor living environment in first priority. It is because the formation of the URA not just for profit making or self financing, but also improve the urban area living environment.			The property owners should have a chance to join the redevelopment project or preservation such as formed a company holding by URA and owners. The cuurent compensation methods just reflect the current market price, it missed to calculate the future profits of the redevelopment.	

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	N	12/12/2008 21:40	1. Improvement in residents quality of life. 2. Preserving our heritage and culture. \n	yes.. some old buildings with historical or unusual character should be preserved.	definitely majority views and not just property developers or government!!				

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	N	12/12/2008 21:44					Encourage urban renewal by making it easier for redevelopment. The current law of purchasing 90pct of an apartment block before it can be acquired for redevelopment is too tough. Many buildings which would have been redeveloped by now are held up indefinitely sometimes by a few selfish or greedy landlords.		

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	N	17/12/2008 17:11	To balance views between various involved parties to build a better Hong Kong. Human Factor and Sustainability of the community.	This should be a holistic approach, balancing the real needs of re-development as well as the opportunity costs of doing one thing and not the other. \n	Majority should win, however, if we can also balance and take on views of the minority with special reasons, that would give a better picture of the project selection.	Since URA has a public mission, financing should not be the no. one consideration, public interest should be more important.	Yes, the role of URA being the developer and the planner should be reviewed. Private sector should involve where their experts plays (e.g. developing and managing the project).	Don't think there is a fair method, but acceptable to the person who receive compensation. Market price might be a good benchmark considering the overall growth potential of the area.	

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Kobe Ho	Y	5/1/2009 10:47	- improve the living environment (hygiene, ventilation) for the local habitats, instead of getting rid of them \n- revitalize slumping area by adding creative public space, instead of giving land to property developers for building shopping malls	must emphasize on 復修、保育和活化. the established buildings and connections though old, are HK's key attractiveness.	must 檢討 the process. government shd be the final decision maker after transparent consultation with the general publics. then obtain professional advices from architects, city planning prof, various professions. gov'n't decision must be reported to the public with valid points.	i dun have much details to judge, need more info before answering.	must 檢討. \nfor business purpose, property developer shd be the least to benefit from redevelopment. gov't shd safe HK's attractiveness by helping independent small business such as tailor, DIY shop owners by offering (or keeping) good location shop at cheap rent with govt subsidy \nfor residence, first must keep the local habitats at the original location, the help them to renovate the buildings, or build some creative buildings for them, like the "tulo" the new public housing @ guangzhou.	must 檢討. \n- something can't be 補償: the connection established. shd save this connection as far as possible, coz this keeps HK vibrant. \n- if really need original habitats to keep out of their location, gov't shd compensate at the level for them to buy similar property at the same size at the same district.	please save North Point sun kwong theatre.

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Camille Keung	Y	5/1/2009 17:29	各區的重建概念應該一致，因為到最後所有區域都重建發展時，城市就有一個統一的規劃。例如 SUSTAINABLE 是一個概念時，就應該各區的 PROJECT 也是沿用這個 CONCEPT。	活化是可取的。因為舊有的香港城市規劃沒有一致，如果硬要將舊建築物保留復修，一來阻礙了 master plan，二來加重不必要的經濟負擔。建議將其活化/ 改變用途，切合現在和將來的需要。美利樓是不错的。	市民的意見是重要的，但坦白說，一般市民對規劃的認識未必很深。建議讓市民表達意見後，有用就聽，有用就不要採用。絕不需要取決於大多數人意見... \n \n 因為涉及這樣大規模的規劃，是絕不可能切合每個人的意願。但是，在規劃的同時，要理解當地的文化，因為要令一個社區有靈魂，一定要保留他的文化。	建議應擺放多點資源，如果要做到"財政自給"，很洩氣。而且市區重建是大政府的事，應該得到政府的批款。	私人機構與政府的合作應該更緊密，不要讓私人機構瞎設計有自己特色的 MASTER PLAN，而不是切合那一區的設計。	沒有意見	如果每個重建項目都總要有兩枝商業大廈...我相信香港未來的規劃會比現在差。 \n \n 不要做到商業大廈好像 SPONSOR 一樣，總要出現一下。

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Ian Nock	Y	9/1/2009 18:49:50	A better living environment and renewed life to old derelict areas including the old factory areas like Tai Kok Tsui. Hong Kong is a small place and there is not even space for more reclamation. The only way to provide decent housing and shops for the citizens it to redevelop the old neighbourhoods and factory areas into new, modern and beautiful neighbourhoods that people are proud to live in. Examples are Tai Kok Tsui and Sham Shui Po with lots of small, old derelict buildings but a lot of sky!	The current system is good. Redevelopment of old buildings should continue to be pulled down and old factory areas turned into residential communities that are more suitable for Hong Kong's current environment.	Majority vote wins.	Yes. URA should be funded by the government or as a levy on other property developments in the city	THE URA is doing a great job but perhaps private developers could be involved more in order to speed up the redevelopment of old areas process	The current compensation methods seem to be very fair and give owners of derelict buildings a very good return for their	When redeveloping areas thought should be given to beautifying the whole area with trees, parks and plants. There is far too much concrete in HK (a lot of it old and grey and falling apart) and not enough "green". I think you are doing a good job but you should speed up the process and do whole areas rather than just single buildings on a piecemeal basis.

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Sam Yip	N	10/1/2009 10:29:30	The redevelopment could lead and push the housing market back to normal track.	could separate different teams in different jobs. Better have separate budget.	So far the factors and process of considering priority of projects is not open enough. Better to have more channels hearing voice from people. Some simple things could be like voting.	when identifying projects, it should be balanced between profitable projects (like Wanchai and Jordan) and non-profitable projects (like Kwun Tong, Kowloon city and Sau Kei Wan).	The council could be a hand of the gov't. e.g. during the financial crisis, it could take more projects to increase gov't spending and create more job opportunities.	very subjective. Need to involve different valuers.	

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梁小姐	Y	11/1/2009 14:38:04	本區居民有更安 全和舒適的居住 環境。 \n 在更新 市區的時候，不可 只顧拆舊樓、建高 樓。應?重維修建 築物、保留街道和 本區原有特色，不 要迫遷原有居民 和商?，不要破壞 各區風貌，使它們 變成一式一樣的 商場和高密度住 宅！	舊有的建築物 樓層在十層以 下，所以即使在 繁忙道路有兩 排舊樓，整體空 氣流通仍可 以。但如果拆去 所有舊樓建高 樓的話，我們連 吸一口清新空 氣都困難、天空 也看不見了。政 府應以人爲 本，不要只看經 濟利益。	政府應以人爲本	政府應長期 給予財政資 助，否則市建 局只?重有經 濟利益の方 法去推行市 區更新工作。			本人小時侯在中環 居住，看?各條特式 街道(如鴨蛋街、花 布街、同文街)的消 失，以及舊有的中 環街市將被清拆， 香港舊區本有的特 式正在被市區重建 完全破壞，即使保 留某些舊建築去改 變用途，只會變得 不倫不類。

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name	Contact (Y/N)	Submit date	Answer #1	Answer #2	Answer #3	Answer #4	Answer #5	Answer #6	Answer #7
賴建國	Y	29/1/2009 14:55:10	市區更新應為社區內的文化,參與社區凝聚力及經濟帶來效益,而在研究市區重建策略時亦要將上述的元素放於其中.	此四者的比重必須要重定,尤以重建工作,因此仍製造現時問題的主要因素.	在選取項目時,要由下以上方可減低居民的反對,以尤以當區居民的意見為重.	由公營或半公營的機構負責的項目無須自給模式,如此模式可行早就由私營市場介入,不會留待公營機構介入.	市建局角色必須要檢討.私人機構及政府的角色也應納入檢討之內.	補償的原則應以真正能改善受影響者的生活為旨,在此基礎下,補償方式可以是多元化及切合各人的需要.	在現時協助居民的社工隊應納入檢討的範圍,因為他們現處非常的位置中,兩邊不是人.故建議成立基金以資助他們的服務及提供資源作社會影響評估

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calvin	N	30/01/2009 23:04:04	1a) Urban renewal would be able to provide a cleaner and tidier living environment. 1b) Macro view on how the overall area should look. Careful business zoning is also very important	I think the government should provide a shortlist of candidates and allow citizens to cast their vote online whether they believe that such buildings should be preserved and revitalized.	I think it should be decided by the majority view of the community.	Self financing model is flawed as all projects are evaluated on a economical basis (i.e. IRR, ROI...) This would ignore social aspect of redeveloping aged communities	Government should assist URA in developing a long term plan which is transparent to the public. Once the plan gets released, the public will have a base document for them to brainstorm and generate more ideas.	no comments	I think the URA should focus on having butchers and poultry moved to the existing air conditioned fresh markets. I am shocked with the low utilization rates in the fresh markets in Sai Ying Pun area. I do not believe that hanging raw meat under ambient conditions is up to current global standards.