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URandom agency selected the project based on the profitable view.

URandom agency should change to select the buildings with poor living environment in first priority. It is because the formation of the development and rehabilitation in the coming projects.

The current compensation methods just reflect the current market price, it missed to calculate the future profits of the redevelopment.
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<td>N</td>
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<td>12/12/2008</td>
<td>11:00</td>
<td>yes... some old buildings with historical or unusual character should be preserved.</td>
<td>definitely majority views and not just property developers or government!!</td>
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<td>12/12/2008</td>
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<td>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.</td>
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<td>N</td>
<td>17/12/2008</td>
<td>To balance views between various involved parties to build a better Hong Kong. Human Factor and Sustainability of the community.</td>
<td>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</td>
<td>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.</td>
<td>Since URA has a public mission, financing should not be the no. one consideration, experts play a role considering the overall growth and managing the project.</td>
<td>Yes, the role of URA being the developer and the planner should be reviewed. Private sector should involve where their expertise plays.</td>
<td>Don't think there is a fair method, but acceptable to the person who receive compensation.</td>
<td>Market price might be a good benchmark considering the overall growth potential of the area.</td>
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<td>Kobe</td>
<td>Y</td>
<td>5/1/2009 0:47</td>
<td>- improve the living environment (hygiene, ventilation) for the local habitats, instead of getting rid of them by revitalizing slumping area by adding creative public space, instead of giving land to property developers for building shopping malls</td>
<td>must emphasize on renovation, the established buildings and connections through old, are HK’s key attractiveness.</td>
<td>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.</td>
<td>i dun have much details to judge, need more info before answering.</td>
<td>must 檢討. Infor 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 gov’t subsidy infor residence.</td>
<td>must 檢討. Infor something can’t be saved. save this connection as far as possible, coz this keeps HK vibrant. In- 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.</td>
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please save North Point sun kwong theatre.
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<tr>
<td>Camille Keung</td>
<td>Y</td>
<td>5/1/2009 17:29</td>
<td>各區的重建概念應該一致，因爲到最後所有區域都被重建。建議讓市區裡的建築物保留復修，一來阻礙了私人的設備與政府的合作者。建構應展開多點靈活性的都市，要緊密。不要讓私人市場對規劃的認識。 資料自給，很難氣，機構的設計與特色。</td>
<td>活化是可取的，因爲舊有的香港城市的規劃沒有發展時，城市就有必要要將一個統一的規劃。 SUSTAINABLE是一個概念時，就應該各區的 PROJECT 也是沿用這個 CONCEPT。</td>
<td>市民的意見是重要的，但坦白說，一般來說如果要做到“財”應該更緊密。不要讓私人市場對規劃的認識。</td>
<td>建議應展開多點靈活性的都市，要緊密。不要讓私人市場對規劃的認識。 資料自給，很難氣，機構的設計與特色。</td>
<td>沒有意見</td>
<td>如果每個重建項目都總要有兩棟商業大廈...我相信香港未來的規劃會比現在差。</td>
<td>不要讓私人市場對規劃的認識。 資料自給，很難氣，機構的設計與特色。</td>
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<td>Ian</td>
<td>Y</td>
<td>9/1/2009 18:49:50</td>
<td>A better living environment and renewed life to old derelict areas including the old factor 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 is 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!</td>
<td>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.</td>
<td>Majority vote wins.</td>
<td>Yes. URA should be funded by the government or perhaps private developers could be involved more in order to speed up the redevelopment of old areas process.</td>
<td>The URA is doing a great job but compensation methods seem to be very fair and give owners of derelict buildings a very good return for their investment.</td>
<td>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 &quot;green&quot;. 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.</td>
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<td>Sam Yip</td>
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<td>10/1/2009 10:29:30</td>
<td>The redevelopment could lead and push the housing market back to normal track.</td>
<td>could separate different teams in different jobs. Better have separate budget.</td>
<td>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.</td>
<td>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).</td>
<td>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.</td>
<td>very subjective. Need to involve different valuers.</td>
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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。
在更新時，不可只顧拆舊樓，建高樓。
應重修建築物，保留街道和
本區原有特色。
不要迫遷原有居民，
我們連和商，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
只顧拆舊樓，建高
樓。應重修建築物，保
留街道和
本區原有特色，不要
迫遷原有居民，我們
連和商，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！                           | 政府應以人為本
政府應長期
給予財政資
助，否則市建
局只重有經
濟利益的方
法去推行市
區更新工作。                           | 政府應以人為本
政府應長期
給予財政資
助，否則市建
局只重有經
濟利益的方
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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<td>calvin</td>
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<td>30/01/2009 23:04:04</td>
<td>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</td>
<td>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.</td>
<td>I think it should be decided by the majority view of the community.</td>
<td>Self financing model is flawed as all projects are evaluated on an economical basis (i.e. IRR, ROI...). This would ignore social aspect of redeveloping aged communities</td>
<td>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.</td>
<td>no comments</td>
<td>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.</td>
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