

**Consultancy Study on Urban Renewal Policies**

**Scope of Work**

**1. Introduction**

- 1.1 The Development Bureau with the support of Urban Renewal Authority (URA) is preparing a tender to engage a consultant team to examine the urban renewal experience of a number of comparable cities mainly within Asia. More in-depth knowledge on the need for urban renewal and the experience of comparable cities to Hong Kong will be important for objective discussions and informed decisions by the community and the Government in the review. Visits to the selected cities will be made to review the key effect of policies on the ground through the study of actual practice and interviews with the implementation agents, key stakeholders and affected parties. The key aim of the study is to examine policy options to address key urban renewal issues.
- 1.2 The bulk of the study and reporting will be conducted over a study period of about six months with occasional inputs required from the consultants during the public engagement process of about two years which will commence around the same time. The framework for the conduct of the city comparison and the detailed scope of work are set out below.

**2. Framework for City Comparison**

- 2.1 The comparison of the experience of international cities by the consultants should make reference to the framework for urban renewal policy and action in Hong Kong such as:
- (a) the legislative and policy background and mandate (equivalent to URA Ordinance and Urban Renewal Strategy (URS));
  - (b) the nature of the principal renewal agents (e.g. equivalent roles to those of URA and HKHS);
  - (c) the emphasis of renewal actions be they on redevelopment, rehabilitation, preservation, revitalisation or other means;

- (d) the policy approach and powers to enable property acquisition or resumption (compulsory purchase) and the nature of compensation offered;
- (e) the level and extent of public consultation for different forms of policy intervention;
- (f) the finance of urban renewal; and
- (g) the broad nature and scale of renewal projects.

### **3. Scope of Work**

3.1 The scope of consultancy services is as follows:

- (a) to study the urban renewal experience in at least five comparable cities in mainland China (e.g. Guangzhou, Shanghai), Taiwan (e.g. Taipei), Singapore or Japan (e.g. Tokyo) or other cities elsewhere in Asia or beyond;
- (b) to review the relevant legislation and policies and general achievements and conduct an in-depth study of at least one actual project preferably implemented in the last three years in each city;
- (c) to visit the project site, interview representatives of the implementation agency, relevant concern groups and activists, and if possible some affected owners/ tenants, and the neighbouring community;
- (d) after studying the overseas experience, to provide analytical comments and possible but practical options relevant to the Hong Kong context to address urban renewal issues and problems. This will be used for discussion purposes during the ‘public engagement’ stage;
- (e) to assist in identifying and inviting the relevant overseas speakers to the seminar at the end of the ‘envisioning’ stage;
- (f) to participate as experts in the seminar and the ‘public engagement’ and ‘consensus building’ stages;
- (g) to attend progress meetings with the client and meetings of the Steering Committee on URS Review and prepare

meeting papers as required;

- (h) to carry out additional work as instructed by the client based on additional fees to be agreed;
- (i) to participate and assist in arranging overseas study visits; and
- (j) to prepare and present reports as tentatively set out in section 4 below to the client and the Steering Committee on URS Review for consideration.

#### **4. Tentative Programme and Deliverables**

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| (a) Inception Report   | Aug 2008 |
| (b) International Experience Review Report<br>(general experience) | Nov 2008 |
| (c) International Experience Review Report<br>(project experience) | Dec 2008 |
| (d) Information pack for public engagement                         | Jan 2009 |
| (e) Draft Final Report   | Feb 2009 |