

# **Public Consultation on the Draft Urban Renewal Strategy**

## **Summary of Public Views and Responses**

**Development Bureau  
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**Annex I:** List of Written Submissions

## **1. Introduction**

Section 20 of the Urban Renewal Authority Ordinance (Chapter 563) requires the Secretary for Development to consult the public before finalising the urban renewal strategy. In line with the Hong Kong Special Administrative Region Government's emphasis on public engagement in recent years, the Development Bureau carried out an extensive 3-stage public consultation between July 2008 and June 2010 to review the strategy, during which over 2,400 public opinions/comments were received. A revised Urban Renewal Strategy drawn up on the basis of the broad consensus reached during the extensive public engagement was published in draft for public consultation between 13 October 2010 and 13 December 2010 pursuant to the requirement in the Urban Renewal Authority Ordinance. Over 70 written submissions were received. This new urban renewal strategy has been prepared taking into account the comments received.

The Urban Renewal Strategy (URS) is a government strategy the implementation of which should be undertaken by the Urban Renewal Authority (URA) and the other stakeholders/participants. The new URS has been issued to the URA. When preparing its draft corporate plan, the URA has to follow the guidelines set out in this document.

## **II. Summary of Public Views and Responses**

### **1. Objectives, Principles and Approach of the Urban Renewal Strategy (URS) (Paragraphs 1 to 7 of the Text)**

<b>Serial Number</b>	<b>Key Points</b>	<b>Raised by</b>	<b>Responses</b>
1.1	<p>➤ A number of improvement initiatives have been proposed in the draft text. The direction is right but it fails to address the problem of inefficiency of the market mechanism due to the high land-price policy, the domination of large developers and the difficulties in finding mortgage for old properties, leading to urban dilapidation. The Government should review the Urban Renewal Authority Ordinance (URAO) and urban renewal should be treated as public benefit to be provided by the Government, and consideration should be given to offering concession or instalment in payment of land premium in a bid to encourage small developers to proceed with redevelopment to facilitate market competition.</p>	Civic Exchange	<p>➤ The new URS has proposed a series of new initiatives with public consensus in order to further arrest the problem of urban dilapidation.</p> <p>➤ Besides, on the sale of housing and commercial sites, there is no so-called Government “high land-price policy”. The Government has always been adhering to the market price in land sale and we will not deliberately hinder land sale through overvaluation. By the same token, we will not deliberately undervalue the sites in order to promote land sale. The developers will make a bid according to the development potential of the individual site and also the market situation, and the site will only be sold when the reserve price set by the Government is</p>

Serial Number	Key Points	Raised by	Responses
			reached. On payment of land premium, there is an established mechanism and procedure to ensure that the amount is reasonable and in the public interest.
1.2	➤ It is welcomed that the vision of urban renewal embraces the concepts of sustainable development and building a quality city and is forward-looking.	HKIA	➤ Thank you for your views.
1.3	➤ The new URS adopting the approach of “People First – A District-based and Public Participatory Approach” is supported.	HKIS	➤ Thank you for your views.
1.4	➤ The draft emphasises urban renewal rather than urban regeneration. Neither does it shed light on how the other stakeholders can take part.	The Professional Commons	➤ The new URS has spelt out that the other stakeholders should participate in the implementation of the URS along with the Urban Renewal Authority (URA). This can be further discussed at the District Urban Renewal Forum (DURF) in future. As for the extension of redevelopment to areas other than the urban areas, the Government has an open mind and this is a question of priority.

Serial Number	Key Points	Raised by	Responses
1.5	<ul style="list-style-type: none"> <li>➤ The public participatory approach to urban renewal is agreed. However, public views do not give the correct answer to every question especially when it concerns to individual interests. Therefore priority for redevelopment should be based on objective data on building conditions.</li> </ul>	Ir Greg Wong	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
1.6	<ul style="list-style-type: none"> <li>➤ The “people-centred” approach is supported. A balanced focus on both “Redevelopment” and “Rehabilitation” adopted by the URA is also agreed.</li> </ul>	REDA	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
1.7	<ul style="list-style-type: none"> <li>➤ If the “people-centred” approach is adopted, it should focus on redevelopment so as to alleviate the housing problem facing the elderly, reduce the difficulty facing the underprivileged in home purchase and renting, as well as provide assistance to local shop operators to continue operation.</li> <li>➤ It should refine the four principles of urban renewal (Paragraph 6 of the draft) and stipulate that tenants affected by all redevelopment projects will be provided with proper rehousing; a fair and reasonable compensation should include the redevelopment value of the property and removal expense; residents of old districts should be the first to benefit from urban renewal; and views of residents affected should be given priority consideration.</li> </ul>	HK 重建關注組	<ul style="list-style-type: none"> <li>➤ The new URS has proposed a series of new initiatives on which public consensus was reached in order to assist the residents and shop operators affected by redevelopment.</li> </ul>

Serial Number	Key Points	Raised by	Responses
1.8	➤ “People First” public participation is the foundation of urban renewal.	Dr Dennis Mui	➤ Thank you for your views.
1.9	➤ The urban redevelopment approach should be quantified into more objective parameters such as age of building, building conditions and population which can be used as indicators for taking forward redevelopment projects. The information should also be made available to the public.	HKIH	➤ According to the new URS, apart from considering advice from DURF, the URA will also take account of building conditions surveys, residents’ living condition and its manpower and financial position.
1.10	➤ The Government should complete reviews on the Outline Zoning Plans (OZPs) at the earliest possible and study urban redevelopment holistically with a view to improving the provision of community facilities.	楊位醒 (Eastern DC member)	➤ Thank you for your views. This can be considered at the future DURF.
1.11	➤ Support a comprehensive and holistic approach to urban renewal with strong leadership, long term vision and financially sustainable options to rejuvenate older urban area, balancing the various approaches to urban regeneration.	RICS	➤ Thank you for your views.

## 2. District Urban Renewal Forum (DURF) (Paragraph 8 to 10 of the Text)

Serial Number	Key Points	Raised by	Responses
2.1	<p>The public views received generally support the setting up of DURF. It is suggested that DURF membership should include:</p> <p>(a) Local residents, Owners' Corporations (OCs) and residents' groups. 九龍城區舊區網絡 requested that it be included in the Kowloon City DURF.</p> <p>(b) Elected representatives, assisted by an independent secretariat and social worker teams and operated with independent financial sources.</p> <p>(c) Residents' groups and representatives of Social Service Teams (SSTs), District Councils (DCs) and related professional bodies, which should be subject to open nomination.</p> <p>(d) Professional bodies, local organisations, DCs and local residents.</p> <p>(e) Civic groups, professional bodies and architects, who must be endorsed by the public.</p> <p>(f) With owners' organization as the basis, to bring in professional bodies such as those of housing managers, social workers and surveyors.</p>	<p>九龍城區舊區網絡 HKCSS H19 Mr Tam The Professional Commons HKIH 順寧道重建關注組 HK Christian Service Caritas Kowloon Caritas Community Centre - Kowloon (results of questionnaire survey) Mary Mulvihill HKILA HKIREA Civic Exchange</p>	<p>➤ The proposed membership of DURF includes members from the District Council, the local community, representatives of established NGOs and business associations in the district and professionals. Some of the District Council members are also returned through elections.</p> <p>➤ More importantly, DURF will provide sufficient public engagement channels for members from various sectors of the community to have an opportunity to express their views during the discussion on urban renewal of the district.</p>

Serial Number	Key Points	Raised by	Responses
	<p>(g) Civic groups and organisations selected by DCs after discussion to increase the level of representation of non-government appointees and the residents.</p> <p>(h) Opposed to the involvement of DC as it does not have a role in monitoring redevelopment projects.</p> <p>(i) A balanced discussion to resolve redevelopment issues should involve the participation of professional bodies, DCs and local residents.</p>	<p>藍屋權益小組 RICS</p>	
2.2	<p>Functions of DURF:</p> <p>(a) DURF should be set up before the district planning stage and its scope of work and terms of reference should be defined clearly. Scope of consultation should include local characteristics, redevelopment topics, priority setting and mode of participation. The Social Impact Assessments (SIAs) should be its core business. The operation should be highly transparent. Findings of consultation should be made public and reports should be submitted regularly to the Secretary for Development.</p>	<p>HKCSS Jason Leung Dr Dennis Mui HKILA Ir Greg Wong HKIREA</p>	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> <li>➤ The new URS has indicated that DURF will initiate and conduct district-based SIAs early.</li> <li>➤ DURF will conduct broad-based public engagement activities and various planning and related studies, including SIAs.</li> <li>➤ A professional team in the Planning Department will provide support to DURF. The Government is working out the operational details of DURF</li> </ul>

Serial Number	Key Points	Raised by	Responses
	<p>(b) Need to discuss with the respective DCs, Owners Corporations and property owners the urgency of redevelopment or rehabilitation of buildings.</p> <p>(c) The Government should formulate a territory-wide development strategy for reference by DURF when preparing the district redevelopment plan.</p> <p>(d) Set up a website and a comprehensive Geographical Information System (GIS) including land information, compilation of titles and residents' particulars so as to enhance transparency.</p> <p>(e) Should set up a technical unit of experienced structural engineers to provide technical assessment on building conditions and risk of building collapse, and to assist DURF in determining which buildings should have priority for redevelopment or rehabilitation.</p> <p>(f) DURF enhances communication between the public and the Government. However, the consultation work should be completed within specific deadlines to avoid affecting redevelopment progress.</p>		<p>for consideration by the future established DURF.</p>

Serial Number	Key Points	Raised by	Responses
2.3	<p>Coverage of DURF:</p> <p>(a) Agree that Kowloon City should be the first DURF, and the coverage should be extended to cover Ma Tau Wai, Hung Hom and the adjacent old industrial areas such as San Po Kong. Flexibility should be allowed in determining the coverage of DURF and it should also be in line with the principle of sustainable development. DURFs should also be set up in different old districts to enhance the communication between the public and the Government.</p> <p>(b) DURFs should be set up in various districts concurrently. There are many buildings aged 50 years or above in Tai Kok Tsui and Mong Kok. Some of them are “three NOs” buildings and in lack of proper maintenance. DURF should be set up as soon as possible.</p> <p>(c) Welcome the DURF at Kowloon City as a pilot. DURF should also be set up in West Kowloon where there are over 2000 buildings aged 50 years or above. A timetable should be set for extending will be set up to other districts. The Government has not explained how many DURFs in the territory.</p>	<p>HKILA 林浩揚 (YTM DC member) The Kowloon West Branch of Democratic Party HKREA 關注舊區住屋權益 社工聯席 HKIH Civic Exchange</p>	<p>➤ The Development Bureau and the Planning Department are preparing for the setting up of DURF. The Government will decide on the second DURF in another district with the benefit of the experience from the first DURF at Kowloon City.</p> <p>➤ In the submission on the creation of a Chief Town Planner post for DURF submitted to the Establishment Subcommittee of LegCo on 16 February 2011, we have indicated that the second DURF will be set up in late 2011.</p>

Serial Number	Key Points	Raised by	Responses
	<p>(d) Establishing DURF at Kowloon City is a good start. Should be set up in different old districts, which can enhance communication between the public and the Government.</p> <p>(e) Setting up the Kowloon City DURF shows the Government listening to public voice and improving its mindset.</p> <p>(f) As DURFs will be wholly appointed, they will endorse decisions made in advance by the URA.</p>		
2.4	<p>Other matters of concern on DURF:</p> <p>(a) Institutional relationship between the DURF and the URA is unclear. The URA will only make reference to instead of follow the recommendations made by DURF.</p> <p>(b) As DURF is to be appointed by the Government, it lacks credibility and actual power. It will only serve as a protective shield for the URA and the Government.</p> <p>(c) A mechanism should be set up to reconcile divergent views, and to formulate principles to balance the district and regional planning requirements and determine the priority in the allocation of resources for redevelopment in the different districts.</p>	<p>The Professional Commons Civic Exchange 關注舊區住屋權益 社工聯席 順寧道重建關注組 凌鳳霞 HKIA HKCSS H15 關注組 The Kowloon West Branch of Democratic Party</p>	<p>➤ DURF is a consultative body by nature. It will give suggestions on which areas within the district warrant urban regeneration. The prioritisation of individual redevelopment projects within those areas and the exact timetable for such redevelopment will be determined by the URA. The URA will not only take into account the views of DURF, but will also consider the findings of building conditions surveys, the living conditions of residents, as well as the manpower and financial position of the URA itself. The Government is now working on the mode of</p>

Serial Number	Key Points	Raised by	Responses
	<p>(d) Should work out the details of DURF as early as possible and conduct public consultation.</p> <p>(e) DURF is just “old wine in a new bottles” without direct participation of property owners and tenants.</p> <p>(f) The URA will not only take into account the recommendations of DURF, but will also consider its own financial position</p> <p>(g) The Government should clearly define the respective responsibilities and roles of the URA and DURF. The redevelopment of areas with insufficient development potential should also be explained</p> <p>(h) The draft URS has not provided information on the number of DURFs to be set up, the principles for establishing a DURF, the scope of service of DURF and any co-ordinating mechanism</p>	Mary Mulvihill	<p>operation of DURF in detail for consideration by DURF when established.</p> <p>➤ Please see the response in the paragraphs above.</p>
2.5	<p>➤ The Government should give an account to the public on how DURF will be monitored.</p>	H15 關注組	<p>➤ Membership of DURF will be drawn from DC/Area Committee members and established non-governmental organisations in the district. Through these members with local experience and representation of public opinion, the public will be well</p>

Serial Number	Key Points	Raised by	Responses
			informed of the work of DURF. Besides, DURF will engage the public by conducting broad-based public engagement activities. DURF meetings will also be open to the public.
2.6	<ul style="list-style-type: none"> <li>➤ To have all members appointed to DURF is neither democratic nor reliable. Neither are particulars of the members made available. According to the questionnaires received (513 returns), many of the respondents considered that DURF is only consultative in nature with all members appointed, so it may not be effective in public engagement.</li> <li>➤ Register their disappointment with the Government. It is suggested that a “Participatory Community Planning Forum” should be set up and financed by public funds and rested with a decision-making power. The suggested forum will adopt a people-oriented approach under the lead of social workers and with the participation of professionals.</li> <li>➤ If DURF is not performing well, is there any monitoring and termination mechanism.</li> </ul>	H15 關注組 一眾關心舊區重建 團體	<ul style="list-style-type: none"> <li>➤ The Steering Committee on Review of the Urban Renewal Strategy held the view that DURF should not be considered a local arm of the Town Planning Board (TPB); the TPB would remain to be the sole body to formulate statutory plans.</li> <li>➤ The proposed membership of DURF would include members from the local community, social workers and professionals.</li> <li>➤ DURF should be independent of DCs and there is no need for DURF to cover the full administration boundary of the respective DC. This should help DURF achieve objectivity and serve the wider public interest and minimise any</li> </ul>

Serial Number	Key Points	Raised by	Responses
			<p>disturbances arising from the change of terms of DCs or local politics.</p> <ul style="list-style-type: none"> <li>➤ DURF may commission or suggest relevant government departments to carry out district-based surveys, planning studies and public engagement activities on related issues for discussion. The Government hopes that DURF can further collaborate with civic groups to effectively mobilise the public to participate in the discussions at DURF in order to put the “bottom-up” principle into practice.</li> <li>➤ The Secretary for Development had, at the LegCo meeting on 7 December 2010, said that community groups are welcome to continue to monitor and participate in the future urban renewal work under the new Urban Renewal Strategy (URS) through other platforms.</li> </ul>

Serial Number	Key Points	Raised by	Responses
2.7	<ul style="list-style-type: none"> <li>➤ The social worker teams have been cancelled in the composition of DURF.</li> </ul>	觀塘市中心區業主立案法團	<ul style="list-style-type: none"> <li>➤ The membership of DURF will include social workers and other professionals. Please refer to paragraph 6.10 below on the setting up of SSTs.</li> </ul>
2.8	<ul style="list-style-type: none"> <li>➤ The Government should give an account of the time table for establishing the second DURF after the Kowloon City DURF, in particular that of the DURF in West Kowloon.</li> </ul>	Kowloon West Branch of Democratic Party	<ul style="list-style-type: none"> <li>➤ In the submission on the creation of a Chief Town Planner post for DURF submitted to the Establishment Subcommittee of LegCo on 16 February 2011, we have indicated that the second DURF will be set up in late 2011.</li> </ul>
2.9	<ul style="list-style-type: none"> <li>➤ How to determine if DURF is a success at the pilot districts?</li> </ul>	一眾關心舊區重建團體	<ul style="list-style-type: none"> <li>➤ In the submission on the creation of a Chief Town Planner post for DURFs submitted to the Establishment Subcommittee of LegCo on 16 February 2011, we have explained the review on the success of DURF.</li> </ul>

### 3. The Role of the Urban Renewal Authority

(a) Accountability, Transparency and Financial Arrangements (Paragraphs 12 to 14 and paragraphs 40 to 42 of the Text)

Serial Number	Key Points	Raised by	Responses
3.1	<p><u>Transparency</u></p> <ul style="list-style-type: none"> <li>➤ It is hoped that the URA will make public the proceedings of its Board meetings.</li> </ul>	Jason Leung	<ul style="list-style-type: none"> <li>➤ The URA has been uploading gists of its notes of Board meetings onto the URA website for public inspection. As for opening up its meetings, as the items for discussion at the URA Board always involve commercially sensitive issues and its development projects which require maintenance of confidentiality, early disclosure of such information may give rise to unnecessary speculation, so it will be difficult to fully open its meetings to the public.</li> <li>➤ The URA is disclosing to LegCo the financial information of its completed redevelopment projects since 2010. It will continue to enhance its</li> </ul>

Serial Number	Key Points	Raised by	Responses
			transparency along this direction.
3.2	<ul style="list-style-type: none"> <li>➤ The URA has to disclose its detailed financial information to the public.</li> </ul>	觀塘市中心區業主立案法團	<ul style="list-style-type: none"> <li>➤ As a public organisation, the URA is bound by the Urban Renewal Authority Ordinance (URAO) and has to report its operation and work progress to the Government and the Legislative Council (LegCo) regularly. As such, it is required to submit annually a Business Plan to the Development Bureau (DEVB) for consideration before submitting to the Financial Secretary for approval. The DEVB will also discuss and give an account of the work of URA at LegCo every year.</li> <li>➤ The URA is disclosing to LegCo the financial information of its completed redevelopment projects since 2010. It will continue to enhance its transparency along this direction.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.3	<p><u>Accountability</u></p> <ul style="list-style-type: none"> <li>➤ The Government should be open, fair and independent in monitoring the work of URA. Or the Government should set up an independent institution to offer mediation to the public on issues like compensation and rehousing.</li> <li>➤ Should establish a mechanism to monitor the URA.</li> <li>➤ The URA should regularly disclose its accounts to the public.</li> </ul>	楊位醒 (Eastern DC member) 姚小容 K28 關注組 H19 Mr Tam 凌鳳霞 觀塘市中心區重建 業主立案法團 Jason Leung 藍屋權益小組	<ul style="list-style-type: none"> <li>➤ As a public organisation, the URA is bound by the URAO and has to report its operation and work progress to the Government and the LegCo regularly. As such, it is required to submit annually a Business Plan to the Financial Secretary for approval after vetting by the Development Bureau (DEVB) for consideration before. The DEVB and URA will also report on the work of URA and discuss it with LegCo every year.</li> </ul>
3.4	<ul style="list-style-type: none"> <li>➤ The URA should disclose projects that have made a profit and share the profit with the public.</li> </ul>	何雲養	<ul style="list-style-type: none"> <li>➤ Thank you for your views on audit.</li> </ul>
3.5	<ul style="list-style-type: none"> <li>➤ The URA should be put under the independent scrutiny of the Audit Commission.</li> </ul>	Dr Dennis Mui The Professional Commons	<ul style="list-style-type: none"> <li>➤ The URA is disclosing to LegCo the financial information of its completed</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.6	<ul style="list-style-type: none"> <li>➤ There are views that the URA, which plays the role of developer, should be upgraded as an official agency at the bureau level in the Government to facilitate redevelopment of old districts with departmental resources.</li> </ul>	HKILA	redevelopment projects since 2010. It will continue to enhance its transparency along this direction.
3.7	<ul style="list-style-type: none"> <li>➤ A transparent monitoring system comprising civic groups and charitable organizations to comprehensively monitor redevelopment projects should be set up.</li> </ul>	南土瓜灣關注組	
3.8	<p><u>Self-financing</u></p> <ul style="list-style-type: none"> <li>➤ In order that it can continue to be self-financing, the URA will rely on profit from property redevelopment and this will lead to a policy inclination which departs from public expectation. The fundamental solution is to reverse this “self-financing” principle.</li> </ul>	The Professional Commons	<ul style="list-style-type: none"> <li>➤ The principle of self-financing is the bedrock of good corporate governance in public bodies. In the Government’s review of the self-financing principle of the URA, due consideration would be given to the economic and social benefits that urban renewal brings to the areas outside the boundaries of the redevelopment projects.</li> </ul>
3.9	<ul style="list-style-type: none"> <li>➤ The URA should be disbanded and a separate, independent and non-profit marking professional heritage body should be set up to manage heritage buildings and assets.</li> </ul>	The Central and Western Concern Group	

Serial Number	Key Points	Raised by	Responses
3.10	<ul style="list-style-type: none"> <li>➤ There are views that the Government should reconsider the self-financing principle of the URA, which should not pursue the ultimate goal of profit-making for individual project, and should strive for a balance between “a betterment of the society” and “short-term loss” after redevelopment.</li> </ul>	<p>HKIREA Civic Exchange</p>	<ul style="list-style-type: none"> <li>➤ The new URS also points out that upholding a self-financing urban renewal programme continues to be the long-term objective of the URA. Moreover, the Government will continue to provide support to the URA through the \$10 billion capital injection already made, waiver of land premia for redevelopment sites, waiver of land premia for rehousing sites; and loans from the Government.</li> </ul>
3.11	<ul style="list-style-type: none"> <li>➤ The Government needs a long-term self-financing urban renewal strategy. It should also consider the overall social and economic benefits that redevelopment brings to the redevelopment areas.</li> </ul>	<p>RICS HKIA</p>	<ul style="list-style-type: none"> <li>➤ There is no provision in the URAO like that in the repealed Land Development Corporation Ordinance which provides that the Corporation should operate on commercial principles.</li> </ul>
3.12	<ul style="list-style-type: none"> <li>➤ The number of redevelopment projects with high redevelopment potential will be decreasing in light of environmental and infrastructure constraints. The current mode of development is therefore not sustainable. The draft URS has not proposed any measures to improve the financial arrangement of the URA. The self-financing principle will continue to generate more environmental problems in redevelopment projects.</li> </ul>	<p>Civic Exchange</p>	<ul style="list-style-type: none"> <li>➤ According to the new URS, the URA will undertake redevelopment projects making reference to the recommendations of DURF and</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.13	<p>➤ While agreeing that the URA should duly consider its own financial position before taking on redevelopment projects, we hold the view that the URA is obliged to bear a social responsibility apart from considering return on investment and taking into account its own manpower and financial position, and where necessary, it should take up the responsibility for redevelopment such as taking forward projects in the “13 Streets”, the eight “Wan” Streets and Tai Kok Tsui which sites have low economic value.</p>	The Kowloon West Branch of Democratic Party	taking account of building conditions surveys and its manpower and financial position.
3.14	<p>➤ Not entirely agree that the URA should be self-financing.</p>	HKILA	
3.15	<p>➤ The URA should not be self-financing and compete for profit with the public. The URA should be subsumed under the Buildings Department.</p>	K28 關注組	

Serial Number	Key Points	Raised by	Responses
3.16	<ul style="list-style-type: none"> <li>➤ It is agreeable that the long term objective of the URA is to maintain a self-financing urban renewal programme. But to avoid allegations of collusion with private developers, there should be mechanisms to control the selling price of redeveloped flats or the URA should take up project redevelopment itself.</li> </ul>	Dr Dennis Mui	
3.17	<ul style="list-style-type: none"> <li>➤ It is suggested that the Government should reconsider the financial arrangements of the URA as to whether the long-term objective of a self-financing urban renewal programme should be upheld and whether profit-making should be the objective of the URA.</li> </ul>	REDA	
3.18	<ul style="list-style-type: none"> <li>➤ The URA should bear a social responsibility and should not make exorbitant profits from redevelopment projects.</li> </ul>	Brandon Young 馮德明	

(b) Redevelopment – The Role of an Implementer (Paragraph 16(a) and 17 of the Text)

Serial Number	Key Points	Raised by	Responses
3.19	<ul style="list-style-type: none"> <li>➤ The draft URS has given up on the goal of “social redevelopment” as an objective of the URA’s work. The URA should develop buildings pitched at a standard comparable to that of the Home Ownership Scheme flats on redevelopment sites of low economic value which are in dire need of redevelopment, so that the affected residents can have a greater chance of being rehoused locally.</li> </ul>	The Professional Commons	<ul style="list-style-type: none"> <li>➤ Thank you for your views. According to the new URS, in carrying out redevelopment projects, the URA will follow the planning and land resumption procedures, and the compensation and rehousing policies as stated in the URS. The URA’s redevelopment projects are hence redevelopment for a social purpose. Under the new strategy, the URA will also take account of the recommendations of DURF, the building conditions and its own manpower and financial position.</li> </ul>
3.20	<ul style="list-style-type: none"> <li>➤ URA redevelopment projects should produce flats affordable to the local residents instead of luxury apartments.</li> </ul>	H15 關注組	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.21	<ul style="list-style-type: none"> <li>➤ A fixed proportion of land should be set aside in URA redevelopments for the provision of community facilities and for welfare purposes . The application procedures for using such land and the approval criteria should be specified.</li> </ul>	HKCSS	<ul style="list-style-type: none"> <li>➤ Thank you for your views. At present, the Planning Department may, at the request of the departments concerned, make such a requirement when examining the Master Layout Plan submitted by the URA in respect of a redevelopment scheme.</li> </ul>
3.22	<ul style="list-style-type: none"> <li>➤ The URA can initiate a redevelopment project on its own (para. 16(a) of the draft), which represents a significant departure from the current practice of the URA implementing redevelopment in collaboration with private developers as joint venture partners. This model should only be adopted in economically non-viable redevelopment projects.</li> </ul>	REDA	<ul style="list-style-type: none"> <li>➤ It is specified in the new URS that the URA can initiate redevelopment through the following three models: (a) the URA may initiate a redevelopment project on its own (the URA as an “implementer”); (b) the URA may respond to a joint approach from building owners to initiate redevelopment of their lot(s) / building(s) (the URA as an “implementer”); and (c) the URA may provide assistance to owners as consultant to help them assemble titles for owner-initiated redevelopment (the URA as “facilitator”). The first two models are implemented under the existing URA framework where the</li> </ul>
3.23	<ul style="list-style-type: none"> <li>➤ The Administration should facilitate private participation in urban redevelopment. If a private organisation has already amalgamated the majority of land interests in a site, the URA should not include the site into its redevelopment project for acquisition. On the contrary, it should provide assistance to facilitate redevelopment with owners’ participation. The</li> </ul>	REDA	

Serial Number	Key Points	Raised by	Responses
	<p>URA should invite owners who have acquired most of the titles of a site to form partnership. Besides, the URA should raise the threshold of profit-sharing to encourage private participation.</p>		<p>redevelopment project concerned serves a social purpose, while in the latter, the URA provides service as a “facilitator” where the redevelopment project serves an investment purpose as the owners hope to profit from the redevelopment of the lot.</p> <p>➤ That the URA can initiate a redevelopment project does not mean that URA will no longer collaborate with developers as joint venture partners. So far, the only announced redevelopment project which will be implemented by the URA on its own is the Ma Tau Wai Road / Chun Tin Street project. As the Kai Tak site will be a “flat for flat” site, it is not a redevelopment project.</p>
3.24	<p>➤ Agree with the factors for determining the priority of redevelopment set out in the URS (para. 17 of the draft text), but the first priority is to consider whether the redevelopment project will improve the area through re-planning and restructuring.</p>	RICS	<p>➤ Thank you for your views.</p>

Serial Number	Key Points	Raised by	Responses
3.25	<ul style="list-style-type: none"> <li>➤ Even though dilapidated buildings are accorded priority in the assessment criteria for redevelopment, the URA may still take forward redevelopment projects on the basis of commercial considerations.</li> </ul>	Civic Exchange	<ul style="list-style-type: none"> <li>➤ The principle of self-financing is the foundation of good corporate governance in public bodies. In examining the self-financing principle of the URA, due consideration would be given to the economic and social benefits that urban renewal brings to the areas outside the boundaries of the redevelopment projects.</li> <li>➤ The new URS also points out that the self-financing urban renewal programme should be a long-term objective of the URA.</li> </ul>
3.26	<ul style="list-style-type: none"> <li>➤ Redeveloping old district inevitably affects the local economic activities. Finding suitable premises to accommodate affected shops is also not easy. Lee Tung Street (Wedding Street) is an example. The redevelopment project should be designed to accommodate these affected trades at the lower floors or basement.</li> </ul>	HKIH	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.27	<ul style="list-style-type: none"> <li>➤ The URA's redevelopment projects are mostly standalone buildings and profit-making oriented. Long-term and large-scale redevelopment planning is absent in Kowloon City.</li> </ul>	九龍城區舊區網絡	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion can be reflected to the DURF to be set up in Kowloon City.</li> </ul>
3.28	<ul style="list-style-type: none"> <li>➤ In determining projects for redevelopment, the impact of large-scale infrastructure projects on buildings should be taken into account. Take the section of Express Rail Link in Tai Kok Tsui as an example. The construction and operation of the Express Rail Link will definitely have an impact of varying degree on the buildings in the district, which should therefore be given priority for redevelopment.</li> </ul>	林浩揚 (YTM DC member)	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion can be reflected to the DURF to be set up in West Kowloon.</li> </ul>
3.29	<ul style="list-style-type: none"> <li>➤ Large-scale redevelopment projects should be carried out by phase in tandem with the residents' and shop operators' phased relocation from or relocation back to the project site with a view to reducing the impact of redevelopment.</li> </ul>	Ir Greg Wong	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.30	<ul style="list-style-type: none"> <li>➤ There are views that the URA should focus on public needs and the trend of social development, and consider aligning the development of infrastructure projects with regional development.</li> </ul>	HKILA	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
3.31	<ul style="list-style-type: none"> <li>➤ The redevelopment projects should be in the public interest, and housing affordable to the general public should be built.</li> </ul>	藍屋權益小組	<ul style="list-style-type: none"> <li>➤ Thank you for your views. At the Kai Tak Development, the URA will build modest and affordable flats for affected owner-occupiers as an alternative option to cash compensation and ex-gratia payment.</li> </ul>
3.32	<ul style="list-style-type: none"> <li>➤ The URA should have contingency plan to avoid prolonged delay of a redevelopment project.</li> </ul>	H19 Mr Tam	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>
3.33	<ul style="list-style-type: none"> <li>➤ Independent surveyors can play the role of an “implementer”.</li> </ul>	Chris Kam	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
3.34	<ul style="list-style-type: none"> <li>➤ Should establish clearer and more transparent site selection criteria for redevelopment project.</li> </ul>	HKIS	<ul style="list-style-type: none"> <li>➤ The new URA clearly lists out the factors the URA should consider when determining the priority of individual redevelopment projects including the building conditions.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.35	<p>➤ It is not sure if residents propose redevelopment, the URA will act as an “implementer” or “facilitator” to assist residents.</p>	<p>一眾關心舊區重建團體</p>	<p>➤ Thank you for your views. It is specified in the new URS that the URA can initiate redevelopment through the following three models: (a) the URA may initiate a redevelopment project on its own (the URA as an “implementer”); (b) the URA may respond to a joint approach from building owners to initiate redevelopment of their lot(s) / building(s) (the URA as an “implementer”); and (c) the URA may provide assistance to owners as consultant to help them assemble titles for owner-initiated redevelopment (the URA as “facilitator”). The first two models are implemented under the existing URA framework where the redevelopment project concerned serves a social purpose, while in the latter, the URA provides service as a “facilitator” where the redevelopment project serves an investment purpose as the owners hope to make a profit through the redevelopment.</p>

(c) Redevelopment – The Role of a Facilitator (Paragraph 16(c) and 18 of the Text)

Serial Number	Key Points	Raised by	Responses
3.36	<ul style="list-style-type: none"> <li>➤ Support a more diverse form of redevelopment. Apart from playing the active role as an “implementer”, the URA should also act as “facilitator” to encourage and provide assistance to owners in owner-initiated redevelopment.</li> </ul>	RICS	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
3.37	<ul style="list-style-type: none"> <li>➤ Welcome the proposal of providing consultancy service as a facilitator to owners who are interested in assembling titles for redevelopment, and drawing reference to the arrangement for en-bloc sale of titles in Singapore (including the transparency of the en-bloc sale mechanism, cooling-off period and the two-year restriction period on unsuccessful en-bloc sale etc.)</li> </ul>	Hon Regina IP	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion has been referred to the URA for consideration.</li> </ul>
3.38	<ul style="list-style-type: none"> <li>➤ The URA should place more weight on acting as a facilitator to provide consultancy service to the individual owners to help them assemble titles for owner-initiated redevelopment on those sites that have been identified by DURF for redevelopment.</li> </ul>	RICS	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration</li> </ul>

<b>Serial Number</b>	<b>Key Points</b>	<b>Raised by</b>	<b>Responses</b>
3.39	<ul style="list-style-type: none"> <li>➤ The URA can also work together with universities, professional bodies and other bureaux/departments in conducting courses for professional facilitators and set up regulatory council on professional facilitators for private participation.</li> </ul>	Ir Greg Wong	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>
3.40	<ul style="list-style-type: none"> <li>➤ Redevelopment on a model of “owner participation” is considered more desirable. For development projects which will bring greater social benefits, the URA should act as a facilitator with conditions. Otherwise, as a public body, it should not compete directly with the private sector and participate in pure commercial endeavours.</li> </ul>	The Professional Commons	<ul style="list-style-type: none"> <li>➤ The URA will fulfill its mission and functions as a public body by improving the living conditions of residents in old districts through redevelopment. The rationale for redevelopment and project priority will depend on building conditions, planning considerations and residents’ living conditions, but not on the redevelopment potential of the lot. Therefore, URA-initiated redevelopment projects serve a social purpose.</li> <li>➤ The URA is one of the implementation agents of urban renewal. Its redevelopment projects must serve a social purpose and other organisations or private developers can play a complementary role in taking forward</li> </ul>

Serial Number	Key Points	Raised by	Responses
			<p>urban renewal. The URA can also help small owners assemble titles for joint sale.</p> <p>➤ Regarding the concerns on the URA’s “facilitator” role to provide consultancy services to property owners constituting a direct competition with the private sector, the view will be referred to the URA for consideration. The URA is currently preparing the implementation details of the “facilitator” role.</p>
3.41	<p>➤ The role of the URA as a facilitator may confuse the public and should be examined thoroughly.</p>	HKIREA	<p>➤ Please refer to the response in the paragraphs above.</p>
3.42	<p>➤ A facilitator is the same as an “agent” or “middle-man” who will promote developer-initiated contacts with owners for buying their flats for development, thereby putting tenants in a difficult position.</p>	舊區租客大聯盟	<p>➤ The URA to act as “facilitator” is to provide property owners with a choice. The URA will also request those owners involved in redevelopment to give consideration on the affected tenants.</p>

Serial Number	Key Points	Raised by	Responses
3.43	<p>➤ It is the responsibility of the Government to facilitate property owners redeveloping their properties themselves or partnering with developers. The “facilitator” role is a big step forward. It is, however, unreasonable for the URA, as a facilitator, to charge fees for the services. It should help small owners to undertake redevelopment for free instead.</p>	K28 關注組 姚小容	<p>➤ The URA, as a “facilitator”, could provide consultancy services as requested by owners to assist them in assembling titles to proceed with redevelopment under the market mechanism and the prevailing legislation. As these services will be similar to those provided by surveyors in the market, the URA should charge for such services to avoid any unfair competition with the private sector.</p> <p>➤ Unlike URA-initiated redevelopment projects, the URA will not invoke public power to resume land when acting as a “facilitator”, but will provide assistance as a consultant. For example, it will assist owners in assembling titles and selling them to developers by tender (developers may, where appropriate, invoke the Land (Compulsory Sale for Redevelopment) Ordinance), or collaborate with developers to proceed with redevelopment.</p>

Serial Number	Key Points	Raised by	Responses
3.44	<ul style="list-style-type: none"> <li>➤ If minority owners can assemble 80% of titles, they can work together with developers to undertake redevelopment without the assistance of the URA. Arrangements similar to the en-bloc sale of titles in Singapore should be considered.</li> </ul>	土瓜灣張先生	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>
3.45	<ul style="list-style-type: none"> <li>➤ Private developers play an important role in urban renewal but its role was little mentioned in the URS. The Government should promote private sector participation in the redevelopment of old districts.</li> </ul>	REDA	<ul style="list-style-type: none"> <li>➤ The new URS has clearly spelt out that implementation of the URS should be undertaken by the URA as well as all the other stakeholders which include the private sector (property owners, developers).</li> <li>➤ The Government has been promoting private sector participation in urban redevelopment through the Land (Compulsory Sale for Redevelopment) Ordinance and subsidiary legislation apart from the URS Review.</li> </ul>
3.46	<ul style="list-style-type: none"> <li>➤ Independent surveyors could play the role of a facilitator.</li> </ul>	Chris Kam	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

(d) Rehabilitation (Paragraphs 19 and 20 of the Text)

Serial Number	Key Points	Raised by	Responses
3.47	<ul style="list-style-type: none"> <li>➤ The URA should assist owners in maintaining and revitalising their buildings by providing them with information, support and loans.</li> </ul>	REDA	<ul style="list-style-type: none"> <li>➤ Thank you for your views. Under the revised URS, the URA will adopt “Redevelopment” and “Rehabilitation” as its core businesses.</li> </ul>
3.48	<ul style="list-style-type: none"> <li>➤ Support building rehabilitation which will reduce the need for redevelopment. The Government should undertake that the departments concerned will offer assistance in the appointment of professional agents (such as professional housing managers) to provide one-stop service including liaison with residents and small owners for carrying out maintenance and revitalisation works. Buildings awaiting redevelopment should be constantly monitored through inspection and analysis. Resources should be allocated for basic maintenance and management so as to minimise any danger posed by dilapidated buildings to the public. Also, the Government is responsible for contacting property owners.</li> </ul>	HKIH	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> <li>➤ The Government had completed a study on building maintenance programmes. The findings concluded that in carrying out the various assistance schemes, the general problems faced include the lack of sufficient awareness of building safety and management amongst small property owners, and the difficulty in forming owners’ corporations. The Government has promulgated a series of building rehabilitation measures related to building safety, including the co-ordination between the URA and the Hong Kong Housing Society (HKHS),</li> </ul>

Serial Number	Key Points	Raised by	Responses
			<p>and a consolidation of the various financial support or loan schemes.</p> <ul style="list-style-type: none"> <li>➤ To enhance the support and assistance to property owners, the Government will consolidate the resources of the Buildings Department, the HKHS and the URA into an Integrated Building Maintenance Scheme so as to set up a unified and comprehensive financial support scheme. The scheme will provide property owners in need with one stop service. The URA is also currently planning to set up urban renewal resource centres in its major service areas to provide rehabilitation and redevelopment information to small property owners.</li> </ul>
3.49	<ul style="list-style-type: none"> <li>➤ Supported that the importance of rehabilitation should be recognised. Need to draw up a set of multi-disciplinary guidelines for tackling building rehabilitation issues through coordination of social workers with various professional bodies in order to enhance efficiency. Specific policies should also be formulated to assist owners and</li> </ul>	HKCSS	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
	residents of buildings without an Owners' Corporation in tackling the problem of building neglect.		
3.50	➤ To make good use of community resources, it is necessary to consolidate rehabilitation by one single organisation.	HKIREA	➤ The Government has announced a series of measures on building rehabilitation, including better coordination between the URA and the HKHS and consolidation of the various financial support and loan schemes.
3.51	➤ Urban regeneration should have a balanced focus on redevelopment and rehabilitation, with possible shift towards rehabilitation in long run.	HKIA	➤ Under the new URS, as a key stakeholder for the implementation of the strategy, the URA's future role in urban regeneration would 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 is enhanced through legislation, law enforcement and support
3.52	➤ The URA should focus primarily on carrying out building rehabilitation and assisting owners in the formation of Owners' Corporation..	Dr Dennis Mui	
3.53	➤ The URA should continue to play its existing roles in rehabilitation and preservation, and retain the characteristics of all districts.	RICS	

Serial Number	Key Points	Raised by	Responses
3.54	<ul style="list-style-type: none"> <li>➤ Policies should be formulated to solve issues such as the shortage of maintenance funds and the lack of an executive arm.</li> </ul>	Civic Exchange	<p>services, the URA may accord priority to rehabilitation.</p>
3.55	<ul style="list-style-type: none"> <li>➤ The draft still stresses on redevelopment and no longer mentions “rehabilitation first”. Moreover, without proper maintenance, the physical conditions of “Three-No” buildings (no Owners’ Corporation, no property management companies, and no capability to administer the maintenance works of the buildings) will keep deteriorating. The Government should make sure of initiatives like the “Operation Building Bright” to help the “Three-No” buildings.</li> </ul>	The Professional Commons	<ul style="list-style-type: none"> <li>➤ In February 2010, the DEVB introduced the Buildings (Amendment) Bill 2010 into LegCo for the implementation of the mandatory building inspection scheme and the mandatory window inspection scheme. The Bills Committee of LegCo is examining the Bill. Currently, the Governemnt is working closely with the Bills Committee with a view to completing the scrutiny of the Bill as soon as possible.</li> </ul>
3.56	<ul style="list-style-type: none"> <li>➤ The URA should flexibly determine priorities for the maintenance of buildings to safeguard the interests of owners of old buildings.</li> </ul>	HKILA	<ul style="list-style-type: none"> <li>➤ The Government had completed a study on building maintenance programmes. The findings concluded that in carrying out the various assistance schemes, the general problems faced include the lack of sufficient awareness of building safety and management issues amongst small property owners, and the difficulty in forming owners’ corporations. The Government has promulgated a series of</li> </ul>
3.57	<ul style="list-style-type: none"> <li>➤ Worrying the URA will not whole heartedly carry out rehabilitation, but to create a situation for the need of redevelopment.</li> </ul>	一眾關心舊區重建團體	

Serial Number	Key Points	Raised by	Responses
			<p>building rehabilitation measures related to building safety, including the co-ordination between the URA and the HKHS and a consolidation of the various financial support or loan schemes.</p> <ul style="list-style-type: none"> <li>➤ The Government has made three injections in 2009 and 2010, and together with the HKHS and the URA, has put up ‘a total of \$2.5 billion to assist small property owners in over 1,900 old buildings to maintain their buildings.. The second round of “Operation Building Bright” was open to applications from Category 1 target buildings between October and December 2010 and over 500 applications were received. . The HKHS and the URA are assessing the applications against the basic criteria.</li> <li>➤ To enhance the support and assistance to property owners, the Government will consolidate the resources of the Buildings Department, the HKHS and</li> </ul>

Serial Number	Key Points	Raised by	Responses
			<p>the URA into an Integrated Building Maintenance Scheme so as to set up a unified and comprehensive financial support scheme. The scheme will provide property owners in need with one stop service. The URA is also planning to set up urban renewal resource centres in its major service areas to provide rehabilitation and redevelopment information to small property owners.</p>
3.58	<p>➤ It takes five to ten years to complete a URA redevelopment project from commencement to final relocation. The URA should continue to implement the maintenance costs reimbursement scheme and set up a working group to coordinate and assist buildings covered by the redevelopment project in carrying out regular repair and maintenance.</p>	<p>觀塘新隆大樓業主立案法團</p>	<p>➤ There is no change to the URA maintenacne costs reimbursement scheme.</p>

Serial Number	Key Points	Raised by	Responses
3.59	<ul style="list-style-type: none"> <li>➤ Some dilapidated buildings have already attained the maximum plot ratio and therefore have a low value of redevelopment. The owners may accept 10 to 12 years old flat price as compensation. The URA may provide assistance in redevelopment by acting as an consultant, project manager or partial financier.</li> </ul>	Ir Greg Wong	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>
3.60	<ul style="list-style-type: none"> <li>➤ The Administration should develop a mechanism to allow buildings aged 50 years or above to be exempted from compulsory sale if they are certified to be in good condition.</li> </ul>	Mary Mulvihill	<ul style="list-style-type: none"> <li>➤ Thank you for your views.. Under the Land (Compulsory Sale for Redevelopment) Ordinance, the applicant for compulsory sale must satisfy the Lands Tribunal that redevelopment of the lot is justified due to the age or state of repair of the existing development on the lot before the Lands Tribunal will make a compulsory sale order.</li> </ul>
3.61	<ul style="list-style-type: none"> <li>➤ Hope that sub-divided flats could be kept. There is a demand for this type of cheap accommodation for low-income tenants.</li> </ul>	九龍城區舊區網絡	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.62	<ul style="list-style-type: none"> <li>➤ Support “redevelopment” and “rehabilitation” as the core businesses of the URA. However, for rehabilitation, careful thought should be given to ways to handle roof-top illegal structures and whether Buildings Departments would discharge its responsibility when given more power.</li> </ul>	Jason Leung	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

(e) Heritage preservation (Paragraphs 21 to 22 of the Text)

Serial Number	Key Points	Raised by	Responses
3.63	<ul style="list-style-type: none"> <li>➤ Agree that the URA’s work in heritage preservation should be confirmed to within its redevelopment project area. The Government should properly promote the preservation and revitalization of heritage buildings through other means and agents.</li> </ul>	HKIA	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
3.64	<ul style="list-style-type: none"> <li>➤ The Government has not specified a clear direction for preservation in the URS and only responded arbitrarily, violating the fundamental “district-based, public participatory” approach.</li> </ul>	The Professional Commons	<ul style="list-style-type: none"> <li>➤ On preservation, the Chief Executive announced a new policy statement and a package of measures on heritage conservation in October 2007. Progress made by the 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</li> </ul>

Serial Number	Key Points	Raised by	Responses
3.65	<p>➤ The Revitalising Historic Buildings Through Partnership Scheme is one step forward towards a holistic heritage preservation policy. Currently, there is a lack of policy on the preservation of privately-owned historical buildings. If a privately-owned historical building is to be preserved, the owner should be compensated with cash or transfer of development right, tax concession, extra plot ratio etc. Suitable funding support should also be provided for repair and maintenance. The URA may act as the Government's agent to negotiate with the private owners.</p>	REDA	<p>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.</p> <p>➤ The URA's role in preservation should be in line with the Government's policy on heritage conservation to ensure policy consistency and avoid duplication of efforts. We therefore suggest that the URA should make reference to the principles of the heritage conservation policy in pursuing preservation in the future, and focus on preservation projects within its redevelopment project areas. The URA should not carry out preservation projects independently unless there is policy support from the Government or the Government makes such a request (e.g. the Central Market project).</p>
3.66	<p>➤ The URA should be disbanded. The Government should set up a professional body that is independent and separate from the URA for pursuing preservation.</p>	Central and Western Concern Group	

#### 4. Land Assembly Process in URA-implemented Redevelopment Projects

##### (a) Resumption of Land under the Law (Paragraphs 23 to 24 of the Text)

Serial Number	Key Points	Raised by	Responses
4.1	<ul style="list-style-type: none"> <li>➤ There might be less disputes if land resumption were mainly for improving the environment and providing infrastructure and community facilities. Land resumption for redevelopment into expensive and deluxe residential flats might lead to public allegation of collusion between the Government and private developers to make profit.</li> </ul>	Dr. Dennis Hui	<ul style="list-style-type: none"> <li>➤ The URA's redevelopment projects are all for a social purpose, and hence the Lands Resumption Ordinance is invoked.</li> <li>➤ Article 105 of the Basic Law provides that the Hong Kong Special Administrative Region shall, in accordance with the law, protect the rights of individuals and legal persons to the acquisition, use, disposal and inheritance of property and their right to compensation for lawful deprivation of their property.</li> </ul>
4.2	<ul style="list-style-type: none"> <li>➤ The URA should not use legislation like the Lands Resumption Ordinance to interfere with private property outside the Basic Law.</li> </ul>	凌鳳霞	
4.3	<ul style="list-style-type: none"> <li>➤ The Government should not invoke the Lands Resumption Ordinance to resume land. Sufficient time should be given to property owners to consider, bargain collectively and share the fruit of redevelopment.</li> </ul>	南土瓜灣關注組	<ul style="list-style-type: none"> <li>➤ The URA will build modest and affordable flats at the Kai Tak site for owner-occupiers affected by redevelopment projects as an alternative option to cash compensation and ex-gratia payment.</li> </ul>

(b) Compensation to Owners of Domestic Units

(i) Compensation and Ex gratia Payment (Paragraph 26 of the Text)

Serial Number	Key Points	Raised by	Responses
4.4	<p>➤ If the buildings are not dangerous, the URA should not force people to sell their properties cheaply.</p>	<p>姚小容 K28 關注組</p>	<p>➤ The URA needs to go through statutory procedure for authorisation in carrying out redevelopment projects.</p> <p>➤ The URA will invite two independent professional surveyors to assess the market price of the property. The compensation rate is then determined by selecting the higher valuation.</p>
4.5	<p>➤ The Government should enhance the support to residents affected by redevelopment to build their trust. An example is the Strata Title Board established in Singapore to consider applications for collective sale of properties to protect the property rights of minority owners.</p>	<p>HK Christian Service</p>	<p>➤ Thank you for your views.</p>
4.6	<p>➤ In acquiring properties for redevelopment, the URA should standardise in using gross floor area for calculating the value of the properties acquired.</p>	<p>南土瓜灣關注組</p>	<p>➤ First, we need to make it clear that both owner-occupiers and non owner-occupiers are entitled to compensation higher than the market value of their properties.</p>
4.7	<p>➤ No matter whether the flat is occupied by the</p>	<p>何雲養</p>	

Serial Number	Key Points	Raised by	Responses
	owners or not, the URA should not break down the costs and cut the compensation.		<p>The difference is the Home Purchase Allowance (HPA) rate. There is a need for owner-occupiers to find flats within the same district. The compensation level for owner-occupiers should be sufficient for them to find replacement flats in the same district (the HPA is based on the value of a notional 7-year old replacement unit). There is no policy basis to offer the full HPA to non owner-occupiers.</p> <p>➤ The URA has used the saleable area as the basis for determining the acquisition price for such properties.</p> <p>➤ The saleable area is defined according to the HKIS' Code of Measuring Practice issued in March 1999 and its Supplement in February 2008. The definition was clearly spelt out and widely accepted. The Government adopts</p>
4.8	➤ The URA used depressed valuation when acquiring old buildings.	馮德明 江瑞祥 冼鳳儀 凌鳳霞	
4.9	➤ Using the value of a 7-year old replacement flat to assess the compensation rate which was a policy determined in 2001 is not a full compensation and is unfair and outdated. The URA should not differentiate properties and compensation with a view to cutting compensation and should not exclude the redevelopment value from the calculation.	凌鳳霞 HK 重建關注組 江瑞祥	
4.10	➤ The definition of the “same district” under the 7-year old replacement flat compensation approach should be clearly defined to facilitate self-evaluation by property owners.	大角咀互助資源中心 協會	
4.11	➤ The Government should plug any loophole for the URA to evade from its responsibility to rehouse tenants affected by its redevelopment projects and to cut down the ex-gratia payment ratio.	HK 重建關注組	

Serial Number	Key Points	Raised by	Responses
4.12	➤ The Government should set up an independent organisation to assess the value of the notional value of a 7-year old replacement flat.	觀塘市中心區業主立案法團	the same measuring standard when invoking the Lands Resumption Ordinance.
4.13	➤ Ex-gratia payment should be assessed on a case-by-case basis, especially those which have already been renovated recently or which are owned by elderly owners who rely on rental income for a living.	區善基 Chris Kam	➤ In determining the acquisition price, the URA will measure the saleable area of properties according to the building plans approved by the Buildings Department. For properties having no approved building plans, professional surveyors will be appointed by the URA to take measurement on site.
4.14	➤ The current compensation to principal tenants is about the same as tenants. However, there are elderly principal tenants who rely on the rent for a living. They should be protected.	順寧道關注組	
4.15	➤ The existing compensation mechanism is fair and should be maintained. The proposal for the adoption of a compassionate approach in assessing the eligibility of elderly owners of tenanted domestic units for ex-gratia payment who rely on the rental income from their properties for a living is welcomed.	RICS	➤ Also, the “HPA and Ex-gratia Allowance for Owners and Legal Occupiers of Commercial Properties” was endorsed after detailed deliberation by the Finance Committee (FC) of the Legislative Council in March 2001 and the current compensation policy of the URA was based on the decision of the FC.
4.16	➤ In calculating the compensation of their flats to owner-occupiers, consideration should be given to their duration of accommodation, condition of the flats and the income of the owner-occupiers.	HKIS	

Serial Number	Key Points	Raised by	Responses
4.17	<p>➤ In 2000, LegCo determined the value of a 7-year old replacement unit as the ex gratia basis for acquisition of property. Today, 10 years on, this would appear to be theft of the property from the small owners.</p>	九龍城區舊區網絡	<p>➤ Currently, there is insufficient justification to increase the compensation rates. After all, the URA is operating on public money and there is a need to strike a balance between a fair and reasonable compensation and the prudent use of public resources.</p> <p>➤ The notional value per square foot of a 7-year old replacement unit is the standard compensation for acquisition. Whether the property owner could purchase a 7-year old flat within the same district would depend on the supply of similar flats in the district.</p> <p>➤ Findings of the tracking survey on the redevelopment project in Hai Tan Street, Sham Shui Po, has revealed that about 57% among the 28 domestic owner-occupiers tracked had chosen to purchase smaller replacement units, and</p>

Serial Number	Key Points	Raised by	Responses
			<p>about 79% had chosen to buy second-hand flats aged at least 20 years old, while about 46% had retained over \$1 million of the cash compensation. This may well reflect that owners may make different choices.</p> <ul style="list-style-type: none"> <li>➤ The value per square foot of a 7-year old replacement unit is based on the assessment made by seven independent professional valuation firms. The rate is then determined by removing the highest and the lowest valuations and taking a weighted average of the remaining five valuations. The seven independent firms will be selected by open ballot to ensure that the mechanism is open, fair and just. The mechanism and its approaches are transparent and independent.</li> <li>➤ According to the new URS, the URA will adopt a compassionate approach in assessing the eligibility</li> </ul>

Serial Number	Key Points	Raised by	Responses
			of owners of tenanted domestic units for ex gratia payment in exceptional circumstances (such as elderly owners who rely on the rental income for a living).
4.18	➤ Families which are re-housed to public housing estates should receive an extra \$3,000 or above as relocation allowance to reduce their hardship in buying new home utensils and electricity appliances.	劉遂鎮	➤ Thank you for your views. The suggestion will be referred to the URA for consideration.
4.19	➤ Object to the paper of DEVB which states that there is no noticeable pressure to change the current compensation rate. Under the current compensation framework, many residents are dissatisfied that they lose their homes and are forced to move away from the city centre.	Mary Mulvihill	➤ Thank you for your views.
4.20	➤ Calculation of the current ex-gratia payment is unfair to some newly renovated flat owners. The URA's assessment should be based on individual merits.	Chris Kam	➤ Thank you for your views. The suggestion will be referred to the URA for consideration.
4.21	➤ Agreed with the provision of a higher ex-gratia payment to elderly owners who rely on the rent for a living. However, the age of elderly owners should be set at 65 or above.	Jason Leung	➤ Thank you for your views. The compassionate consideration currently adopted by the URA is that the owners should be aged 60 or

Serial Number	Key Points	Raised by	Responses
			above.
4.22	<ul style="list-style-type: none"> <li>➤ In the Kwun Tong Town Centre project, it is unreasonable that tenants affected can only be rehoused to public housing estate of similar age.</li> </ul>	同根社、關注綜援檢討聯盟	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The URA will as far as possible provide public housing to affected tenants. But the URA cannot guarantee that the rehousing units are newly constructed units.</li> </ul>
4.23	<ul style="list-style-type: none"> <li>➤ Tenants affected by redevelopment projects should be rehoused in the same district to retain their social network.</li> </ul>	九龍城區舊區網絡	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>

(ii) “Flat for Flat” (Paragraph 27 of the Text)

Serial Number	Key Points	Raised by	Responses
4.24	<ul style="list-style-type: none"> <li>➤ The public in general support or do not object to the “Flat for Flat” (FFF) arrangement, but have the following concerns: <ul style="list-style-type: none"> <li>(a) Lack of details and no requirement on in-situ rehousing.</li> <li>(b) Cannot provide comments without details</li> </ul> </li> </ul>	<p>順寧道重建關注組 一眾關心舊區重建團體 觀塘新隆大廈業主立案法團 H19 Mr. Tam</p>	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The URA is currently examining the implementation details and will make an announcement later.</li> <li>➤ According to Legislative Council Brief submitted by DEVB on 13 October 2010, apart from the FFF</li> </ul>

Serial Number	Key Points	Raised by	Responses
	<p>and enquire if further consultation would be arranged on the details of FFF. Moreover, FFF should not require payment of the difference between the new flat and the value of a notional 7-year old replacement unit. A real FFF is demanded.</p> <p>(c) For the elderly who have lived in the flats for over 10 years, the URA should provide “Square Foot for Square Foot” compensation.</p> <p>(d) Request “Square Foot for Square Foot” compensation without requiring the payment of the difference between the new flat and the value of a notional 7-year old replacement unit.</p> <p>(e) The URA should find new flats for owner-occupiers as an exchange and provide removal and decoration allowance. It is the responsibility of the Government to provide sufficient affordable flats within redevelopment projects to accommodate families with the lowest salary.</p> <p>(f) The Kai Tak site should be reserved for property owners affected by redevelopment projects at To Kwa Wan on a “Square Foot for Square Foot” exchange basis. Any difference in size should be paid or</p>	<p>何雲養 凌鳳霞 HK 重建關注組 南土瓜灣關注組 H15 關注組 K28 關注組 基督教服務處 藍屋權益小組 姚小容</p>	<p>units available at the Kai Tak site, when URA redeveloped an old urban site, some of the flats in that site would serve as units for FFF in a subsequent project nearby.</p> <p>➤ FFF is an alternative option to cash compensation for affected domestic owner-occupiers. The arrangement will enable them to return to live in the same neighbourhood after redevelopment and maintain the social network they have established. The compensation is based on the notional value of a 7-year old replacement flat. FFF is not to exchange an old flat for a new flat. The “square foot for square foot” proposal deviates from the basis of offering compensation at the value of a notional 7-year old replacement unit.</p> <p>➤ It is absolutely reasonable to require owners to pay the difference in property values having regard to the premise that the HPA rate at the notional value of a 7-year old replacement unit should be maintained. The justifications are as</p>

Serial Number	Key Points	Raised by	Responses
	<p>compensated.</p> <p>(g) There is FFF arrangement but it is not rehousing within the same district.</p> <p>(h) A variety of options should be provided including exchanging of flats within the same district, phased development of redevelopment projects to achieve FFF, and to provide flats in other redevelopment projects in the same district, or rehouse at the same site upon redevelopment without the need to pay for any difference in value.</p>		<p>follows:</p> <p>(i) FFF arrangement is not intended to enhance the level of compensation but is meant to provide a choice to owner-occupiers;</p> <p>(ii) the new flats are to be sold at market price. Hence FFF does not mean a new flat for an old flat;</p> <p>(iii) an owner opting for FFF will still be receiving compensation and ex gratia payment at the notional value of a 7-year old replacement unit, the only difference is that he will be entering into agreement with URA to buy a new flat using the amount received.</p> <p>➤ This is the same an owner who has opted for cash compensation and is required to pay more when he/she is going to buy a new flat in the same district. It will become “an old flat for a new flat” if owners are not required to pay the difference.</p> <p>➤ The URA will build small to medium</p>

Serial Number	Key Points	Raised by	Responses
			size, modest and affordable flats at the Kai Tak site.
4.25	➤ Support “flat for flat” but not “square foot for square foot” basis and the alternative is to provide an option of “priority purchase” of new flats of the redevelopment project.	RICS	➤ Thank you for your views.
4.26	➤ Request to construct special design flats to meet the needs of elderly and disabled.	Jason Leung HKIH	➤ Thank you for your views.
4.27	➤ The URA has no commitment to build modest flats for FFF use. Luxury flats in redevelopment projects are far beyond the affordability of residents concerned and they do not have the means to settle the price difference the new and old flats.	The Professional Commons	➤ The URA intends to build small to medium size, modest and affordable flats at the Kai Tak site as the first batch of units for the “flat for flat” arrangement.
4.28	➤ The Government should consider the mechanism of “Flat Exchange Entitlement” in large-scale redevelopment projects. Upon completion of the major redevelopment, affected property owners could exercise the entitlement for relocation back to the original site.	HKIREA HKIH	➤ Thank you for your views.
4.29	➤ In accordance with the questionnaire survey (29 returns), residents mostly prefer FFF in lieu of cash compensation. Some residents demand “Square Foot for Square Foot” compensation.	Caritas Community Centre - Kowloon	➤ Thank you for your views.

Serial Number	Key Points	Raised by	Responses
4.30	<ul style="list-style-type: none"> <li>➤ The URA should provide FFF arrangement in its future redevelopment projects to other property owners affected by redevelopment projects within the same district. Some views request “Feet for Feet”.</li> </ul>	大角咀互助資源中心協會	<ul style="list-style-type: none"> <li>➤ Under the new URS, the URA will offer “flat for flat” in a URA new development in-situ or in the same district or at available sites.</li> </ul>
4.31	<ul style="list-style-type: none"> <li>➤ Reserving land in Kai Tak alone for the FFF arrangement may not be sufficient to meet the demand from affected property owners outside Kowloon City. Request to redevelop Tai Kok Tsui and reserve land in West Kowloon. The newly developed units can be used for FFF to be offered to affected owners in Yau Tsim Mong and Sham Shui Po. Moreover, residents currently affected by redevelopment in West Kowloon should be able to participate in the FFF arrangement to let them have the alternative choice. The URA should provide FFF to other districts.</li> </ul>	Kowloon West Branch of the Democratic Party	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
4.32	<ul style="list-style-type: none"> <li>➤ In accordance with a questionnaire survey (513 returns), most express the need for in-situ rehousing. The URA should help find 7-year old replacement flats in the same district. Larger redevelopment site should be redeveloped by phases and a choice of new flats from completed redevelopment projects in the same district should be offered.</li> </ul>	H15 關注組	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestions will be referred to the URA for consideration.</li> </ul>

Serial Number	Key Points	Raised by	Responses
4.33	➤ FFF wrongly becomes a re-assessment of the compensation rate of the notional value of a 7-year old replacement flats.	觀塘市中心區業主立案法團	➤ Thank you for your views.
4.34	➤ It is the responsibility of the Government to provide sufficient affordable flats within redevelopment projects to accommodate families with the lowest income.	HK 重建關注組	➤ Thank you for your views.
4.35	➤ Should investigate the way to block partitioned units with lease from having the advantage of getting more than one FFF flat.	Jason Leung	➤ Thank you for your views. The suggestion will be referred to the URA for consideration.
4.36	➤ The URA should provide flats at the redevelopment site with the same size as an exchange and make reference to redevelopment mode of Lai Sing Court in Tai Hang.	吳先生	➤ Thank you for your views. The URA will offer “flat for flat” in a URA new development in-situ or in the same district or at available sites. However, the property owners must accept the notional value of a 7-year replacement unit as the basis for compensation.

(c) Assistance to Shop Operators and Shop Owners (Paragraph 28 of the Text)

Serial Number	Key Points	Raised by	Responses
4.37	<ul style="list-style-type: none"> <li>➤ In-situ “shop for shop” arrangement is not supported. The mechanism for “Shop for Shop” will be very complicated and subjective. The arrangement may fail to sustain the business of the shops and the proposed arrangement may not fit in well with the use in the new development upon redevelopment. Cash compensation is the most direct way.</li> </ul>	HKIREA	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> <li>➤ Compared to the FFF arrangement, to implement “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 conditions and must meet various building regulations, fire and safety requirements, it will not be possible to guarantee the provision of similar shop space in the redevelopment project. Hence, it is impracticable to follow FFF arrangement and to agree on purchase price for shop premises upon redevelopment. 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 shops in question have relocated elsewhere and established another a clientele during the redevelopment</li> </ul>
4.38	<ul style="list-style-type: none"> <li>➤ If there is sufficient commercial space upon redevelopment, the URA should consider providing “Shop for Shop” arrangement similar to FFF.</li> </ul>	HKILA	
4.39	<ul style="list-style-type: none"> <li>➤ It is unreasonable not to provide “Shop for Shop” and to take over private property rights and unfairly cut compensation. Some opine that those who lose their properties will lose their means of conducting business.</li> </ul>	K28 關注組 姚小容 冼鳳儀 The Professional Comons H15 關注組	
4.40	<ul style="list-style-type: none"> <li>➤ The URA should find other shop spaces and provide refurbishment allowance to affected shop operators, or in the redevelopment project, reserve some shop spaces, and let the original shop</li> </ul>	HK 重建關注組 順寧道重建關注組	

Serial Number	Key Points	Raised by	Responses
	operators to rent back at similar rental level to continue their business.		period, it is very unlikely that the shop operators will want to move back after redevelopment.
4.41	<ul style="list-style-type: none"> <li>➤ To cite Kwun Tong redevelopment project as an example, shop owners raise rent drastically or force shop tenants to leave. There is no protection to shop-tenants and the URA has no material assistance for them. The Government should re-examine the compensation arrangements and plug any loophole to safeguard shop tenants from losing the opportunity for compensation as a result of forced lease termination.</li> </ul>	觀塘重建區舖租客關注組	<ul style="list-style-type: none"> <li>➤ The URA has recently enhanced its compensation option including the special arrangement under which commercial owner-occupiers may be given priority to lease the new shops upon redevelopment at market rates.</li> <li>➤ The new URS has tasked the URA to provide shop operators with more assistance to re-start their business. For example, the URA will help identify suitable premises in the same district of the redevelopment to enable the affected shop operators to relocate and continue operation in the area and will assist affected shop owners to lease or purchase shops in the future redevelopment projects. Apart from these measures, DURF is expected to identify locations with thriving local economies and avoid proposing redevelopment of these areas which will extinguish such local economies.</li> </ul>
4.42	<ul style="list-style-type: none"> <li>➤ Small shop owner should receive extra ex-gratia payment and the duration of the business should be taken into account as the basis for calculation.</li> </ul>	HKIS	
4.43	<ul style="list-style-type: none"> <li>➤ At the SIA stage, if small shops, which depend on social network and must operate in old district, are found, premises should be reserved for them in the redevelopment project.</li> </ul>	一眾關心舊區重建團體	

Serial Number	Key Points	Raised by	Responses
			<ul style="list-style-type: none"> <li>➤ As commercial tenants always face rental increase depending on market condition, and whether the commercial tenants will continue to operate at the same shop premises will depend on their business. Thus, it will be difficult to adopt the same policy as that adopted for FFF to recognise the commercial tenants' status for compensation at a later stage.</li> <li>➤ As regards the case of Ms 冼鳳儀, after consultation with the Lands Department and the URA, the Development Bureau had issued reply to her on 18 January 2011.</li> </ul>
4.44	<ul style="list-style-type: none"> <li>➤ The URA should accommodate shopping streets with special characteristics within its redevelopment project/district through architectural design, balancing economic efficiency with preservation.</li> </ul>	HKIH	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
4.45	<ul style="list-style-type: none"> <li>➤ The concept of “Land Exchange Entitlement” could be adopted to provide “Shop for Shop” arrangement.</li> </ul>	HKILA	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>

Serial Number	Key Points	Raised by	Responses
4.46	<p>➤ In accordance with questionnaire survey (513 returns), people mostly consider that small shops should be provided in redevelopment projects to allow the original small businesses to return and preserve the district character, local economy and network. Therefore, in-situ “shop for shop” should be available and upon redevelopment, the development should reserve certain percentage of shop premises to allow original shop tenants to return with priority. The URA should partner with the developer to release the shop premises to the market.</p>	H15 關注組	<p>➤ Thank you for your views. The suggestions will be referred to the URA for consideration.</p>
4.47	<p>➤ The Government should instruct the URA to reserve shop premises for letting out to the original operators at a comparative rent to that before.</p>	楊位醒 (Eastern DC member)	<p>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</p>

## 5. Processing of URA-implemented Redevelopment Projects

### (a) Planning Procedures (Paragraphs 29 and 30 of the Text)

Serial Number	Key Points	Raised by	Responses
5.1	<ul style="list-style-type: none"> <li>➤ Specified proportion of floor areas of redevelopment projects should be designated for community facilities or welfare purposes to meet the needs arising from population growth. Application procedures and approval criteria for the use of these areas should be spelt out. The extent of DURF's participation in local planning should also be specified.</li> </ul>	HKCSS	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
5.2	<ul style="list-style-type: none"> <li>➤ A survey (with 513 questionnaires) showed that the public consider that redevelopment projects should provide flats affordable to those affected and at a similar standard (including public housing, subsidized housing and private housing).</li> </ul>	H15 關注組	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> <li>➤ The URA will build modest and affordable flats at the Kai Tak site for owner-occupiers affected by redevelopment projects as an alternative option to cash compensation and ex-gratia payment.</li> </ul>
5.3	<ul style="list-style-type: none"> <li>➤ Agree that when the URA prepares its corporate plan, it should list out projects to be implemented within a 5-year period to allow residents in old districts to prepare in advance.</li> </ul>	Jason Leung	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
5.4	➤ Redevelopment should be comprehensively planned and holistic implemented.	吳先生	➤ Thank you for your views.

(b) Freezing Surveys (Paragraphs 31 to 33 of the Text)

Serial Number	Key Points	Raised by	Responses
5.5	➤ Since there is considerable time lapse between freezing survey and acquisition by the URA, owners can, by giving a one-month notice according to the law, evict their tenants. The tenants concerned would, as a result, be deprived of their chance for rehousing or compensation. The Government should formulate policies or measures to protect these tenants so that they could be given offers retrospectively.	舊區租客大聯盟 順寧道重建關注組 藍屋權益小組 HK 重建關注組	➤ According to the existing rehousing policy of the URA, eligible tenants registered during the freezing surveys of URA redevelopment projects would be rehoused or compensated if they still resided in the properties concerned when their respective landlords reached agreements with the URA during acquisition stage or upon reversion of the land to the Government.
5.6	➤ Unless they leave voluntarily, the affected tenants of a redevelopment project should be eligible for rehousing into public rental housing in the same locality or be entitled to reasonable compensation and their eligibility should be tied to the date of freezing survey.	H15 關注組	➤ The new URS has specified that the URA will aim to put in place measures to help evicted tenants or those with their tenancies terminated after the freezing survey but before the URA successfully acquires the properties from their landlords, hence

Serial Number	Key Points	Raised by	Responses
			<p>losing their eligibility for rehousing. At the URA Board meeting on 27 September, 2010, the URA Board had agreed to provide these eligible tenants an ex gratia payment up to three times the rateable value of the properties.</p>
5.7	<p>➤ The URA will put in place referral arrangement for tenants evicted or with their tenancies terminated after a freezing survey what is the meaning of referral arrangement?</p>	<p>一眾關心舊區重建團體</p>	
5.8	<p>➤ Property owners can decide to rent out their properties or to reside thereat themselves. Also, land titles can be found in the Land Registry. Therefore, there is no need for the URA to conduct freezing survey to ascertain if a property is owner-occupied or not, and reduce the amount of compensation if it is not owner-occupied.</p>	<p>何雲養</p>	<p>➤ Under section 23(2) of the Urban Renewal Authority Ordinance, the date on which a project is first published in the Government Gazette will be regarded as the commencement date of the implementation of the project. The purpose of notifying the commencement date of the implementation of the project is that the URA may make reference to the said commencement date for determining the eligibility for ex gratia allowances and rehousing in accordance with the policy of the URA.</p>

Serial Number	Key Points	Raised by	Responses
			<ul style="list-style-type: none"> <li data-bbox="1507 248 2136 826">➤ On commencement day, the URA should conduct a freezing survey to determine eligibility for ex gratia allowances and rehousing. The survey should be completed on the same day or at most within a couple of days. It is important that a comprehensive and accurate survey is conducted to prevent and deter “imposters” from taking up residence in the project area afterwards and abusing the compensation or rehousing scheme and to avoid tenants being evicted unfairly.</li> <li data-bbox="1507 842 2136 959">➤ Compensation for owner-occupiers and non-owner-occupiers shall follow the existing distinction.</li> <li data-bbox="1507 975 2136 1426">➤ First of all, we need to be clear that both owner-occupiers and non-owner-occupiers are entitled to compensation higher than the open market value of the properties. The difference is in the allowance payable. For owner-occupiers, the compensation level should be sufficient for them to find replacement flats in the same district (the Home Purchase Allowance (HPA) is based</li> </ul>

Serial Number	Key Points	Raised by	Responses
			<p>on the value of a notional 7-year old replacement flat). However, there is no similar policy basis for paying full HPA to non-owner-occupiers.</p> <ul style="list-style-type: none"> <li>➤ The policy to pay allowances on top of market value of the residential properties to owner-occupiers and non owner-occupiers is based on the rationale that URA-initiated redevelopment projects are to fulfill their social purposes, among which is the key purpose to improve the living environment of residents.</li> <li>➤ There are instances of some elderly owners who rely on the rental income of their properties for a living. 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.</li> <li>➤ Based on the above, the new URS states that the distinction in compensation and ex gratia payment for owner-occupiers and owners of vacant and tenanted domestic units will continue. The URA has already</li> </ul>

<b>Serial Number</b>	<b>Key Points</b>	<b>Raised by</b>	<b>Responses</b>
			announced that it will adopt a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex gratia payment in exceptional circumstances.

(c) Social Impact Assessments (Paragraphs 34 to 38 of the Text)

<b>Serial Number</b>	<b>Key Points</b>	<b>Raised by</b>	<b>Responses</b>
5.9	➤ Support the carrying out of social impact assessments (SIA). The result of SIA on a district and project basis should be made available to DURF for reference.	HKIA	➤ Thank you for your views.
5.10	➤ Support the conduct of early SIA by DURF. Suggest the conduct of “interim” SIA during the redevelopment stage of huge and long-term redevelopment projects such as the Kwun Tong Town Centre redevelopment.	RICS	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> <li>➤ In accordance with the new URS, early SIA will be initiated and conducted by DURF. The URA will update these assessments and carry out Stage 1 and Stage 2 SIAs.</li> </ul>
5.11	➤ The SIA prepared in accordance with the draft URS will only demonstrate the possible impact of urban redevelopment on the public, rather than reflecting a wider public need for urban	The Professional Commons	➤ Thank you for your views. The suggestions will be referred to the URA for consideration. Also, under the new URS, DURF will also carry

Serial Number	Key Points	Raised by	Responses
	<p>regeneration. SIA should not be confined to identification or mitigation of any negative results. Instead, it should strive to promote development and to create better development results, as well as to facilitate the community and stakeholders to confirm their development objectives, to explore different alternatives of regeneration, to develop remedial measures, and to produce maximum positive effects through the projects. It is suggested that reference should be made to the international standards championed by the International Association for Impact Assessment.</p>		<p>out SIA at an early stage. DURF can make reference to these suggestions. The URA will also update these assessments of DURF before it implements any specific redevelopment project.</p>
5.12	<p>➤ The draft URS is jeopardising private property rights by reiterating the concern on “imposters” taking up residence in the project area.</p>	<p>觀塘市中心區業主立案法團</p>	<p>➤ Thank you for your views.</p>
5.13	<p>➤ Why the original “preserving the social networks of the local community” is changed to “preserving as far as practicable the social networks of the local community”.</p>	<p>一眾關心舊區重建團體 藍屋居民權期小組 楊位醒 (Eastern DC member)</p>	<p>➤ According to the new URS, the DURF will carry out SIA at an early stage.</p>

## 6. Urban Renewal Trust Fund (Paragraph 39 of the Text)

Serial Number	Key Points	Raised by	Responses
6.1	<p><u>Details of the Trust Fund and Organisation</u></p> <p>➤ Support the setting up of the UR Trust Fund to assist residents affected by redevelopment and carry out effective heritage conservation and area revitalization works.</p>	HK Christian Service	<p>➤ Thank you for your views.</p>
6.2	<p>➤ Welcome the establishment of the Trust Fund to financially support the Social Service Teams. The Trust Fund should be highly transparent, and monitored by the public.</p>	關注舊區住屋權益社 工聯席	<p>➤ Thank you for your views.</p> <p>➤ The commitment to transparency is spelt out in the new URS.</p>
6.3	<p>➤ Members of the Trust Fund should be representative, and should include residents' associations of old districts, local non-governmental organisations, Legislative Councillors, Social Workers Registration Board, Hong Kong Council of Social Services, professional bodies, relevant government departments, educators, scholars and other representatives. URA should not serve as Members.</p>	HKCSS 關注舊區住屋權益社 工聯席	<p>➤ The Urban Renewal Trust Fund will operate independently from the URA. We will set up a Board / Committee for the Trust Fund and make appointments to the Board / Committee. The Board/Committee will ensure that the Fund will operate with a high degree of transparency in monitoring and financial reporting. The detailed arrangements will be</p>

Serial Number	Key Points	Raised by	Responses
6.4	<p>➤ The Social Service Teams should be independent from the URA and DEVB. Members of the Trust Fund responsible for the Social Service Teams should not have any relationship with URA and DEVB.</p>	<p>關注舊區住屋權益社工聯席</p>	<p>prepared by the Board / Committee upon establishment. To facilitate the smooth implementation of the various urban renewal initiatives to be supported by the Trust Fund, the Government may require further capital injection by the URA. The principal of the Trust Fund can therefore be deployed for worthwhile projects. The URA will be represented on the Board / Committee .</p> <p>➤ The Board / Committee of the Urban Renewal Trust Fund would be involved in a wide range of urban renewal initiatives. Other than providing resources for the DURF to conduct various activities and research, so as to assist in developing a district-based blueprint for urban renewal (such as SIA, planning studies, public engagement activities, etc.) and the funding of social service teams, the Trust Fund will also finance organisations other than the URA involved in preservation and district revitalisation activities in accordance</p>

Serial Number	Key Points	Raised by	Responses
			<p>with the new blueprint.</p> <p>➤ We have not finalised the membership of the Board / Committee at this stage.</p>
6.5	<p>➤ Establish a declaration of interest mechanism, a monitoring system and assessment criteria for measure of success. Set out URA's mode of capital injection into the Fund and the URA's responsibilities.</p>	HKCSS	<p>➤ The Board / Committee of the Urban Renewal Trust Fund will engage a qualified independent accountant, establish independent audit system, and publicise its operation, financial and audit reports annually. Detailed arrangement to be worked out by the Board / Committee upon its establishment.</p> <p>➤ The Government may invite the URA to replenish the Trust Fund when needed.</p>
6.6	<p>➤ The Trust Fund should have a high degree of transparency and should disseminate information on its operation, and maintain contact with the public to consult their views.</p>	HKCSS	
6.7	<p>➤ What are the contents, operation and monitoring system of the Trust Fund?</p>	一眾關心舊區重建團體	
6.8	<p>➤ The scope of funding should be expanded to include non-governmental organisations and other stakeholders involved in preservation and district revitalisation projects.</p>	HKCSS	<p>➤ The Board / Committee of the Urban Renewal Trust Fund would be involved in a wide range of urban renewal initiatives, other than providing resources for the DURF to conduct various activities and research, so as to assist in developing a district-based blueprint for urban renewal (such as SIA, planning studies, public engagement activities, etc.) and the appointment of social</p>
6.9	<p>➤ In addition to funding social service teams and initiatives on preservation and district revitalisation, the scope of funding should also cover subsidising organisations conducting activities and projects which promote community involvement and urban regeneration.</p>	關注舊區住屋權益社工聯席	

Serial Number	Key Points	Raised by	Responses
			<p>service teams. The Fund will also finance organisations other than the URA involved in preservation and district revitalisation initiatives in accordance with the new blueprint.</p> <p>➤ The details of applications for funding for preservation and district revitalisation projects will be worked out and published upon the establishment of the Board / Committee.</p>
6.10	<p><u>Social Service Teams</u></p> <p>➤ The setting up of independent social service teams (SSTs) to help residents on redevelopment matters is widely supported. Matters of concern and comments are as follows -</p> <p>(a) Lack of positioning, targets, service specifications, staffing establishment and resources</p>	<p>HKCSS 關注舊區住屋權益社 工聯席 HKILA Hon Regina IP 順寧道重建關注組 南土瓜灣關注組</p>	<p>➤ The Board / Committee of the Urban Renewal Trust Fund to be set up will study in detail the appointment and other arrangements concerning the SSTs. Views expressed will be referred to the Board/Committee of the Urban Renewal Trust Fund for consideration.</p>

Serial Number	Key Points	Raised by	Responses
	<p>(b) SSTs should be standing establishment. When the new URS is promulgated, eight SSTs should be set up in Hong Kong, Kowloon, Tsuen Wan and Kwai Tsing, and New Territories West. Establishment of the eight SSTs should also be worked out immediately; SSTs should also be set up in Hong Kong Island, East Kowloon and West Kowloon.</p> <p>(c) The contracts for SSTs should not be less than 5 years and should be tendered openly.</p> <p>(d) Expand the scope of service to include buildings aged over 30 years, support and liaise with residents to participate in community preservation, revitalisation and building management and maintenance, etc, and in issues facing individuals, families and the neighbourhood because of urban renewal.</p> <p>(e) Resources should be set aside to cater for the needs of residents and SSTs in appointing or procuring the service of lawyers, planners, architects, surveyors, etc.</p>	<p>H15 關注組  同根社、關注綜援檢討聯盟  藍屋權益小組  一眾關心舊區重建團體</p>	

Serial Number	Key Points	Raised by	Responses
	<p>(f) SSTs should have capable interpersonal skills, professional knowledge in land administration, building development, basic knowledge in redevelopment, legal procedures, and the URA compensation scheme, conditions for self-development, etc; and collect public views on redevelopment.</p> <p>(g) The professional autonomy and service benchmark of SSTs should be based on the Code of Practice for Social Workers. Suggest to stipulate the independence of SSTs in the service contracts.</p> <p>(h) Where possible, SSTs should be given training in land laws, which should be financed by the Urban Renewal Trust Fund.</p> <p>(i) The way to establish the SSTs, the tendering procedure and the selection criteria should be specified.</p> <p>(j) The draft URS has not provided information on how the SSTs will be appointed and whether SSTs will continue to be appointed through tender.</p>		

Serial Number	Key Points	Raised by	Responses
	<p>(k) Contracts should specify the independence of SSTs, and its relationship with residents, URA and stakeholders, and provide services through diverse interventions.</p> <p>(l) The current arrangement of SSTs being funded and employed by the URA is unhealthy.</p> <p>(m) The scope of work of SSTs should include residents affected by URA's redevelopment projects and other redevelopment projects, and also those residents whose buildings need rehabilitation and property management.</p>		
6.11	<p>➤ The finance of SSTs should be shouldered by Government instead of the URA to alleviate residents' concern on SSTs' independence.</p>	凌鳳霞	<p>➤ The Urban Renewal Trust Fund, which funded the SSTs, will operate independent from the URA.</p>
6.12	<p>➤ It is doubtful if the SSTs which will report to the UR Trust Fund can truly serve the neighbourhoods. DURF has not reserved a role for the SSTs.</p>	The Professional Commons	<p>➤ Thank you for your views. The Urban Renewal Trust Fund will enter into service agreement with the SSTs and monitor their work. Members of DURF will include District Council /Area Committee members, professionals, locally established non-government organizations in the district (can be local social services organizations).</p>

## 7. Others

### (a) Public Consultation on URS Review

Serial Number	Key Points	Raised by	Responses
7.1	<p>➤ Protest against the DEVB conducting bogus public engagement in the URS Review. The so-called “consensus building” is only a “pseudo-consensus”.</p>	<p>HK 重建關注組 凌鳳霞 H15 關注組 (enclosing a statement jointly signed by civil organisations and individuals) 順寧道重建關注組 關注舊區住屋權益社 工聯席 何雲養</p>	<p>➤ The Review is not a bogus consultation. In the course of the Review, we have disseminated information to the public through various ways and channels, such as establishing a dedicated website and the “Urban Renewal Idea Shop”, achieving wider communication with the public through media and radio programmes, conducting public fora, seminars and roving exhibitions, etc, publishing and distributing a booklet for each stage to the public, and relevant research reports, summaries of the discussions and video records of activities, etc have been uploaded to the URS Review website for public inspection.</p> <p>➤ Steering Committee members attended public engagement activities at different stages of the Review, and during the “consensus building” phase of the Review, they presided as</p>

Serial Number	Key Points	Raised by	Responses
			<p>moderators in group discussions in workshops and had direct exchange with the public during the question and answer session of the concluding meeting.</p> <p>➤ The Secretary for Development attended meetings of the Legislative Council on several occasions to discuss the URS Review and public hearings held by the Legislative Council to listen to the views of the public.</p>
7.2	<p>➤ Appreciative of the work of the 3-stage URS review over the past 2 years, in particular, listening to views of various sectors and professional organizations.</p>	HK Christian Service	<p>➤ Thank you for your views and appreciation.</p>
7.3	<p>➤ The Sham Shui Po District Council is carrying out a comprehensive survey on the development of urban renewal strategy and request to extend the consultation period until March 2011.</p>	深水埗區議會市區更新及歷史建築保育工作小組主席梁有方	<p>➤ The URS is a strategy document.. The implementation details would still need to be carefully formulated by the relevant Government departments and the URA. We aim to finalise the new URS and implement the new initiatives once the public consultation is completed. As such it would not be appropriate to extend the consultation period. SDEV at the LegCo Panel on Development meeting</p>

Serial Number	Key Points	Raised by	Responses
			<p>on 7 December 2010 has explained that we had undertaken extensive public engagement throughout the two-year period. Moreover, the new URS proposes to establish a DURF. The DURF will from a holistic and integrated perspective based on local charter prepare the urban renewal blue print for the district. We believe that the findings of the survey and any proposal from your sub-committee would be a valuable reference for the DURF in West Kowloon in future.</p>

(b) Comments on Amendments to the Text of the URS

Serial Number	Key Points	Raised by	Responses
7.4	<p>➤ Enquire and suggest re-instating paragraphs 38 to 39 of the original text (on regular review and public consultation).</p>	<p>H15 關注組 Hon Tanya Chan 觀塘新隆大樓立案法團 順寧道重建關注組 一眾關心舊區重建團</p>	<p>➤ Paragraphs on regular review and public consultation have been re-instated.</p> <p>➤ As for paragraph 37 and the question whether the remainder of the 225 projects will continue to proceed, it is to be noted that of the list of 225 projects taken over by the URA when</p>

Serial Number	Key Points	Raised by	Responses
		體 關注舊區住屋權益社 工聯席	the 2001 URS was promulgated, including the 25 announced by the former Land Development Corporation, all the 25 had been commenced, and some of which were already completed. For the remaining 200, 16 were announced and commenced by the URA. For the rest which have not been disclosed, under the revised URS, there is no requirement on the URA to launch the remaining 184 and in future, projects will only be launched after taking account of DURF advice. Please refer to the paper submitted by the Secretary for Development to LegCo on 13 October 2010.
7.5	➤ Concern on the deletion of paragraph 37 of the original URS regarding the listing of planning parameters of the urban renewal projects and financial guidelines.	H15 關注組	
7.6	➤ Request reinstatement of the sentence “The Government has to balance the interests and needs of all sectors of the community without sacrificing the lawful rights of any particular group” from paragraph 3 of the original URS.	觀塘新隆大樓立案法 團 HK 重建關注組 一眾關心舊區重建團 體	➤ The relevant text has been re-instated.

Serial Number	Key Points	Raised by	Responses
7.7	<ul style="list-style-type: none"> <li>➤ Request reinstatement of quantitative strategic targets (paragraph 6 of the original URS).</li> </ul>	HK 重建關注組	<ul style="list-style-type: none"> <li>➤ Since redevelopment proposals would only be recommended after examination by DURF with public engagement, the rigid strategic targets in the original URS are no longer applicable.</li> </ul>
7.8	<ul style="list-style-type: none"> <li>➤ The phrase, “as far as practicable”, is added under paragraph 5(i) (Objectives of Urban Renewal) and who to decide is not stated.</li> </ul>	順寧道重建關注組 藍屋權益小組 H15 關注組	<ul style="list-style-type: none"> <li>➤ According to the new URS, the DURF to be set up will provide advice to the Government on the district’s urban renewal proposals on district-based urban renewal initiatives, including the areas for redevelopment.</li> </ul>
7.9	<ul style="list-style-type: none"> <li>➤ Request re-instating the part on maintenance costs reimbursement scheme as in paragraph 15 of the original text.</li> </ul>	觀塘新隆大樓立案法團 一眾關心舊區重建團體	<ul style="list-style-type: none"> <li>➤ The relevant text has been re-instated.</li> </ul>
7.10	<ul style="list-style-type: none"> <li>➤ Suggest various amendments to the text and addition of details to the draft URS.</li> </ul>	URA	<ul style="list-style-type: none"> <li>➤ The new URS has incorporated most of the suggestions.</li> </ul>

(c) Specific Topics and Comments on Cases

Serial Number	Key Points	Raised by	Responses
7.11	<ul style="list-style-type: none"> <li>➤ There are about 200 buildings built by the former Co-operative Building Society Ltd. These buildings are over 50 years old. The building at Shun Ning Road 330-336 is 4-storey high and without lift service. The building is dilapidated, requiring high maintenance cost and many of the residents are elderly. The URA is requested to initiate or assist in the redevelopment of these buildings (attaching a detailed background and a letter to the Government suggesting improvement.)</li> </ul>	Wong Pak Yan	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestions will be referred to the URA for consideration.</li> <li>➤ Under the new URS, the URA can provide consultancy service to help property owners assemble titles for owner-initiated redevelopment.</li> </ul>
7.12	<ul style="list-style-type: none"> <li>➤ A more three-dimensional design approach to urban renewal should be considered and the impact of the redevelopment projects to the nearby community, especially at the boundaries between the redevelopment areas and non-redevelopment areas, should be carefully considered.</li> </ul>	HKIA	<ul style="list-style-type: none"> <li>➤ Thank you for your views. Comments will be referred to the URA for consideration.</li> </ul>
7.13	<ul style="list-style-type: none"> <li>➤ Raise again the “K28 Redevelopment Feasibility Study on an Alternative Proposal” (遷上留下) for K28 Trainer Street as an alternative to the URS on “clear first, then redevelop” for consideration.</li> </ul>	Hon Patrick Lau	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
7.14	<p>➤ Submitting several letters, suggesting that the URS has not addressed compensation to owners of rooftop structures that have no titles. There is also no legal basis to support the Government's handling of such cases. Request to provide compassionate payment (similar to those tenants living at premises with land titles/rooftop structure tenants) to owners of rooftop structures in redevelopment areas who have no land titles. Owners of rooftop structures face oppression from Government officials. Argue that there is a policy loophole because without illegal rooftop structures owners, there could not be any illegal rooftop structure tenants.</p>	楊國榮	<p>➤ Lands Department would comply with existing legislation and policies when processing claims for compensation, no matter they are statutory compensation or ex gratia compensation. Since owners of illegal rooftop structures generally do not have land title before the land reverts to Government, the Lands Department is not able to grant them compensation applicable to owners under the Lands Resumption Ordinance. Similarly, it would not be practicable for the URA to make acquisition offers to them as if they were owners with titles. Having said that, both the Lands Department and the URA would grant, on a compassionate basis, ex gratia allowance to occupants of rooftop illegal structures to assist them in their relocation. The compassionate policy of Lands Department has been explained in the booklet Land Resumption and Compensation in the Urban Area (Guidelines for Owners, Occupiers and Surveyors) published by the Lands Department.</p>

Serial Number	Key Points	Raised by	Responses
			<ul style="list-style-type: none"> <li>➤ Moreover, according to the existing rehousing policy of the URA, eligible occupants of rooftop structures, if registered during the freezing survey of a URA project, will be rehoused. The Hong Kong Housing Authority and the Hong Kong Housing Society will generally offer public housing units for eligible occupants of rooftop structures affected by redevelopment.</li> <li>➤ As illegal structures pose a threat to building safety, it has all along been Government policy to clear them.</li> </ul>
7.15	<ul style="list-style-type: none"> <li>➤ The Government should consider introducing Tax Increment Financing (TIF), a mechanism used in European and American countries, to establish TIF funds, and issue securities/bonds to raise funds for operating the redevelopment projects based on the expected increase in tax revenue in the area after redevelopment in the future (not less than 15 years) (Enclosed a report of the Royal Institution of Chartered Surveyors (Asia) analyzing the benefits and challenges of implementing TIF in Hong Kong).</li> </ul>	RICS	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
7.16	<ul style="list-style-type: none"> <li>➤ The Government should consider introducing reverse mortgage in handling the financial stress faced by the elderly and retired persons, who may then be able to pay their living expenses, cost of building maintenance and management through reverse mortgage.</li> </ul>	HKIH	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
7.17	<ul style="list-style-type: none"> <li>➤ The Government should protect the well-being of the public through legislating for “sunshine right” and incorporating such requirement into development density parameters, etc.</li> </ul>	楊位醒 (Eastern DC member)	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>
7.18	<ul style="list-style-type: none"> <li>➤ Society is rapidly ageing and in ten years’ time, there will be a severe shortage in the number of homes for the elderly. The URA can devote the podium floor of future developments to facilities for the elderly and elderly homes to meet the need.</li> </ul>	Mary Mulvihill	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The suggestion will be referred to the URA for consideration.</li> </ul>
7.19	<ul style="list-style-type: none"> <li>➤ Individuals/groups’ requests to expedite resolving the following local and redevelopment issues: <ul style="list-style-type: none"> <li>(a) The redevelopment of “The 8 Wan Streets”;</li> <li>(b) The redevelopment of Kowloon City district;</li> </ul> </li> </ul>	呂燦 潘志文 (KC DC member)	<ul style="list-style-type: none"> <li>➤ Thank you for your views. Redevelopment proposals for individual districts could be further discussed at DURF upon establishment.</li> </ul>

Serial Number	Key Points	Raised by	Responses
	<p>(c) Planning proposal for Shun Ning Road in Shum Shui Po (providing detailed information on a questionnaire findings on the environment, the economic and social conditions) ;</p> <p>(d) The area around Tai Kok Tsui and Mong Kok;</p> <p>(e) URA should not only build pencil blocks;</p> <p>(f) Maintaining the existing subdivided flats as affordable housing for the grassroot;</p> <p>(g) Support redevelopment in Tsuen Wan, Kwun Tong Town Centre and Wan Chai old district;</p> <p>(h) Advocate the role of Hong Kong Housing Authority in urban renewal and build more affordable housing, shops and undertaken FFF and “shop for shop” arrangements.</p>	<p>順寧道重建關注組 九龍城區舊區網絡 林浩揚 (YTM DC member) Kowloon West Branch of Democratic Party 李建華 H15 關注組</p>	<p>➤ We have explained in the LegCo Brief submitted on 13 October 2010 that the URA will build modest and affordable flats with saleable area of 40 to 60 square metres in Kai Tak.</p>

Serial Number	Key Points	Raised by	Responses
7.20	<ul style="list-style-type: none"> <li>➤ Why dissolving the URS Review Steering Committee before the end of the consultation period?</li> </ul>	H15 關注組	<ul style="list-style-type: none"> <li>➤ The term of the URS Review Steering Committee was from 17 July 2008 to 16 July 2010. The Steering Committee published Public Views and Future Direction - Paper for the Consensus Building Stage of the Urban Renewal Strategy Review in May 2010 and subsequently had attended to the public views and recommended refining the ten preliminary directions for reaching agreement, concluding the work of the two-year Review as scheduled.</li> </ul>
7.21	<ul style="list-style-type: none"> <li>➤ Detailed questions on URS concerning DURF, “flat for flat”, “shop for shop”, protecting the original residents/rights after freezing survey, the Urban Renewal Trust Fund, the role of URA, SIA, regular review of URS, rehabilitation and many other topics (over 50).</li> </ul>	一眾關心舊區重建團體	<ul style="list-style-type: none"> <li>➤ Thank you for your views. The URS is a strategy document. As far as the new measures proposed under the new URS are concerned, comments thereon will be referred to the URA and the future DURF and the Urban Renewal Trust Fund/its board for consideration.</li> </ul>
7.22	<ul style="list-style-type: none"> <li>➤ The Government should fund community facilities and reserve at least 1% of the Capital Works Fund to cover heritage conservation and recreational facilities.</li> </ul>	Mary Mulvihill	<ul style="list-style-type: none"> <li>➤ Thank you for your views.</li> </ul>

Serial Number	Key Points	Raised by	Responses
7.23	➤ Request to expedite the rehousing of residents rooftop premises at Mut Wah Street, Kwun Tong.	同根社、關注綜援檢討聯盟	➤ Thank you for your views. The case has been referred to the URA for follow-up.
7.24	➤ It is the responsibility to educate the public about the detailed costs and benefits of urban renewal.	觀塘新隆大樓立案法團	➤ Thank you for your views. The suggestion has been referred to the URA for consideration.
7.25	➤ The Government and the URA have not seriously responded to enquiries. The public will set up its own platform on urban renewal.	順寧道關注組	➤ Secretary for Development in the LegCo meeting on 7 December 2010 indicated that civic groups are welcome to continue their concerns and participate the urban regeneration work under the new URS through other platforms.
7.27	➤ Dissatisfied with Secretary for Development of not attending the LegCo meeting on 20 November 2010 to listen to their comments and some LegCo members were late to the meeting or absence.	十三街社區關注組	➤ Permanent Secretary (Planning and Lands) and other officers of DEVB had attended the meeting on behalf of the Secretary for Development.

## **Annex I : List of Written Submissions (13 October 2010 to 13 December 2010)**

### **By Post, Email and By Hand**

	<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
1.	區善基	區善基	10 December	
2.	Hon Tanya Chan (LegCo Member)	Hon Tanya Chan	26 November	
3.	Central and Western Concern Group	Central and Western Concern Group	13 December	
4.	Civic Exchange	Civic Exchange	13 December	
5.	馮德明	馮德明	10 December	
6.	何雲養	何雲養	5 December	
7.	H15 關注組	H15 關注組	8 November	
8.	H15 關注組	H15 關注組	25 November	
9.	H15 關注組	H15 關注組	27 November	
10.	H15 關注組	H15 關注組	27 November	
11.	H15 關注組	H15 關注組	13 December	Attached with copies of comments previously provided in the Consensus Building Stage and a joint statement with K28 Concern Group, organisations and individuals.

## **By Post, Email and By Hand**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
12. Caritas Community Centre – Kowloon	Caritas Community Centre – Kowloon	30 November	Attached with views from questionnaire survey
13. Hong Kong Christian Service	HK Christian Service	22 November	
14. Hong Kong Institute of Surveyors	HKIS	20 November	
15. Hong Kong Institute of Architects	HKIA	21 October and 10 December	
16. Hong Kong Institute of Land Administration	HKILA	12 December	
17. Real Estate Developers Association of Hong Kong	REDA	2 December	Letter with similar views was submitted to the LegCo Panel on Development
18. Hong Kong Institute of Real Estate Administrators	HKIREA	10 December	
19. Hong Kong Council of Social Services	HKCSS	3 December	Letter with similar views was submitted to the LegCo Panel on Development
20. HK 重建關注組	HK 重建關注組	13 December	
21. Hon Regina Ip Lau Suk yee (LegCo Member)	Hon Regina Ip	13 December	Attached with a document on 「新加坡集體出售業權的安排」

## **By Post, Email and By Hand**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
22. K28 波鞋街關注組	K28 關注組	8 November	Letter with similar views was submitted to the LegCo Panel on Development
23. K28 波鞋街關注組	K28 關注組	12 December	
24. Kam Kin Pong, Chris	Chris Kam	20 December	
25. 九龍城區舊區網絡	九龍城區舊區網絡	17 October	
26. 江瑞祥	江瑞祥	30 November	
27. 觀塘重建區商舖租客關注組	觀塘重建區商舖租客關注組	13 December	Letter with similar views was submitted to the LegCo Panel on Development
28. Hon Patrick Lau (LegCo Member)	Hon Patrick Lau	10 December	
29. 劉遂鎮	劉遂鎮	12 December	
30. 李建華	李建華	8 November	
31. Jason Leung	Jason Leung	18 October	
32. 呂燊	呂燊	6 December	
33. Dr Dennis H F Mui	Dr Dennis Mui	16 November	
34. Mary Mulvihill	Mary Mulvihill	13 December	

## **By Post, Email and By Hand**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
35. 凌鳳霞	凌鳳霞	10 December	
36. 吳先生	吳先生	10 December	
37. 舊區租客大聯盟	舊區租客大聯盟	9 December	Letter with similar views was submitted to the LegCo Panel on Development
38. The Professional Commons	The Professional Commons	17 November	Letter with similar views was submitted to the LegCo Panel on Development
39. The Royal Institute of Chartered Surveyors (Asia)	RICS	10 December	
40. 深水埗區議會市區更新及歷史建築保育工作小組主席梁有方	深水埗區議會市區更新及歷史建築保育工作小組主席梁有方	18 November	
41. 洗鳳儀	洗鳳儀	2 December	
42. 順寧道重建關注組	順寧道重建關注組	13 December	
43. 十三街社區關注組	十三街社區關注組	1 December	
44. 同根社、關注綜援檢討聯盟	同根社、關注綜援檢討聯盟	7 December	
45. H19 Mr Tam	H19 Mr Tam	3 November	

**By Post, Email and By Hand**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
46. Urban Renewal Authority	URA	10 December	Attached with a table on proposed amendments
47. 一眾關心舊區重建及更新團體	一眾關心舊區重建團體	22 October	
48. 姚小容	姚小容	8 November	Letter with similar views was submitted to the LegCo Panel on Development
49. 姚小容	姚小容	8 December	
50. 楊國榮	楊國榮	20 October	
51. 楊國榮	楊國榮	25 October	
52. 楊國榮	楊國榮	9 December	
53. 楊國榮	楊國榮	13 December	
54. Ir Wong Chak Yan, Greg	Ir Greg Wong	2 December	
55. Wong Pak Yan	Wong Pak Yan	27 November	
			Sub-total 55 submissions

**Public Submissions for the Special Meeting of the LegCo Panel on Development (20 November 2010 and 7 December 2010)**

	<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
56.	藍屋居民權益小組	藍屋權益小組	November	
57.	土瓜灣張先生	土瓜灣張先生	18 November	
58.	The Kowloon West Branch of Democratic Party	The Kowloon West Branch of Democratic Party	10 November	
59.	Concerning Urban Housing Rights Social Workers Alliance	Urban Social Workers Alliance	17 November	
60.	觀塘新隆大樓業主立案法團	觀塘新隆大樓立案法團	11 November	
61.	Hong Kong Institute of Housing	HKIH	11 November	
62.	Hong Kong Institute of Architects	HKIA	November	
63.	The Real Estate Developers Association of Hong Kong	REDA	29 November	
64.	Hong Kong Council of Social Services	HKCSS	20 November	
65.	K28 波鞋街關注組	K28 關注組	8 November	
66.	九龍城區舊區網絡	九龍城區舊區網絡	20 November	
67.	林浩揚 (Yau Tsim Mong District Council Member)	林浩揚 (YTM DC member)	6 November	

**Public Submissions for the Special Meeting of the LegCo Panel on Development (20 November 2010 and 7 December 2010)**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
68. 凌鳳霞	凌鳳霞	10 November	
69. 凌鳳霞	凌鳳霞	3 December	
70. 舊區租客大聯盟	舊區租客大聯盟	November	
71. 潘志文 (Kowloon City District Council Member)	潘志文 (KC DC member)	8 November	
72. HK 重建關注組	HK 重建關注組	20 November	
73. 順寧道重建關注組	順寧道重建關注組	November	
74. 南土瓜灣關注組	南土瓜灣關注組	5 October	
75. The Professional Commons	The Professional Commons	17 November	
76. 大角咀互助資源中心協會	大角咀資源協會	6 November	
77. 姚小容	姚小容	8 November	
78. 揚位醒 (Eastern District Council Member)	揚位醒 (Eastern DC member)	13 November	
79. 觀塘市中心區重建業主立案 法團	觀塘市中心區業主 立案法團	7 December	
80. Mr Brandon K Yong	Brandon Yong	7 December	

**Public Submissions for the Special Meeting of the LegCo Panel on Development (20 November 2010 and 7 December 2010)**

<b><u>Names of Individuals/Deputations</u></b>	<b><u>Abbreviation Code</u></b>	<b><u>Date</u></b>	<b><u>Remarks</u></b>
81. 觀塘重建區商舖租客關注組	觀塘重建區商舖租 客關注組	7 December	
			Sub-total 26 submissions

Note 1 : The above written submissions are listed in alphabetical order.

Note 2 : A total of 26 public submissions have been received for the special meetings of the LegCo Panel on Development (20 November and 7 December 2010). Among the public submissions, 7 copies have also been submitted to the Development Bureau.

Note 3 : Overall, total of 74 written submissions excluding duplications have been received.