

## **Topical Discussion 1:**

### **Redevelopment vs. Rehabilitation**

#### *Questions for Discussion*

1. What should be the objective criteria (e.g. building conditions, impact on existing social network, preservation of historical buildings, existing development density) for designating an old urban area for redevelopment or rehabilitation?
2. Is there an ideal balance of different approaches of urban regeneration for HK, or the best mix of approaches in a particular district will have to depend on the local characteristics?
3. How to define dilapidated buildings?
4. What are the socio-economic implications of rehabilitating buildings of marked dilapidation?
5. What is the level of dilapidation for which redevelopment becomes a more appropriate solution?
6. Proper building maintenance is the responsibility of the owners. How can we ensure and encourage private owners to maintain and repair their buildings more actively?
7. Does the current Urban Renewal Authority Ordinance (URAO) provide adequate power for the URA to carry out building rehabilitation work for privately owned buildings? How should public money be properly used in this aspect?
8. How can rehabilitation help resolve the problem of poor living conditions arising from over-crowding and high degree of sharing?