

## **Topical Discussion 3:**

### **Public vs Private Sector Participation in Redevelopment**

#### *Questions for Discussion*

1. What is the right balance of public and private sector participation in urban regeneration? Should we adopt the principle of “big market, small government” in urban redevelopment? How may we promote more organic urban regeneration through market forces, particularly in the less up-market areas?
2. When a building has come to the end of its physical or economic life, is it the responsibility of the private owners or the public sector to redevelop it? What could be the incentive for redevelopment by the private owners if there is little unrealised development potential in the lot?
3. What should be the role of URA in urban redevelopment? In cases of redevelopment, should it also consider playing the role of a facilitator to assist private owners in assembling titles of the entire property? If yes, what should be the objective criteria for URA to participate as a facilitator?
4. Should the compulsory sale threshold be lowered to encourage private redevelopments?