



Report on  
Beyond the "Public-led" "Metro-based" "Redevelopment" Model  
Forum on the URS Reform Proposals

**General Information**

Date: 29 August, 2009  
Time: 2:30 to 5:30 p.m.  
Venue: UR8, SCOPE Admiralty Learning Centre, 8/F, United Centre,  
95 Queensway, Admiralty, Hong Kong  
Language: Cantonese  
Charge: Free admission

**Schedule**

2:30 to 3:45 p.m. Presentation by Mr Albert Lai, Mr Stanley Ng and Mr K M Chan  
3:45 to 4:00 p.m. Tea Break  
4:00 to 6:00 p.m. Q&A Session (overran by 30 minutes)

**Participants**

No. of participants 50  
Background affected resident, member of concern groups, professional,  
Legislative Councillor, Town Planning Board member,  
government official, URA member and staff

**Annexes**

1. Main points raised at Q&A session
2. Invoice
3. Photos (CD)

Prepared by

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### Main points raised at the Q & A Session

- Some pointed out the URA provide little compensation to the ground floor shopspaces in redevelopment sites.
- In the current redevelopment regime, it is not required to obtain the consensus of all residents affected by the redevelopment process.
- The self help renewal in Berlin could be one of the directions in redevelopment in the future.
- Some participants supported the idea of reducing the plot ratio in a bid to improve urban environment.
- Some raised that rather than simply considering through a site-by-site approach, a holistic approach in planning through setting different plot ratios for different areas should be considered.
- Some expressed objection for the URA to issue bonds.
- Only prime site would be allowed to have higher GFA, while the plot ratio in other areas should be tremendously reduced.
- In the future, the URA should strive for a good balance of risks between the tenants, owners and the developers and ensuring the good flow of capital in redevelopment projects.
- Many attached great importance to the protection of private property rights in compulsory auction.
- Some agreed on the idea of reverse mortgage.
- “Social participation planning centres” should be established to enable social workers and the residents to participate in the planning of the urban regeneration.
- Many participants supported the idea of owners’ initiated redevelopment.
- Some raised the concern that some owners, who associated with developers, posed as an ordinary resident, which could jeopardize owners’ initiated redevelopment.
- When there is a dispute on owner’s initiated cooperation, could it be solved in the Lands Tribunal?
- Some pointed out that the self initiated cooperative in Tokyo had taken 8-10 years to complete the redevelopment project.
- Some argued that building density is not equivalent to population density, lower development density is by no means equivalent to low population density particularly due to the needs of low cost housing.

- Some people desire to in live in urban area. Hence, the “caged homes” still exist in the urban areas. The problem is “Who to resettle them?”
- Many residents opposed the proposal of lowering the threshold of compulsory sale for lease acquisition.