

Participant List - URS Seminar on 6.6.2009

Appendix I

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SUMMARY OF THE HKILA POWER POINT PRESENTATION FOR THE URBAN RENEWAL STRATEGY PARTNERING PROGRAM-19-06-2009

URS from Modern Land Administration Perspective

1. What do we mean by “Modern Land Administration” ?-

1.1 LA Definition [Federation of International Surveyors (FIG) 國際測量者聯盟定義]; - process of determining 確定, recording 記錄 & disseminating 和傳播, about Land Ownership < 土地業權, Value 價值 & Use information 和使用信息的過程

Land administration is defined as the processes of determining, recording and disseminating information about tenure value and use of land when implementing land policies (UN-ECE, 1996). It is considered to include a core parcel based cadastral and land registration component, multi-purposed cadastres and/or land information systems, and in many systems facilitates or includes information on land use planning and valuation/land taxation systems - although land administration does not usually include the actual land use planning and land valuation processes.

1.2 LA System 土地行政系統; framework within which Land managers 土地管理人員 & Administrators 和 行政人員 must operate, 必須在 the social 社會, legal 法律, economic 經濟 and technical framework 和技術框架之內操作系統

LAND ADMINISTRATION SYSTEMS

Land administration systems are concerned with the social, legal, economic and technical framework within which land managers and administrators must operate (UN-ECE, 1996).

Land administration comprises an extensive range of systems and processes to administer:

- Land Tenure: the allocation and security of rights in lands; the legal surveys to determine the parcel boundaries; the transfer of property or use from one party to another through sale or lease; and the adjudication of doubts and disputes regarding rights and parcel boundaries.
- Land Value: the assessment of the value of land and properties; the gathering of revenues through taxation; and the adjudication of land valuation and taxation disputes.
- Land-Use: the control of land-use through planning policies, regulations and enforcement; the implementation of construction planning through granting of permits; and the adjudication of land use conflicts. The design of adequate systems in the area of Land Tenure and Land Value should lead to the establishment of an efficient land market; and the design of adequate systems in the areas of Land-Use Control and Development should lead to an effective land-use administration. The combination of an efficient land market and an effective land-use administration should

then form the basis for a sustainable approach to economic, social and environmental development. Land administration systems, and particularly their core cadastral components, are an important infrastructure which facilitates the implementation of land policies in both developed and developing countries (UN/FIG 1999). These systems are concerned with the administration of land as a natural resource to ensure its sustainable development. The cadastral identification of land parcels permeates through the land administration and land management systems and provides the basic infrastructure for running the interrelated systems within the areas of Land Tenure, Land Value, and Land Use. As a result, the traditional surveying, mapping and land registration focus have moved away from being primarily provider-driven to now being clearly user-driven.

1.3 Globally recognized need for LA 土地行政, Cadastral Systems 地籍系統 & Good Governance “善治” .

“The need for land administration, cadastral systems, and good governance has increased in the last decade. International organizations like the World Bank, FAO, UN-Habitat and FIG have helped to promote the importance of this type of sustainable development infrastructure.”

Land Administration and Sustainable Development -Report of the FIG Commission 7 Workshop Held in Quebec City
[-http://www.fig.net/pub/fig2008/papers/ts03b/ts03b_01_roberge_christensen_2793.pdf](http://www.fig.net/pub/fig2008/papers/ts03b/ts03b_01_roberge_christensen_2793.pdf)

2. Reviewing the URS in the context of the First Sustainable Development Strategy and the Hong Kong 2030: Planning Vision and Strategy

2.1 Time Frame: URS<市區重建策略> was the earliest strategy incubated in the

British Government days which found to be very inefficient .With the commencement

of the study and formulation of the 1st SDS[第一個香港的可持續發展策略] and HK2030 PVS

[香港 2030 規劃遠景與策略], the URSR<市區重建策略>檢討 has a revised approach.

Progress	SDS	HK 2030 PVS	URS & URSR
Initiated	1999	2001	UR-1995
Public Consultation		2001-1 st 2002-2 nd 2003-3 rd :Final Report , Oct. 2007	URS-1995-Consultation 1996-UR Policy Statement 1999/2000-URA 2001-URS
Public Engagement Process	2004-2007, 1st S D Strategy,	Stage 4: Formulation of Development Strategies and Response Plans & Fourth	URSR- Envisioning Stage (July 2008 - January 2009), Public Engagement Stage (February 2009 - December 2009), Consensus Building

2.2 The 1st SDS (Promulgated 2005)-Integrated Approach(->integrating policies)綜合途徑

“The sustainability perspective of SDS stands for integrated policies that look beyond the built environment to such issues as community identity, local economies, and local social networks.”

“5. The Government has since implemented a number of initiatives as set out in the First SD Strategy. To keep the process alive, the Government undertakes to provide regular reports to the Council for SD on the implementation progress towards achieving the strategic objectives, targets and plan of actions as set out in the Strategy.” -<http://www.susdev.gov.hk/html/en/council/InformationNote.pdf>, Information Note on Implementation Progress of the First Sustainable Development Strategy , COUNCIL FOR SUSTAINABLE DEVELOPMENT.

2.3 URS in the Context of the 1st SDS-Strategic Objectives:

2.3.1. “people-oriented” approach-> flexible 4 Rs (2008)

First Sustainable Development (SD) Strategy for Hong Kong , Third Annual Implementation Progress Report (March 2008)
<http://www.susdev.gov.hk/html/en/council/InfoPaper06-08Annexe.pdf>

2.3.2 市區重建局採用四大業務策略（4Rs），即

- REDEVELOPMENT[重建發展]、
- REHABILITATION[樓宇復修]、
- PRESERVATION[文物保育]及
- REVITALISATION[舊區活化]

Working Paper No. 13 Urban Renewal And Rehabilitation-

http://www.devb-plb.gov.hk/eng/business/pdf/2009/20090120_review_paper.pdf-ENVISIONING

The key elements of the Government's people-oriented approach to urban renewal include:-

- a. Restructuring and re-planning designated older built-up areas, in particular the nine target areas;
- b. Designing more effective and environmentally-friendly local transport and road networks;
- c. Rationalising land uses which are incompatible with the surrounding areas;
- d. Redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;
- e. Rehabilitating buildings in need of repair within the nine target areas;
- f. Redeveloping or revitalising under-utilised industrial areas;
- g. Preserving buildings, sites and structures of historical, cultural or architectural interest within the 200 priority project areas and the nine target areas;
- h. Preserving as far as practicable the local characteristics of older neighbourhoods;
- i. Preserving the social networks of the local community;
- j. Providing purpose-built housing for groups with special needs, such as the elderly and the disabled;
- k. Providing more open space and community facilities;
- l. Enhancing the townscape with attractive urban design and by the provision of landscaping, open space and suitable street furniture;
- m. Providing adequate and affordable rehousing for tenants affected by URA's redevelopment projects; and
- n. Providing fair and reasonable compensation to owners whose properties are resumed for the implementation of redevelopment projects.

2.3.3 Beyond The Built Environment - District - based[行政區為基礎的] & U Regeneration Approach [市區更新]途徑-community identity, local economies, and local social networks.

Targets-(1) To regenerate older urban districts by taking full account of the need for economic viability whilst emphasizing the importance of open space provision and retaining local socio-cultural characteristics and heritage buildings.

Implementation: URA to work towards the targets under its "4R" URS . The D Bureau and the URA have jointly adopted a district-based approach

- Action Plan-URS Review[<市區重建策略>檢討]

Plan of Action -(1) To consult stakeholders on guidelines for revitalisation and redevelopment of older urban areas for inclusion in the Urban Renewal Strategy

• &

- Action -Public Engagement Exercise 「公眾參與」活動 promulgated(2008).

The D Bureau plans to commence a review of the URS together with the URA. The URSR will consider how the relative weightings of 4R and Preservation should be rebalanced in taking forward urban renewal initiatives. A territory-wide public engagement process will be launched.

2.4 URS in the context of the HK 2030 PVS [香港 2030 規劃遠景與策略]作為 <市區重建策略>的背景-

2.4.1 3 Broad Directions (2 UR-related) http://www.pland.gov.hk/p_study/comp_s/hk2030eng/finalreport/pdf/E_ES.pdf

- Direction No. 1- Quality Living Environment: sense of place, smart use of space and

built fabrics & encourage rehabilitation and revitalisation of old urban fabrics

(urban regeneration)

- Direction No. 2- Enhancing Economic Competitiveness - diversification in Land Uses

& revitalisation of the degenerated urban areas

2.4.2 Goals :adhere to the principles of SD; &

2.4.3 Objectives : good quality living environment partly through Regenerating old areas ,

natural conservation & preservation of heritage

2.4.4. The Impact of the Preferred Development Option on URS-

New development : along the Railway Station/ND Area & Optimization of Existing

Development Areas :the land requirements can be adequately addressed.

- reduced renewal & clearances projects,
- reduced social disruption,

- redevelopment -Small proportion from private sector

2.4.5. Optimization of Existing Development Areas : Market-driven process preferred over Government-initiated resumption.

- .. for Housing needs-
 - .. Market-led, usually small-scale
 - .. rezoning /infilling in old industrial areas; &
- .. for Business needs- redevelopment of existing industrial areas

http://www.pland.gov.hk/p_study/comp_s/hk2030/eng/finalreport/pdf/E_ES.pdf

3. Recent Major Issues and Changes in the URS-最近的<市區重建策略>的主要問題和改變

3.1 The URS under URA Ordinance- comprehensive & holistic approach [全面和整體性的途徑]

The URA was established in May 2001 to undertake a 20-year urban renewal programme. In November 2001, the Government promulgated the Urban Renewal Strategy (URS). The purpose of urban renewal is to improve the environment of the older urban areas and the living conditions of the residents therein through a comprehensive and holistic approach comprising the redevelopment of dilapidated buildings, the promotion of the rehabilitation of older buildings, the revitalisation of old districts and the preservation of buildings of historical, cultural or architectural interest.

- 3.2 Challenges Ahead- urban decay, focus on redevelopment and old industrial areas
- The Cha3.3 Changes in URA Approach(since 2004): Building Rehabilitation [BR] -
- joint efforts to help turning the challenges of the ageing buildings to financial and

- business opportunities,
- Incentive Schemes for BR &
- majority of buildings in 9 Target Areas are targets for BR

4. The Changes in URA To Cope With SUS & HK 2030 PVS (since 2005) -

4.1. Area-based approach, judicious mix of 4 Rs & setting priorities

“To speed up our development planning process and put the 4Rs Strategy fully into practice we have adopted an area-based, rather than an individual project site based development approach [by setting our sight, from the outset, on the overall planning and development of clearly delineated Action Areas.] With this approach, we will plan for each Action Area to include a cluster of redevelopment sites that will dovetail with a judicious mix of rehabilitation, preservation and revitalisation measures.

Each Action Area provides for a focus of URA activities which together will achieve a synergistic impact, creating a positive image of run-down areas which will help leverage more investment from the private sector and elsewhere.”

This approach also helps the URA in setting priorities based upon a coherent framework for implementation.”

URA [4R Approach] <http://www.ura.org.hk/html/c304000e1e.html>- 25/05/2005

4.2. Issues Identified in Envisioning Stage (「構想」階段)(2009) (A) in the context of

Major Issues Identified by the HKU Study (2008) (B)

- Institutional:

(B) Land Law/Administration identified;

(A) more studies on & improve co-ordination , meaning of “people-centred approach” , improvement of the living conditions , Vision for URS.

- Models & Approaches :

(B) Relative emphasis , Approaches used in different types of UR;&

Role of Public /Private Sectors;

(A) More emphasis on other 3, better co-ordination ,partnering the Hong Kong Housing Society , encourage organic urban regeneration & facilitating the role of the private sector :

- Community Engagement :

(B) Community engagement process & Community involvement ;

(A) improve Social Services Team & to encourage residents to undertake redevelopment

5. The Recommended Changes (04-2009 LEGCO PAPER) in URS Approach-

5.1 Revisit and expand the scope of urban regeneration to look at rehabilitation & revitalisation from a district basis, instead of focusing on individual dilapidated buildings.

5.2 UR should not be restricted to rejuvenation of residential areas; industrial buildings and harbour front areas may also be covered, where appropriate.

5.3 Explore the feasibility of developing a district-based urban regeneration strategy for each district.

6. From Urban Renewal [市區重建] to Urban Regeneration [市區更新]

6.1 The Spatial Planning Framework[空間規劃框架] - The Connector[連接器]-integrating all relevant element spatially.

The HK2030 PVS aims to provide a spatial planning framework to guide development and the provision of major infrastructure in the next 20 to 30 years.

Realization of our vision, however, relies also on strategies formulated under other policy areas. They must be consistent with each other and the HK2030 Study provides a spatial framework integrating all relevant elements.

The recommended HK2030 PVS provides broad directions and concepts, which need to be followed up by further topical studies and eventually translated into relevant district plans, planning guidelines and development programmes as appropriate.

6.2 Urban regeneration moves beyond urban renewal (a process of essentially physical change), urban development (general mission) and urban revitalisation (no precise method or approach) (Lang 2005, p. 8).

Six interlinked themes are identified as constituting the practice of urban regeneration

1. Physical conditions and the social-political response
2. Housing and health
3. Social welfare and economic progress

4. Urban containment

5. Changing role and nature of urban policy; and

6. Sustainable development

They reflect the physical, economic, social and environmental dimensions of urban sustainability.

Regeneration	Gentrification	Redevelopment
Inward looking: seeks inward investment through indirect and inducement effects on locals.	Outwards looking: seeks inward investment through external effects.	Inward or outward: focuses on the physical structures of the built environment.
Aims at improving the living conditions and the economy of the local Population.	Aims at improving the economy through by attracting external investment.	Aims at attracting private enterprise to transform the physical Environment.
Ensures that the Local peoples are not displaced. Stress on social sustainability	May ultimately lead to the displacement of the local people.	Affordability determines who lives in the area after redevelopment.

The path towards sustainable cities often requires changes in our current practices and actions. It requires different social attitudes, long-term thinking, a different decision-making process etc..

Considering all these issues, there are still a number of major obstacles that hinder the development of sustainable cities - even though it is getting more and more widely accepted that sustainable urban regeneration is the only way to go in the long run.

7. Introducing Smart Growth [SG] Approach - A Long-Range & Regional Approach

to explore the application of the "Smart Growth" Principles as a better alternative to cope with the stated requirement of the "comprehensive and holistic approaches" of the URS.

7.1 In USA & Canada SG is an alternative to urban sprawl, traffic congestion, disconnected neighborhoods, and urban decay. In general, SG invests time, attention, and resources in restoring community and vitality to center cities.

"Smart growth is an urban planning and transportation theory that concentrates growth in the center of a city to avoid urban sprawl; and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, mixed-use development with a range of housing choices.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health."

New SG is more town-centered, is transit and pedestrian oriented, and has a greater mix

of housing, commercial and retail uses. It also preserves open space and many other environmental amenities.

"Smart Growth is NOT no growth; rather it seeks to revitalize the already-built environment

and, to the extent necessary, to foster Efficient Development at the edges of the REGIONS, in the process Creating more Livable Communities"

Led to Sustainable Urban Regeneration.

www.smartgrowth.org/

7.2. SG goals, more comprehensive and holistic than Urban Regeneration Strategy , are

to achieve :

an unique sense of community* and place;

expand the range of transportation, employment & housing choices;

equitably distribute* the costs and benefits of development; preserve and enhance natural and cultural resources;

promote public health.*

The most important advantage of SG is that it follows sustainable development path that allows for an Integral &

long-term development without compromising future generations.

7.3. The Smart Growth Principles and Issues -the various aspects of planning and development that make up smart growth.

<i>Smart Growth Principle s</i>	<i>Smart Growth Issues</i>
<ul style="list-style-type: none">• Create Range of Housing Opportunities and Choices	<ul style="list-style-type: none">• Community Quality of Life
<ul style="list-style-type: none">• Create Walkable Neighborhoods	<ul style="list-style-type: none">• Design

<ul style="list-style-type: none"> • Encourage Community and Stakeholder Collaboration • Foster Distinctive, Attractive Communities with a Strong Sense of Place • Make Development Decisions Predictable, Fair and Cost Effective • Mix Land Uses • Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas • Provide a Variety of Transportation Choices • Strengthen and Direct Development Towards Existing Communities • Take Advantage of Compact Building Design 	<ul style="list-style-type: none"> • Economics • Environment • Health • Housing • Transportation
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7.4. The Smart Growth' s Regional Approach-

The combination of the existence of degraded areas in the cities and the need to restrain an extensive growth that requires excessive land has led to the exploration of models for the re-use of these spaces. Here, Urban Regeneration, whatever form it takes, plays a key role. In this context, the role of regions of the Smart Growth can be of the most importance, since they allow a different approach to tackle urban regeneration problems from a supralocal point of view. [<http://urbact.eu/fileadmin/subsites/civitas/CIVITASExecutiveSummaryANG.pdf>]

[Region is a geographical term that is used in various ways among the different branches of geography. In general, a region is a medium-scale area of land or water, smaller than the whole areas of interest, and larger than a specific site. A region may be seen as a collection of smaller units or as one part of a larger whole]

7.5. SG' s Regional Approach applicable to U Reg. S

SG -a comprehensive strategy of regional sustainability [that suggests economic efficiency, environmental protection, a high quality of life and social equity] that achieved through concerted and negotiated land use policies .

SG values long-range, regional considerations of sustainability over a short-term focus.

SG envisions compact development and redevelopment of existing cores [especially full utilization of brownfield sites at urban cores] , limited greenfield site development [like suburban sprawl and transit-oriented land use].

(website of the Association of Bay Area Governments: <http://www.abag.ca.gov/planning/smartgrowth/whatisSG.html>).

7.6. A SMART U REG. S

A regional regeneration priority approach* :The integrated /regional intervention;

in relation to the urban core and its open up to the surrounding urban centres

the radical change of the UR zone to mixed-land use* - by creating a network of

innovative (e. g., compact design/community involvement/cultural/artistic) activities

in an environment of high quality of life and community;

the upgrading* of the environmental quality and the improvement of the urban

facilities (e.g., health & elderly services, education centres):

the protection of the cultural and historic and promotion of the health environment;

the effective cooperation* between the different administration & community levels,

to safeguard the parallel activities (make the best use of the Building Rehabilitation resources)

7.7. The Regions of Singapore

Singapore is currently divided into 55 urban planning areas by the Urban Redevelopment Authority, organized into five regions.

A Development Guide Plan is then drawn up for each planning area, providing for detailed planning guidelines for every individual plot of land throughout the country.

◆ The regions of Singapore are urban planning subdivisions demarcated by the Urban Redevelopment Authority of Singapore to aid in its planning efforts.

◆ It should be noted that while utilized by some governmental organizations, these regions are not administrative subdivisions. [Over time, however, these 5 regions have also been adopted by other governmental organizations in their administrative work, such as their usage in the census of 2000 by the Department of Statistics.]

◆ For administrative purposes, Singapore is divided into 5 ever-changing districts and further divided

into divisions governed by councils and headed by mayors. These subdivisions are incompatible with the regions subdivisions.

◆ The regions are fixed over time while the districts fluctuate with electoral redistricting

7.8. Benefits of the Smart U Reg. S

1. improving the physical environment of the region [more redevelopment in brown-field areas & less development in greenfield areas];
2. making use of the most of the land already have & intensify land use by locating & mixing various facilities together instead of separately;
3. preserving historical and cultural heritage ;
4. promoting entrepreneurship and local employment;
5. fostering community development; and
6. providing services equitably [health, education etc.] to disadvantaged or specific demographic groups

7.9. Smart U Reg. S in the Context of SDS-It will ensure the sustainability of the U Reg. S

7.10. Smart U Reg. S in the Context of HK 2030 PVS-It fits well into the Spatial Planning

Framework of the HK 2030 PVS.

7.11. Smart U Reg. S - A Comprehensive & Holistic Approach

Smart U Reg. S from Modern LA Perspective -Smart U Reg. S in the mainstream programmes should have both the Convergence and Competitiveness objectives to make “Sustainable Urban Regeneration” a Reality;

The authority should adopt the "SMART U Reg. S" whereby the various issues facing an UR area are tackled in an integrated, regional and holistic manner as required by SDS, HK 2030 PVS and the URA Ordinance of the SAR.

"It will lead to enabling situation wherein the UR development management components should be: a) integrated on a spatial framework; b) opening up possibilities of convergence and reinforcement; c) ownership of plans by the community at large; and d) the key to make the city livable for everybody." [FIG - WB Conference "Land Governance in Support of the Millennium Development Goals: Responding to New Challenges", World Bank, Washington DC, 9-10 March 2009]

8. URS Review from Modern Land Administration Perspective- The Spatial Dimensions of the URS and the need of the support of a sound Land Administration System for URS will also be examined from Land Administration Perspective.

8.1. The Drivers For Modern L A in URSR -Issues examined in the "Study on Urban Renewal Policies for the URSR Progress Report" by the HKU Research Team (2009) found that the Land Law and Administration and other land related issues[e.g., land acquisition and resumption/compensation] are amongst major issues to be studied.

8.2. Key Roles for Land Administrator within URS

8.3. The URS Spatial Dimension-Action Area- Major Land Related Issues Raised By Stakeholders In The Envisioning Stage

At the time of setting up of the URA, nine Action Areas were identified as target areas [URTA] and beyond which it would be the responsibility of the Building Authority to implement a preventive rehabilitation programme.

On one hand, it is apparent that the issue of urban renewal is faced by all parts of urban Hong Kong to different extents.

On the other hand, priority setting is always a matter of policy and administrative decision. [Local vs. Central]

The process of identification and selection of priority URTA would be an issue to be reviewed from

the land administration perspective. [CB(1)570/08-09(08)-LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

-Review of the Urban Renewal Strategy-Development Bureau-January 2009]

8.4. The URS Spatial Dimension- Action Area Issues

- The URTA is considered independent of peri-urban areas.

-The URTA and management spectrum is driven by sectoral project based approach perceiving the issues in isolation and in an ad-hoc manner.

- The focus is on physical issue of redevelopments with scant respect to the land & community management aspect

- the crucial aspect from the point of sustainable development.

- Industrial areas and areas outside the URTA previously not included in the URS.

- Rare specific concerns about development density, urban design(e.g. building height, local characteristics

and public spaces), environmental protection and public transport considerations during the UR process.

8.5. Towards a Regional Approach- From Area-based to District-based-

- the Area-based Renewal Planning Approach-4Rs Strategy have adopted an area-based approach on the overall planning and development of clearly delineated Action Area.
- expand the scope of urban regeneration to look at revitalisation from a district basis

[URSR 04-09 LEGCO PAPER]

8.6. The Smart URS Approach- Urban Regeneration Zones [U Reg. Z]

U Reg. Z- A Zone where *“business- and harbor purposes or the like activities having an adverse impact on the environment have either stopped or are winding down in a predominant part of the area.”* and *“...the use of buildings and unbuilt areas for ----shall be altered into housing-, institutional, shopping area-, recreational-or business purposes compatible with housing”* .

The essential criterion for the zoning is that

- the area is in the process of transformation *due to an actual decommissioning*,
- the previous land use has either stopped or some of the companies have moved out; and
- parts of the area are no longer in use.

The reason for URZ is that, in this way, it is possible to attach some special-purpose tools to such zones.

8.7. Modern Land Administration Tools for U Reg. S-

8.7.1. The City-wide Land Information System [LIS]

- ◆ Planning for urban regeneration need many analyses and estimates with regard to the urban and regional situation.
- ◆ Within possible regeneration strategies, all these analyses require a variety of urban and regional databases together with an efficient system that can handle such information properly. This whole system is the City-wide LIS or Urban And Regional Information Infrastructure .

[Spatial Data Infrastructure for Urban Regeneration, 2008, Yasushi Asami, Springer Japan]

- ◆ The LIS would facilitate assessment of redevelopment plans for such areas keeping in view their citywide impact. In particular, planning the landscape and visualizing the effects of regeneration proposals would be simplified. [“Directions for GIS in Urban Planning,” Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra East, Mumbai, India]

8.7.2. The CIS/NIS can be used as an efficient & effective community information system to support community participation on a number of levels ,

- from the right to access information to the right to object,
- define priorities,
- participate in the planning process,
- define work programs, finally reaching the participation in the decision process through the data provided during workshops or social qualitative surveys.

CIS/NIS will reflect these visually in a geographical limit leaving no place for doubt.

CIS/NIS are becoming an increasingly common way to distribute administrative data.

These web-based systems are distributing valuable community and social indicator data to concerned individuals, social service organizations, community development professionals, policy analysts, planners, and businesses who would otherwise have great trouble accessing neighborhood level data.

Using the infrastructure provided by Geographic Information Systems (GIS) software and the World Wide Web, these systems provide important neighborhood data via maps, tables and sometime through downloadable files.

In order that governance in urban local bodies are improved further and these bodies become more responsive, accountable and transparent, application of the CIS/NIS is essential to improve efficiency and effectiveness of the interaction between local government and its citizens as well as other interested groups.

["Strategic Alignment of Municipal Reform Processes in India: Challenges and Opportunities" -P. V. Rajasekhar, Deputy Director, Survey of India,]

"Cities that are likely to thrive in the IT-based economy are those that are able to take advantage of the information superhighway to forge new economic and cultural ties with other cities regardless of their size and geographical location. In countries like Singapore, the Urban Redevelopment Authority (URA) has identified science and technology corridors in the city.

[GIS for intelligent cities of the future , S. Raghavendran, Pixel Infotek Pvt Ltd. #6, DNR Layout, PG Halli, Bangalore - 560 020]

8.7.3. Singapore' s Award Winning GIS

- ◆ Having a consolidated system where the citizens of Singapore can easily access information and data helps speed up our turnaround time, improve customer service and contributes towards a pro-business environment.
- ◆ One such system that greatly boosts URA' s efficiency is the integrated land use planning system, or iPlan. The iPlan is a Geographical Information System (GIS) developed by URA to capture island-wide land use related information.
- ◆ The iPlan is then linked to other processing systems within and outside URA with other government agencies so that the entire chain of information and processing flow is integrated.
[i.e., the complete LAS Framework]
- ◆ The 2007 Distinguished Enterprise Systems Award of Urban and Regional Information Systems Association recognized URA' s exceptional achievements in the application of information technology that has improved the delivery and quality of government services.

Singapore URA: <http://www.ura.gov.sg/ar/2008/ar08-03.pdf>

8.7.4. The Geospatial Information Hub of HKSAR

² The GIH is providing various government bureaux and departments with an effective platform for searching, viewing and sharing geographic information for support of land administration, engineering works, public health, and law enforcement, etc.

² To meet public aspiration for access to geospatial information, Government plans to launch geospatial information which may be of general interest on the Internet progressively starting from the end of 2009. Such information will cover hiking trails, mobile network coverage in country parks, schools, libraries, sport centres, hospitals, public wi-fi hotspots and location of government offices, etc.

8.7.5. The Data Alignment Measures of the Digital 21 Strategy & the U Reg. S-Spatial Data Infrastructure (SDI)

² SDI is a collection of technologies, policies and institutional arrangements that facilitates the accessibility and availability of spatial data.

² “We have examined the experience of the Mainland and overseas countries in the development of SDI and noted the development of the Data Alignment Measures Project led by the Development Bureau to facilitate exchanges of spatial data in the planning, lands and public works areas. “

² “The study recommended that the development of SDI should be an evolutionary process riding on the development and experience of the Data Alignment Measures Project and related initiatives. The results of the study will be used to develop initiatives under the 2008 Digital 21 Strategy.”

A written reply by the Secretary for Commerce and Economic Development, Mr. Frederick Ma, in the Legislative Council , May 14, 2008

² The study concluded that a number of government bureaux and departments are developing the building blocks of SDI [Data Alignment Measures Project] , and recommended an evolutionary approach be taken for its implementation.

² Establishing a one-stop portal for delivery of geo-spatial information to the public is among the programmes being developed.

9. The Current Planning and the implementation of the URS

9.1. Under the statutory toolbox available to practice:

- ◆ The Planning Department works closely with the URA to ensure the development projects would meet local needs, community aspirations and planning objectives of urban renewal projects.
- ◆ In particular, administrative arrangement has been made for the public inspection of URA’ s draft development scheme plan prior to consideration by TPB and publication of the plan under the Town Planning Ordinance.
- ◆ In so doing, TPB can consider URA’ s submission together with the public comments received when deciding whether the draft development scheme plan is suitable for publication under the Town Planning Ordinance.
- ◆ When the development scheme plans is published, members of the public will have another opportunity to make representations and comments on the representations under the Town Planning Ordinance.

Planning Department Annual Report 2009

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http://www.pland.gov.hk/press/publication/ar_09/english/about.html

9.2. URA GIS Data

- ◆ to migrate to the Data Alignment Framework &
- ◆ to integrate with the Unified Spatial Data Infrastructure [SDI] of the HKSAR so as to facilitate the spatial planning and good governance of the Urban Regeneration Area & to make URS a success
- ◆ Eventually, the migration of the Data Alignment Framework to SDI would best be put under a single land/spatial data management agent in order to ensure the integral approach and efficient production/use of a modern SDI;
- ◆ Initially, Survey Mapping Office, Land Registry and Land Administration Office of the Lands Department should be combined to form an One-stop Resource Centre, providing an independent Spatial Data Hub and Portal for both collection and dissemination of complete, comprehensive and accurate digitized spatial/land data

The original DAM CSU data specifications were approved in March 2004. The Participating Departments (PDs), in the course of implementation of the DAM measures as recommended in the DAM Final Report, found some refinements necessary for the DAM CSU data specifications. The DAM Task Force approved three revisions on 24 March, 26 October 2006 and 11 September 2007 respectively. 3 departments also joined DAM as PDs in August 2005. The roles of PDs as indicated in the DAM Final Report is therefore revised accordingly

9.3. A Holistic Land Administration System [LAS] -

Appropriate land administration systems play a most important role in terms of facilitating the land administration practices such as land transfers, land taxation and control of land use and sustainable land development.

Developing successful LAS must be seen as

- a socio-technical and socio-economic exercise.
- the ultimate establishment of a Single centralized LAS, including:
 - ² A Complete and unified LAS-[including the GIS, LIS & SDI Development];
 - ² An Independent Land Administration Agent [LAA] for Institutional Re-structuring, e-land administration, and management/maintenance of the integrated GIS/SDI.

There is no single solution to land administration that is suitable for all countries. Nevertheless, it is important to recognize international trends and to prepare for wider international cooperation in the evolving global competitive land markets.

GIS for intelligent cities of the future

An Accessible City-The provision of efficient and effective infrastructure remains a challenge and an elusive goal to many cities. GIS can be a helping hand in the making of an accessible city.

An Business City-Cities that are likely to thrive in the IT-based economy are those that are able to take advantage of the information superhighway to forge new economic and cultural ties with other cities regardless of their size and geographical location. In countries like Singapore, the Urban Redevelopment Authority (URA) has identified science and technology corridors in the city.

An Attractive City-It is important for an Intelligent City to be attractive. One of the undesirable aspects of rapid urbanization is the tendency for cities to look alike. Many urban environments, although functional, are harsh concrete jungles with uninviting public spaces. Some cities have managed to counter this by enhancing their sense of identity

through their cultural and built heritage, open spaces and environmental conservation.

A City for Living-Last, but not least, an Intelligent City must be one that provides a conducive living environment for its people. Having a home and a sense of community are intimately connected to the well being of any city and its citizens. GIS can not only provide the planners with tools for managing the existing infrastructure but also tools to plan for augmenting the existing infrastructure to cope up for the increased demand due to rapid pace of urbanization. Moreover GIS has already been helping various departments in locating new resources of various nature be it ground water or gold.

9.4. The Institutional Challenges

From land administration point of view, the current organization of the URA is the simple centralized and multi-sectoral organizational design based on functional departmentation focuses on work. Establishing the connection of the LAA within the URA will be another institutional challenge which is to be seen as a crucial key for achieving sustainability in urban governance.

9.4.1. The Organization Structure of the URA of the HKSAR

9.4.2. The Proposed Re-organization of the Organizational Structure of the URA

(1) Regrouping of the Divisions & Departments into 2 main Groups, namely, Land Administration & Corporate Development as shown in the Chart below ; &

(2) To expand the Social Teams of the URA to include the functions of the "District Building Management Liaison Team" of the Home affairs Department and re-name the Team as the "Land and Building Management Liaison Team" to meet the increasing demand of BR.

The District Building Management Liaison Team (DBMLT) of the Home Affairs Dept.

To encourage private property owners to form Owner' s Cooperations (OCs)and to assist them to better manage their buildings, staff of the DBMLT in each district, with the support of the Community Organisers (CO), will:

- visit owners of private buildings in the district to promote the good practices of building management;
- advise owners on the procedures of the formation of an OC;
- issue exemption certificates to the convenor of owners' meetings for obtaining a free copy of record of owners of the building from the Land Registry for the purpose of convening meetings to form an OC;
- attend owners' meetings and give advice to owners as and when necessary;
- process applications made to the Secretary for Home Affairs for an order to convene a meeting of owners under Section 3A of BMO;
- organise training courses, seminars, talks and workshops on building management for MC members;
- organise educational and publicity activities, e.g. arranging roving exhibitions on building management and producing a series of educational and publicity materials on building management, maintenance and insurance issues to promote proper and effective building management;
- handle building management enquiries and complaints ;
- assist law enforcement departments in enforcing building maintenance and fire safety improvement; &

- help resolve disputes between owners, OCs and management companies.

The main duties of Community Organisers are to conduct household visits and surveys and maintain close contact with owners and OCs. They will attend owners' meetings as and when necessary.

9.4.3. The Proposed Re-organization is to assist local communities to develop their journey along the road that delivers sustainable urban regeneration but importantly that suits local circumstances and that the LA teams can use its project management, regeneration and economic development skills, cognizant of the facts that:

- *People require sustainable places in which to live.*
- *Partnership working involves adaptive, land allocation systems, working with other professions,*
- *The LA Team' s urban regeneration skills in project management and capacity building is a key skill for helping communities.*

10. A Holistic LAS For U Reg. S- the Way Forward

An integrated approach towards:

- (i) the development and implementation of an integrated urban regional planning tool - a combination of an LAS system and a Smart URS, which enables the instrument to be used in either local & regional or strategic & operational manners;
- (ii) the development of long-term integrated visions for a Smart URS through a participatory trajectory in which the LAS can be supportive in developing stakeholder-based long-term visions for a more sustainable future of the HKSAR; &
- (iii) It will also open up new horizons for experts and decision makers to enable the communities/ neighborhoods and marginalized category of society to utilize their role beginning from a bottom-up strategy making use of land information systems and networking in the LAS.

"At the Seventh United Nations Regional Cartographic Conference for the Americas (UNRCCA) held in New York, January 2001, a resolution was passed that recognize the importance of efficient and effective land administration systems in supporting the development of land markets, in providing security of land tenure and access to land, in facilitating the provision of credits to farmers, in ensuring equitable land taxation, promoting better land use planning, and, more generally, in promoting economic development, social cohesion and sustainable development.

A fundamental institutional challenge in this regard is related to understanding the value of developing appropriate institutional, legal and technical processes to integrate land administration and topographic mapping programs within the context of a wider national strategy for spatial data infrastructure."

- END -

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