

PLB(UR) 25/99/06^{Pt. 2}

26 February 2001

Miss Salumi Chan
Clerk to Panel
LegCo Panel on Planning, Lands and Works
Legislative Council
8 Jackson Road
Central
Hong Kong

Dear Miss Chan,

LegCo Panel on Planning, Lands and Works

Special Meeting on 27 February 2001

Thank you for your letter of 23 February 2001.

The information required by the Hon Emily Lau is set out below:

(a) **Timetable for Demolition/Production of Flats**

The Urban Renewal Authority (URA) will be tasked to implement a 20-year urban renewal programme consisting of 200 urban redevelopment projects and 25 uncompleted projects of the Land Development Corporation (LDC). A preliminary timetable for the demolition/production of flats under the urban renewal programme in the next ten years is as follows:

Year	Demolition	Production	Net Gain/Loss
	(Number of flats)*		
2001/02	150	0	-150
2002/03	0	850	850
2003/04	1 000	3 200	2 200
2004/05	1 770	1 420	-350
2005/06	1 480	0	-1 480
2006/07	2 350	0	-2 350
2007/08	1 140	3 550	2 410
2008/09	1 590	2 810	1 220
2009/10	1 580	7 250	5 670
2010/11	0	8 320	8 320
Total	11 060	27 400	16 340

* It is assumed that the URA would be established in April 2001 and that it would take over the uncompleted projects of the LDC and undertake new projects.

(b) Households Per Flat

It is estimated that on average that there are 1.5 households per flat in the 200 new projects and the 25 uncompleted LDC projects.

(c) Households to be Rehoused

According to a study conducted by the Planning Department, about 48,000 households would be affected by the 225 redevelopment projects. Of these, about 27,000 are tenant households. Affected tenants would be offered rehousing or cash compensation. Both the Housing Authority and the Housing Society will be rehousing agents for the URA. Tenants who opt for rehousing will be accommodated in public rental housing estates.

(d) Public Rental Housing Units

The Government will grant land to the Housing Authority and the Housing Society for the construction of an equivalent number of public rental housing units provided by them to the URA for rehousing affected tenants. The URA will reimburse the development costs of the rehousing units to the Housing Authority and the Housing Society.

(e) Impact on Private Property Market

About 32,000 flats will be affected by the 225 redevelopment projects. It is expected most of the flat owners would use the cash compensation to buy another flat in the private property market. However, we do not have an accurate estimate of how many flat owners will actually buy another flat.

Yours sincerely,

(Stephen Fisher)
for Secretary for Planning and Lands