

From : Mr. David Tam

To : Panel Members
Legislative Council, HKSAR
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Pages : pages and page(s) of appendix

CC : Mr. Mann MH Chow, Development Bureau, fax 2509 1002

Subject :

**“Old Wine in New Bottle”
Does not Solve the URA’s Problems**

Dear Honorable LEGCO Members,

The Urban Renewal Authority part of the HKSAR administrative structure has done many destructive projects to the public since commencing its operation. Despite adopting a new URS, the outcomes will be the same because the URA still uses the same old dirty tactics against the public.

The root causes of the problems were partly from the URS. The remaining factors were caused by the URA’s organization structure and organization culture.

Indeed, many local research papers written in early 2000 had mentioned the same URS directions that are presently being discussed. The URA’s staffs definitely need to realize the **social impacts** caused by their tactics against us. The impacts should be in term of the households’ daily life, the accountability of the CEO of HKSAR, and the integrity of the URA (if exists in the future).

(1) The Testimonies

The tactics, used by the URA's staffs, were **tacit**. We all knew the tactics, but our politicians denied to realize the problems or to bring them up to surface for discussion. Each URA division adopted its own tactics.

The following testimonies provide you in-depth understanding how serious the problems are. The testimonies are **based upon real cases and substantial**.

(1.1) External Relations Division

Stereotyping – To treat all of us, possessing long time and recently new ownerships, for protecting our rights as **speculators**;
Snobbery;
Deliberately distorted complaints, and replied by **grandiose and vacuous letters** in order to cover up problems.

(1.2) Acquisition Division

The followings are the common tactics used:

To identify the underprivileged -- The old, the sick, the low educated, the busy working people, the one having financial difficulties, and the **civil servant**.

To find their bottom lines of the underprivileged

Intimidation – They **always** said that
“we are going to seized your properties by court order”
at the **very beginning of all conversations**.

Psychological warfare –

To **harass** us by sudden phone calls instead of directly approaching to our representatives;

To talk with a **deep and short** voice, this was nefarious;

To **presume** our choices as if we had made the decisions;

To **avoid** any immediate commitment and give **ridiculous** counter suggestions;

- To record our **emotional responses** in writing after each engagement;
- To deliberately **delay** redevelopment projects for decades in order to raise our **anxieties**.

Totalitarian negotiation – To reject the counter offer reports from our appointed surveyors **without** supporting any rationale.

Instigation –

- To prevent some of the media to honestly report our stories in details; The attached appendix is an appreciation letter from the victims of the Kwun Tong redevelopment project. This was an **extremely rare** example of the media in this case the ATV to report and reveal how **desperate they were** ;
- To prevent other government departments and political parties to offer assistance for protecting our rights.

Certainly, the above tactics in other redevelopment projects such as and Kwun Tong, Mong Kok, and Wan Chai.

(1.3) Town Planning Division

Procrustean Consultation --

- They **evaded** any direct and frank discussion with us;
- The workshops or forums were for social gatherings and **propaganda**. **All proposals were predetermined**.
- They proclaimed most of the **lucrative** redevelopment projects incurring **lost** just before acquisition.
- There was no exception for H19.
- A/H3/387 was a typical example of providing misleading information.

(1.4) Social Workers Team

The S.W.T. is **directly financed** and **controlled** by the URA. The social workers **snooped** about the underprivileged. They were **reluctant** to proactively disclose and provide critical information to ensure our rights.

All of the above tactics were well documented, and fully supported by both witnesses and physical evidence.

Such tactics in fact are serious allegations. We would be pleased to attend cross examinations to elaborate the allegations in details and present to you with real cases.

(2) Infringement of Our Basic Rights

Most of the above allegations are not legally wrong doing; But the URA are politically and ethically guilty of **depriving us of our most basic rights**

To express our view points and concerns for redevelopments;

To have fair negotiations on compensations;

To have open and un-biased trials for being abused; and

To access important information on timely basis.

Seemingly, we have our rights; **substantially**, we don't.

The social impacts caused by such tactics are **insidious**. Clearly, the URA's staffs have direct **conflict of interests** with us as they will receive **extra monetary rewards** for their efforts in looting us successfully.

(3) Desperation

Many **public confrontations** organized by the victims of urban redevelopments against the URA were common and not a coincidence. The confrontations were one of the symptoms of much more serious social conflicts existing underneath.

We are furious with the URA's **abrasive tactics**. We **shall** consider any one providing them with refuge is complicity in abusing the underprivileged. There is no reason for us to support any URA's re-development project which is implemented by using the same old dirty tricks.

(4) Conclusions

Ironically, the above testimonies and public confrontations **absolutely contradicted** the Mission Statements of the URA. The URA **infringed** our **basic rights**.

All developers' benefit driven redevelopments implemented by the **mercenary URA's staffs** are **total lost** at the cost of the accountability of the CEO of the HKSAR.

In order to have a publicly supported URA, we need **both** (1) an updated URS **and** (2) an accountable and friendly organization culture through re-engineering. To **completely scrap** the redevelopment function of the URS is definitely a good alternative.

Finally, we **the taxpayers**, the owners and tenants of H19 redevelopment project do not deserve the URA's **dirty tricks to against us**.

Regards,

David Tam
H19 Owners' and Tenants' Right Concern Group

APPENDIX

1 page 鳴謝

FAX : 27191654

〈亞洲電視企業有限公司〉
致董事局、總編輯：

您們好！

我們是由觀塘市中心區重建樓宇立案法團組成的〈觀塘市中心區重建業主立案法團大聯盟〉，在此謹代表現正處於水深火熱，被掠奪家產的居民，對於貴台在28/3/2009（星期六）晚上6:00及11:30黃金時段的〈新聞報導〉中如實報導觀塘居民的慘況，刻盡社會責任，充分擔當起為民的喉舌角色，表示衷心感謝！！

觀塘重建區居民，面對市建局有法不依、無法無天、黑箱作業去掠取他們的家園，心中感到十分無奈，十分無助，他們徬徨、憤怒，精神受到嚴重打擊，……他們求助無門……，有的傳媒被市建局所誤導，他們不但不能據實披露真相，更造成在居民痛苦的背脊上恣意的踐踏，居民對市建局以“以人為本”的謊言大話，經已痛心疾首，對政府的管治信心盡失。

市建局對是次呎價實用面積5937元之評估完全是“鴛鴦”（即是用一些莫名其妙的係數來調整實際成交價），竟然用慈雲山、新蒲崗的樓宇成交來與觀塘區的交通、地點作為相同地區七年樓齡的樓宇評估，更加卑鄙的是：將14間測量報告“鎖”在所謂的資源中心，貼出通告“不准影印，不准拍照，不准以任何方式傳播！”並聲稱他們所評估出的價錢——

“連特首都不能改！！”可謂權力無限，高過特首。

觀塘項目至少可賺400億元以上，而居民所得到的“賠償”買不到“承買七年同區樓齡住所”是絕對不爭的事實，而市建局中對付居民的手法是“偷、呃、拐、騙”的四大高招，他們贏得是“錢”，得意忘形，卻輸盡了“民心”，作為一個政府公營機構，這絕對是香港重建工作的極大悲哀！是號稱法治之區的香港極大諷刺！

香港市民需要貴台為弱勢社群發聲！希望繼續努力！多謝記者洪小姐！

並祝業務蒸蒸日上！

觀塘市區中心重建業主立案法團大聯盟



通訊地址：
官塘裕民坊國泰大樓業主立案法團信箱

主席 王一民
2009年3月29日