

A Presentation by
Brandon K. Young
To
The
Legislative Council
On
December 7, 2010

Urban Renewal has no place for
Hungry Ghosts ... SCMP Oct. 08, 2010

URA More Like A Private
Developer China Daily Nov. 19, 2010

Queen'sCube 單身貴族居停

市區重建與文化保育的拔河
香港經濟日報 | 2010-11-12

香港商報 | 2010-11-13

組織請願遭高層干預,
市建局重吏社工隊受壓
..... 明報2010.07.08



市建局
URBAN RENAISSANCE
AT THE CITY

重建政策租客逼坐音樂
椅.....信報 2010.08.12

Actions speak
louder than words for URA ...
SCMP 2010.09.18

市區細樓將現豪
宅價 香港商報 | 2010-07-31

市
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社會責任拋一邊
市區重建添民怨
東方日報2010.07.11

市區重建局賺大錢
裂解社區 亞洲周刊

開售呎價超過收
購價一倍市建局
遭炮轟矣取暴
利.....新報2010.07.11

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東方日報
10-11-16

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We're being squeezed tighter than ever -
it really is a dog's life SCMP Oct. 14, 2010

The Obscure Identity of URA as a Public Agency and Partner of profit maximizing Private Property Developers

The Public Assistance and authority empower to URA under CAP 563 & Urban Renewal Strategy (2001)

- URA acquires the lawful property rights of affected residents with compensation level according to their own guidelines and subject to no negotiation.
- URA is exempted from taxation under the Inland Revenue Ordinance (CAP. 112).
- To boost the financial viability, the government may stipulate a higher plot ratio.
- Under the rationalization of land use & comprehensive planning, the authority may incorporate roadways and public land to increase the GFA at no cost.
- Compulsory Land Resumption & revert of deeds to government before allocate to URA.
- Waiver of land premia for redevelopment and rehousing sites.
- Interest free government loan up to HK\$100 billion.
- Under Chapter 563 Section 31, URA is granted power to enter & inspect any land and premises and authorized for using force.

The roles of URA as partner & collaborator of private developers.

- In pursuant of 'excellent in building design and construction standards', most redevelopment projects are targeted for the high end of the property market.
- The timing of property sale is subject to the prevailing market condition.
- The price of the properties are marked to market.
- The redevelopment scheme and building composition are subject to market condition and profitability.
- The development objective is to maximize the profit for URA and its partners.
- No mandate by the government to promote affordable housing as public interest

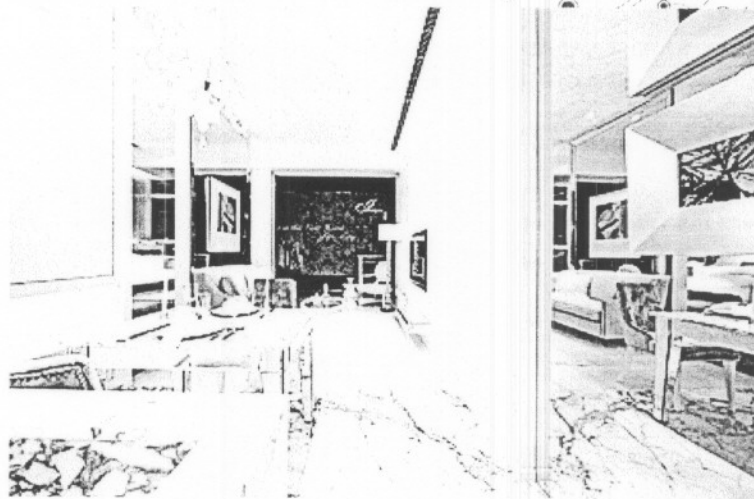
市區重建 .. 社會責任 .. 謀取暴利

重建項目	收購價(實用)	重建後樓盤	開售價(實用)*	賬面利潤
西營盤第一街/第二街	\$3,137	縉城峰	\$15,277	387%
大角咀洋松街/松樹街	\$4,038	形品·星寓	\$11,111	175%
保安道/順寧道	\$3,094	豐盛居	\$9,722	214%
灣仔莊士敦道	\$4,290	嘉薈軒	\$9,722	127%
大角咀櫻桃街	\$3,430	海桃灣	\$7,640	123%
福榮街/福華街	\$3,200	海	\$7,080	121%
旺角新填地街	\$3,111	MOD 595	\$6,250	101%
大角咀洋松街/必發道	\$2,671	I-Home	\$5,555	108%

*收購價不包括種種扣減

*開售價(實用)是根據72%實用率模擬計算

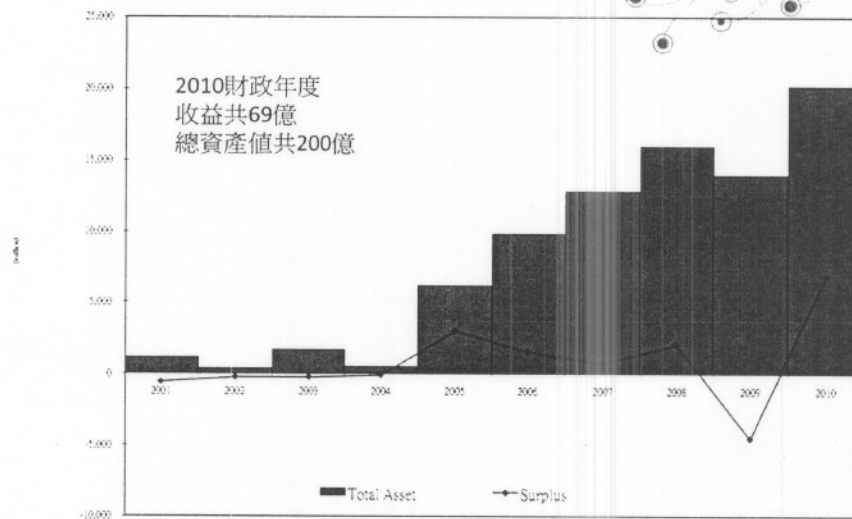
What would you and me get?



What would you and me get?.



The Financial Position of URA



Who are the People?



Who are the People?



君子愛財，取之有道

前市建局高級職員贈言：



前市建局高級職員贈言：

發財立品！



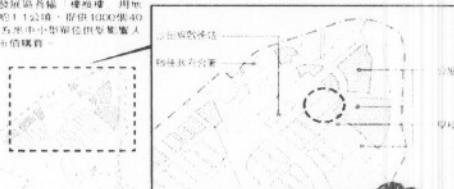
樓換樓建議 餽主義

市建局啟德建樓

7年樓齡外增添選擇 不計

建議首幅批給市建局作「樓換樓」的啟德用地

啟德發展區首幅「樓換樓」用地
佔地約1.1公頃，提供1100個40
至60平方米中小型單位供發展人
士以市價購買。



林鄭月娥
前市建局
總工務處
評起樓宇



林鄭月娥
前市建局
總工務處
評起樓宇

5億

林鄭月娥
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A L.V. Story



重建項目追蹤調查

重建戶對社工隊之意見

