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Panel on Development

Meeting on 28 June 2012

Updated background brief on the work of the Urban Renewal Authority

Purpose

This paper provides background information on the work of the Urban Renewal Authority ("URA"), the review of the Urban Renewal Strategy ("URS") and a summary of members' concerns and views expressed during discussions at the Panel on Development ("the Panel").

Establishment of the Urban Renewal Authority and promulgation of the Urban Renewal Strategy in 2001

2. To tackle the emerging problem of urban decay in Hong Kong, the Administration set up the Land Development Corporation ("LDC") in 1988 to carry out urban renewal projects according to prudent commercial principles. Although LDC had successfully completed a number of redevelopment projects, it encountered major difficulties during the process, including small size of sites to allow profitable returns from redevelopment projects, long time taken to assemble land interests for redevelopment due to protracted negotiation process with property owners, and constrained scope of urban renewal due to LDC's shortage of re-housing resources for affected residents.

3. Following a public consultation exercise in 1995 and a URS study by the Planning Department in 1999, the Chief Executive ("CE") announced in his 1999-2000 Policy Address a new and proactive approach to urban renewal and a plan to establish URA to implement URS. Under the new approach,

the Administration would plan urban redevelopment and rehabilitation more rigorously and comprehensively for larger areas. The objectives were to restructure and replan older built-up areas more effectively, by redesigning more effective and environmentally-friendly transport and road networks, replacing incompatible land uses, providing more open space and community facilities, and designing buildings which met the demands of modern living. The Administration would also plan for the rehabilitation of buildings not in good repair and the preservation of buildings of historical, cultural or architectural interest in the project areas.

4. URA was established on 1 May 2001 following the enactment of the Urban Renewal Authority Ordinance (Cap. 563) ("URAO") in June 2000. The Administration promulgated URS in November 2001 after a two-month public consultation on the draft URS. Under section 21 of URAO, URA is required to follow the guidelines set out in URS in undertaking redevelopment projects¹.

Review of the Urban Renewal Strategy from 2008 to 2010

5. Between 2001 and 2008, URA commenced 35 redevelopment projects together with the Hong Kong Housing Society ("HKHS") (including 10 new redevelopment projects and 25 projects taken over from LDC). A target of commencing 225 redevelopment projects in 20 years was also set. However, a number of issues came to light during the implementation process. These issues which aroused public concern included the approaches adopted by URA for urban renewal, its compensation policies, the outturn built environment of completed projects, and the way URA gauged stakeholders' views and conciliated conflicts in the project planning and acquisition processes².

6. In July 2008, the Administration announced a comprehensive review on URS in response to CE's call for "quality city, quality life" and the rising aspiration of the general public towards urban renewal. The objective was to

¹ The full text of the URS issued in November 2001 is available at the following hyperlink: <http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0208-217-1e-scan.pdf>.

² Details of URA's acquisition and re-housing policies, as advised by URA in a paper for the Panel in November 2007, are available at the following hyperlink: <http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev1127cb1-297-4-e.pdf>.

renew URS through a two-year review to establish guiding principles for URA's future work. A Steering Committee chaired by the Secretary for Development and consisting of 10 non-official members drawn from various fields was set up to guide and monitor the review process, as well as develop recommendations.

The new Urban Renewal Strategy

7. On 13 October 2010, the Administration published a draft text of the revised URS incorporating the broad consensus built during the two-year review for a two-month public consultation³. The new URS was promulgated on 24 February 2011⁴. It covers 10 key recommendations of the Steering Committee which are summarized as follows --

- (a) *URS as a government strategy with URA, stakeholders and other participants playing their respective roles* -- Diversified urban renewal comprising the 4Rs (i.e. redevelopment, rehabilitation, heritage preservation and revitalization) should not only be undertaken by URA, but also by other stakeholders including relevant Government bureaux and departments, relevant District Councils, the HKHS, private developers, building owners, professionals and non-governmental organizations.
- (b) *Setting up of District Urban Renewal Forum ("DURF")* -- A new advisory platform, DURF, will be set up in the old urban districts to strengthen urban renewal at the planning stage with a "people-centred", "bottom-up" and "district-based" approach. DURF will be appointed by Government and chaired by a professional familiar with urban renewal issues. It will be separate from the District Councils. The Planning Department will provide secretariat and professional support to DURF.

³ The full text of the draft revised URS is available at Annex A to the Legislative Council Brief on "People First: A District-based and Public Participation Approach to Urban Renewal -- Urban Renewal Strategy Review" issued by the Administration in October 2010

(<http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026-devbplcr115077-e.pdf>).

⁴ The new URS is available on DEVB's website at --

http://www.devb.gov.hk/filemanager/en/Content_3/URS_eng_2011.pdf.

DURF is expected to provide advice to URA, Government departments and other relevant bodies on the district's urban renewal proposals from a holistic and integrated perspective taking account of local characteristics. It will conduct broad-based public engagement activities and various planning and related studies, including social impact assessments before any urban redevelopment projects are proposed.

- (c) *Redevelopment and rehabilitation as URA's core business* -- While the macro approach of urban regeneration should continue to be based on the 4R strategy, URA should focus on rehabilitation and redevelopment in future.
- (d) *URA's role in preservation and revitalization* -- In future, URA's heritage preservation should in principle be confined to within its redevelopment project areas. URA will make reference to the Government's policy on heritage conservation in pursuing its heritage preservation projects and URA would give due emphasis to collaborative partnership with non-profit-making organizations and enhanced opportunities for the public to enjoy the use of those revitalized historic buildings. URA will contribute ideas on revitalization and will help support revitalization initiatives recommended by DURF if URA considers the recommendation appropriate and subject to URA's financial and other capacities.
- (e) *URA's role in redevelopment -- "implementer" and "facilitator"* -- URA will maintain its existing "implementer" role in executing redevelopment projects except that it will take into account DURF's recommendation. The buildings concerned should generally be aged and in dilapidated condition, the living conditions of residents are poor, and the site should generally be large enough to allow a more sizable development in providing planning gains to the wider community. Under this new redevelopment model, it can be URA initiating the redevelopment or URA responding to the request of owners, i.e., a "demand-led" redevelopment. On the other hand, URA could take up a "facilitator" role and charge a fee to help owners of buildings in multiple ownership to assemble titles for owner-initiated redevelopment. Before URA assumes a

"facilitator" role for the lots concerned, the buildings have to be recommended for redevelopment at DURF.

- (f) *Compensating domestic owner-occupiers and owners of vacant or tenanted domestic units* -- The current compensation and Home Purchase Allowance ("HPA") rate which are based on a notional 7-year-old replacement flat as the standard for domestic owner-occupiers affected by URA redevelopment projects will not change. The differentiation in compensation and ex gratia payment between domestic owner-occupiers and owners of vacant or tenanted domestic units will remain. But URA is required to adopt a more compassionate approach in assessing the eligibility of owners of tenanted domestic units for full HPA rate such as needy elderly owners who rely on the rental of their rented out properties for a living.
- (g) *"Flat for flat" but no "shop for shop"* -- URA will offer "flat for flat" as an alternative option to cash compensation and ex gratia payment to the owner-occupiers. An owner opting for "flat for flat" will still be receiving compensation and ex gratia payment at the notional value of a 7-year-old replacement unit. The new flats are to be sold at market price. There will be no "shop for shop" option, as offering shop operators affected by redevelopment a shop in a future development several years later would not meet operators' primary concern for uninterrupted business. Instead, URA will provide shop operators with more assistance to re-start their business.
- (h) *Assisting tenants registered at freezing survey* -- URA should come up with enhanced policy measures to recognize the status of affected tenants registered at the point of freezing survey by URA for the purpose of rehousing or compensation and ex gratia payment in future. This is to forestall any tenant eviction or premature termination of tenancies by the owner after the freezing survey but before completion of acquisition by URA.
- (i) *Early social impact assessments and independent funding for social service teams* -- Some form of overall assessment of the likely social implications of a redevelopment project should be conducted as early as possible to aid the decision to undertake

redevelopment. This would help DURF to ascertain if there are insurmountable negative impacts, such as destruction of local economic activities or social and cultural characteristics if the area is to be redeveloped. The social service teams presently funded by URA assisting affected tenants and households in URA redevelopment projects will be funded in future by the Urban Renewal Trust Fund ("URTF") so as to avoid the confusion that they are part of URA's acquisition team.

- (j) *Self-financing principle for URA* -- In line with the Administration's policy intention, the urban renewal programme of URA should be self-financing in the long run.
8. To facilitate the implementation of the revised URS, CE in Council endorsed the following three new initiatives in September 2011 --
- (a) To set up the first DURF at Kowloon City;
 - (b) To establish a URTF pursuant to section 6 of URAO with \$500 million injection by URA; and
 - (c) The provision of one or two sites at Kai Tak Development capable of producing about 1 500 to 2 000 small and medium-sized flats ranging from 40 to 60 m² to facilitate the implementation of the "flat for flat" compensation option.

Progress of work of the Urban Renewal Authority in June 2011 and work plan for 2011-2012

9. On 28 June 2011, the Panel was briefed on the progress of work of URA and its first annual work plan under the new URS. The following are the highlights of URA's work, with updates where appropriate --

Implementation of initiatives under the new Urban Renewal Strategy

- (a) *"Flat-for-flat" scheme* -- The details of the scheme was announced on 21 March 2011. URA would kick-start the scheme at a site at Kai Tak earmarked for the purpose to provide up to 1 000 small to medium-sized flats upon full completion. It planned to take over part of the site in 2012.

- (b) *District Urban Renewal Forum* -- On 27 May 2011, the Administration announced the appointment of 20 non-official and official members to the first DURF at Kowloon City for a term of three years from 1 June 2011⁵. The first meeting was held in June 2011.
- (c) *"Facilitator" role in redevelopment* -- The framework of this new role was announced on 18 April 2011. To submit a joint application to URA for "facilitator" service, owners should have at least 50% or more of the undivided shares of the interests of each lot of the site. The role of URA would be confined to one of a coordinator so as to maintain its credibility and impartiality. URA has set up a wholly-owned subsidiary, Urban Redevelopment Facilitating Services Company Limited, to implement the pilot scheme. Applications for the "facilitator" service opened on 26 July 2011.
- (d) *Demand-led redevelopment* -- On 31 May 2011, URA announced the framework of the "demand-led" redevelopment model. Under the model, owners of 67% (i.e. 2/3) or more of the undivided shares of the respective lots of a site may jointly submit an application to URA to initiate a demand-led project. The proposed project should be situated within redevelopment zones identified by DURF or at least outside DURF's proposed preservation areas, if there is DURF in that district. Buildings in the application site should have been identified as "poor or varied". Applications for demand-led projects were open from July to October 2011. One to two demand-led development projects will be tried out as a pilot scheme.

⁵ The press release about the appointment is available on the Development Bureau's website at --

http://www.devb.gov.hk/en/publications_and_press_releases/press/index_id_6600.html.

- (e) *Urban Renewal Trust Fund* -- URA would inject \$500 million into URTF to provide a steady and independent source of funding for various initiatives envisaged under the new URS. On 15 August 2011, the Administration announced the appointment of 10 directors as to the Board of URFT for a term of three years⁶. Social service teams providing assistance and advice to residents affected by URA projects will be funded by URTF and report to its Board of Directors.

Rehabilitation

- (f) URA continued to collaborate with the Government and HKHS to implement Operation Building Bright ("OBB"), which was launched by the Government to provide subsidies and one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance work. Up till end-March 2011, URA has been providing support to owners of some 980 buildings under OBB. Separately, the Buildings Department, URA and HKHS had been operating various financial assistance schemes, in the form of grants and loans, to help building owners in need to maintain and repair their buildings. On 1 April 2011, the existing five financial assistance schemes of URA and HKHS were amalgamated into a single scheme called the "Integrated Building Maintenance Assistance Scheme", adopting a set of unified application criteria and terms and conditions for all buildings in Hong Kong, and co-managed by URA and HKHS.

Redevelopment

- (g) From its establishment up till end of March 2011, URA has carried out or continued to implement a total of 54 redevelopment projects that will provide more than 19 000 residential units. Thirteen of these projects have been completed.

⁶ The press release about the appointment is available on the Development Bureau's website at --

http://www.devb.gov.hk/en/publications_and_press_releases/press/index_id_6750.html.

Preservation

- (h) URA tendered the preservation-cum-revitalization project at Mallory Street/Burrows Street in December 2010 and awarded the operating project to the Hong Kong Arts Centre in April 2011. It also assisted the Government in handling the compensation arrangement for residents who opted to move out from the Blue House cluster at Stone Nullah Lane/Hing Wan Street project.

Revitalization

- (i) URA's revitalization work covered projects in the Central and Western District, Wan Chai, Mong Kok, Yau Ma Tei and Tai Kok Tsui. In 2011, URA carried on its revitalization programme for Central Market and set up the Central Oasis Community Advisory Committee to help advise on the future use of the Central Oasis. The Committee oversaw a comprehensive structural survey and a territory-wide public engagement on community preferences for the future use of the market building.

Work Plan for 2011-2012

- (j) URA aimed to initiate 10 redevelopment projects with an addition of one to two demand-led redevelopment projects and one to two URA-facilitated projects in each year. It would expand its rehabilitation work to tie in with the new URS by setting up Urban Renewal Resources Centres ("URRCs") in urban areas. The first URRC, located at Tai Kok Tsui, commenced operation in February 2012. The URRC will be a resource centre for both urban redevelopment and building rehabilitation. To facilitate rehabilitation work, URA has allocated over \$1.3 billion in its five-year Corporate Plan for funding the expansion of its rehabilitation programme.

Views and concerns expressed by members on the work of the Urban Renewal Authority and the new Urban Renewal Strategy

10. The Panel discussed with the Administration the URS review at meetings in January 2009, February, May and October 2010 during different stages of the review. The Panel also held four special meetings to receive public views on the review in April 2009, July, November and December 2010. It received a briefing on URA's progress of work and work plan in June 2011. Concerns and comments raised by Panel members on the new URS and the work of URA in 2010-2011 are summarized in the ensuing paragraphs.

The "people first, district-based and public participatory" approach to urban renewal

11. Members generally considered that the new URS was an improvement over the previous one in helping URA set its urban renewal strategies in the right direction. Some members urged that URA should not implement redevelopment projects on the basis of financial consideration only, but also addressing the needs of the community. In old areas where there were insufficient community facilities, URA should make use of redevelopment sites to provide such facilities rather than residential buildings. Some premises in a redevelopment project should be reserved for the provision of community services and operation of social enterprises.

12. Some members stressed that under a district-based approach to urban renewal, it was essential to understand the needs, the culture and history as well as the social network of the affected community, and to conduct early consultation with the residents and business operators on how to preserve the existing social and economic characteristics of a district before any redevelopment plans were made.

13. There were also suggestions that affected residents should be given the choice to determine whether their properties should be redeveloped by URA through voting or legally binding surveys, and the Administration should consider introducing a mechanism whereby affected property owners could share the profits, at and above a certain level, generated from URA redevelopment projects.

Establishment of District Urban Renewal Forum

14. Members were generally supportive to the proposal of establishing DURF. Some members urged the Administration to set up more DURFs as soon as possible in old urban districts including Sham Shui Po, Tai Kok Tsui and Mong Kok. There were views that DURF should not be separated from the District Councils. On the composition of DURF, members suggested that it should include residents' organizations and representatives of social service teams. All urban renewal plans should be discussed in DURF with wide public participation, and its support should be required for URA-implemented projects.

Project planning and design

15. Members stressed the need for the Administration to set directions and values for urban redevelopment as a whole. This would prevent URA's redevelopment projects from being taken forward in a site-by-site planning approach, resulting in adverse impact on the town planning of the broader district and problems, such as disintegration of the redevelopment areas with the surrounding environment and lack of coordination between redevelopment projects implemented by URA and private developers. URA should also set for itself a higher standard for building designs, not only to follow the provisions of the Town Planning Ordinance, but also to take the lead in complying with the new rules regarding gross floor area concessions.

Compulsory sale for redevelopment

16. Some members urged the Administration to take timely action to assist property owners who were approached by purchasers for sale of properties under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545). They considered that while the Property Management Advisory Centres of HKHS would provide general information and distribute leaflets to property owners, no immediate and direct assistance were available to owners. URA should organize forums for property owners in concerned districts to enhance their understanding about the Ordinance and the relevant procedures, and to help affected owners in handling problems encountered during the process of compulsory sale. As compulsory sale of properties applied to individual buildings, which would affect urban redevelopment planning, there were views that DURF should be allowed to discuss acquisition proposals involving

compulsory sale of individual lots for redevelopment before such proposals were materialized.

"Flat for flat" and "shop for shop" compensation

17. Some members held the view that it was insufficient to just earmark 1 000 small- to medium-sized flats in Kai Tak Development for the implementation of the "flat for flat" scheme in anticipation of the housing need of residents affected by the redevelopment projects in Hung Hom, To Kwan Wan, Ngau Tau Kok and Kwun Tong, etc. More flats should be made available in Kai Tak Development for the scheme. Moreover, the scheme should be extended to affected property owners of all redevelopment projects. The flats under the scheme should be offered at affordable prices, without requiring the owners to make top-up payments, and URA should help owners solve accommodation problems in the interim before completion of such flats. Besides, in-situ re-housing arrangement for affected owners should be made via the provision of housing units of HKHS and the Hong Kong Housing Authority.

18. Some members advocated that URA should offer "foot for foot" compensation to allow affected owners to have replacement units no smaller than those they had. Taking into account the criteria of compensation of a 7-year-old replacement unit and considering that residential units under the Sandwich Class Housing Scheme were of about 80% of the prices of private developments, some members recommended that such units could be adopted as the standard of properties to be provided for "foot for foot" compensation.

19. Some members reiterated request for the Administration to consider "shop for shop" compensation for shop operators affected by redevelopment projects as operators could hardly afford to continue their business in the newly developed large shopping malls. URA should also assist small traditional businesses to continue their operation in redeveloped areas.

20. Some members pointed out that, while the existing compensation for URA project-affected owners was determined on the basis of the value of a notional 7-year old replacement property in the same district, it was not uncommon that there was a wide discrepancy in the value of the property assessed by URA and the owner's surveyor. In the circumstance that both parties failed to reach an agreement on the compensation, under the present system, the Government could resume the property interests in accordance

with the Lands Resumption Ordinance and the compensation offered to the affected owner would be much lower as a result. In this regard, the Administration should consider setting up an arbitration scheme for urban redevelopment projects similar to the financial dispute resolution scheme. The implementation of such a scheme, involving an independent arbitrator instead of the Lands Tribunal, would reduce confrontations and speed up the process of property acquisition for urban renewal.

URA-facilitated projects and demand-led projects

21. Some members opined that URA should proactively publicize its new facilitator role and initiate demand-led redevelopment projects. Noting the difficulties for property owners of aged buildings in organizing action or assembling titles for redeveloping their buildings, URA's proactive actions in taking up facilitated or demand-led redevelopment projects would speed up the urban regeneration process. In particular, many elderly owners preferred assistance from public bodies such as URA in redeveloping their properties. They would be interested in URA-facilitated projects. URA should launch more facilitation projects to meet the demand.

Building rehabilitation

22. Noting that URA had completed rehabilitation of about 500 old buildings in 2010-2011, some members suggested that the Administration should explore building up a database on the conditions of dilapidated buildings in Hong Kong with the information collected by URA in its rehabilitation programmes. The proposed database, containing information about conditions of sub-divided units, fire escape, electric cables, water pipes, etc., in dilapidated buildings, would be useful to facilitate enforcement work on building safety. Moreover, such information should be made public. Concerned departments and organizations, including the Buildings Department, the Fire Services Department and URA, should better coordinate their work to enhance efficiency in building rehabilitation and ensuring building safety. The Administration and URA should take a more aggressive approach to building rehabilitation by setting a target number of buildings for completion in the rehabilitation programme over a reasonable period of time.

The mode of operation of URA, its financial independence and transparency

23. Some members opined that the future direction for URA should be independent redevelopment. Given URA's ability to self-finance its redevelopment projects, it should not collaborate with big businesses in undertaking redevelopment projects, which had been perceived by the public as examples of "government-business collusion". URA should have a clear positioning as an organization to assist property owners affected by redevelopment projects and should not take part in building luxury apartments. The incidents of over-aggressive pricing for the small and medium-sized units in URA's projects should not repeat. However, there was concern about the requirement for URA to adopt a self-financing operation model, which could restrict its flexibility in implementing redevelopment projects.

Recent developments

24. The Administration and URA will brief the Panel on the progress of work of URA and its work plan for the next financial year at the Panel's meeting on 28 June 2012.

25. A list of relevant papers with their hyperlinks is in the **Appendix**.

Work of the Urban Renewal Authority

List of relevant papers

Date	Event	Papers/Minutes of meeting
3 October 2001	The Panel on Planning, Land and Works ("PLW Panel") discussed the consultation paper on the Urban Renewal Strategy ("URS").	<p>Discussion paper (LC Paper No. CB(1)2038/00-01(01)) http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a2038e01.pdf</p> <p>Consultation paper http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a1854e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1046/01-02) http://www.legco.gov.hk/yr00-01/english/panels/plw/minutes/pl011003.pdf</p> <p>Consultation report http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/report-e.pdf</p>
November 2001	The Administration published the first URS.	<p>Urban renewal strategy http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0208-217-1e-scan.pdf</p>
21 June 2002	The Finance Committee approved a new commitment of \$10 billion under the Capital Investment	<p>Financial proposal http://www.legco.gov.hk/yr01-02/english/fc/fc/papers/f02-24e.pdf</p> <p>Minutes of meeting (LC Paper No. FC21/02-03) http://www.legco.gov.hk/yr01-02/english/fc/fc/minutes/fc020621.pdf</p>

Date	Event	Papers/Minutes of meeting
	Fund for injection as equity into the Urban Renewal Authority ("URA").	
23 November 2004	PLW Panel discussed with the Administration and deputations the compensation arrangements for land resumption for urban renewal projects.	<p>Discussion paper (LC Paper No. CB(1)263/04-05(02)) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1123cb1-263-2e.pdf</p> <p>Background brief prepared by the Secretariat (LC Paper No. CB(1)263/04-05(03)) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1123cb1-263-3e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)509/04-05) http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl041123.pdf</p> <p>Follow-up paper on "Assessment of Home Purchase Allowance rates for Urban Renewal Authority projects" (LC Paper No. CB(1)1202/04-05(01)) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1123cb1-1202-1e.pdf</p>
17 May 2006	Legislative Council meeting -- a motion on "Review on URS" was debated and negatived	<p>Official Record of Proceedings (Pages 242 to 337) http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0517ti-translate-e.pdf</p>

Date	Event	Papers/Minutes of meeting
7 February 2007	Legislative Council meeting -- an oral question on URS	Official Record of Proceedings (Pages 45 to 55) http://www.legco.gov.hk/yr06-07/english/counmtg/hansard/cm0207-translate-e.pdf
27 November 2007	The Panel on Development ("DEV Panel") discussed with the Administration the property acquisition policy of URA and related issues.	Information paper (LC Paper No. CB(1)297/07-08(04)) http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev1127cb1-297-4-e.pdf Minutes of meeting (LC Paper No. CB(1)606/07-08) http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de071127.pdf
24 June 2008	DEV Panel discussed with the Administration the review of the first URS and the work of URA.	Information paper on Review of the Urban Renewal Strategy (LC Paper No. CB(1)1951/07-08(03)) http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0624cb1-1951-3-e.pdf Information paper on the work of URA (LC Paper No. CB(1)1951/07-08(04)) http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0624cb1-1951-4-e.pdf Minutes of meeting (LC Paper No. CB(1)2322/07-08) http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080624.pdf
17 July 2008	The Development Bureau formally launched a review of the first URS.	Information paper (LC Paper No. CB(1)2193/07-08(01)) http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/devcb1-2193-1-e.pdf

Date	Event	Papers/Minutes of meeting
20 January 2009	DEV Panel discussed with the Administration the review of the first URS.	<p>Information paper (LC Paper No. CB(1)570/08-09(08)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0120cb1-570-8-e.pdf</p> <p>Background brief (LC Paper No. CB(1)570/08-09(09)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0120cb1-570-9-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1948/08-09) http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090120.pdf</p>
15 April 2009	DEV Panel received public views on the review of the first URS.	<p>Information paper (LC Paper No. CB(1)1240/08-09(01)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0415cb1-1240-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2772/08-09) http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090415.pdf</p>
23 February 2010	DEV Panel discussed with the Administration the review of the first URS.	<p>Information paper (LC Paper No. CB(1)1157/09-10(03)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0223cb1-1157-3-e.pdf</p> <p>Background brief (LC Paper No. CB(1)1157/09-10(04)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0223cb1-1157-4-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1712/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100223.pdf</p>
25 May 2010	DEV Panel discussed with the Administration the review of the first URS.	<p>Information paper (LC Paper No. CB(1)1910/09-10(07)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0525cb1-1919-7-e.pdf</p> <p>Background brief (LC Paper No. CB(1)1910/09-10(08)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0525cb1-1919-8-e.pdf</p>

Date	Event	Papers/Minutes of meeting
		Minutes of meeting (LC Paper No. CB(1)2602/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100525.pdf
10 July 2010	DEV Panel received public views on the review of the first URS.	Minutes of meeting (LC Paper No. CB(1)2943/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100710.pdf
26 October 2010	DEV Panel discussed with the Administration the draft text of the revised URS.	Information paper (LC Paper No. CB(1)155/10-11(04)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026cb1-155-4-e.pdf Legislative Council Brief on "People First: A District-based and Public Participation Approach to Urban Renewal -- Urban Renewal Strategy Review" (File Ref.: DEVB(PL-CR)1-150/77) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026-devbplcr115077-e.pdf Background brief (LC Paper No. CB(1)155/10-11(05)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026cb1-155-5-e.pdf Minutes of meeting (LC Paper No. CB(1)736/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101026.pdf
20 November 2010	DEV Panel received public views on the draft text of the revised URS.	Minutes of meeting (LC Paper No. CB(1)1309/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101120.pdf

Date	Event	Papers/Minutes of meeting
7 December 2010	DEV Panel received public views on the draft text of the revised URS.	Minutes of meeting (LC Paper No. CB(1)1605/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101207.pdf
28 June 2011	DEV Panel discussed with the Administration the work of URA.	Information paper (LC Paper No. CB(1)2530/10-11(03)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev0628cb1-2530-3-e.pdf Minutes of meeting (LC Paper No. CB(1)693/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20110628.pdf