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Panel on Development

Meeting on 21 June 2016

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") and a brief account of the views and concerns expressed by Members at the meetings of the Legislative Council and the Panel on Development ("DEV Panel") on the subject since the 2010-2011 legislative session.

Establishment of the Urban Renewal Authority and promulgation of the 2011 Urban Renewal Strategy

2. URA was established on 1 May 2001 to undertake urban renewal in accordance with the Urban Renewal Authority Ordinance (Cap. 563) enacted ("URAO") in June 2000. Under section 21 of URAO, URA is required to follow the guidelines set out in the Urban Renewal Strategy ("URS") formulated by the Administration in undertaking redevelopment projects. The first URS was promulgated in November 2001.¹ Between July 2008 and June 2010, the Administration reviewed the 2001 URS and conducted a 2-year, 3-stage public engagement exercise. On 24 February 2011, the new URS,

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>

highlighting a "people first, district-based and public participatory" approach ("the 2011 URS") was drawn up and promulgated.

Implementation of the 2011 Urban Renewal Strategy

3. Under the 2011 URS, URA is tasked to adopt "Redevelopment" and "Rehabilitation" as its core businesses.

Redevelopment

4. In line with the 2011 URS, URA has adopted a three-pronged approach in redevelopment, namely, undertaking URA-initiated projects, undertaking owner-initiated demand-led projects and facilitating owners in the assembly of property titles for redevelopment. Up to 31 March 2015, URA has commenced a total of 57 redevelopment projects that would provide about 15 000 new flats.

5. Some Members have expressed concern about the slow progress of the urban redevelopment process and urged the Administration, together with URA, to conduct a review to find out the reasons. The Administration advised that URA had encountered many challenges and difficulties in carrying out its work in its first 10 years of work. This had prompted the Administration to conduct the URS review in 2008. As regards the suggestion to review the 2011 URS, the Administration advised that the new measures recommended in the 2011 URS had only been implemented for a few years, and it would take time to consolidate experience to map out improvements.

Demand-led Redevelopment Project Pilot Scheme

6. Under the "demand-led" redevelopment 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 redevelopment project. A pilot scheme for this model ("Demand-led Scheme") was launched in July 2011. As at 31 May 2015, URA has launched three rounds of invitation for applications for the scheme. Eleven projects have been commenced, including two which were terminated in 2013 and 2014 respectively after having failed to meet the 80% owners' acceptance threshold.

7. In some Members' views, as a number of redevelopment projects with good planning gains had been completed in the past 20 years or so, the redevelopment potential of old buildings remaining in the urban areas would be limited. Some Members also took the view that URA should take forward redevelopment projects with larger footprints in future, instead of redeveloping individual old buildings in a piecemeal manner.

Review of the Demand-led Scheme

8. Following a review of the Demand-led Scheme in 2014, URA announced the findings of the review on 5 December 2014. The major revisions to the Scheme included increasing the minimum site size of applications, raising the first owners' consent threshold, and attaching a greater weighting to building conditions in the scoring criteria for applications. The details of the revisions are in **Appendix I**. The revised requirements were then applied to the fourth round of the Demand-led scheme launched in July 2015.

9. DEV Panel noted that under the refined application requirements for the Demand-led Scheme, if an application involved a building with outstanding building orders issued by the Buildings Department, it would receive a lower score in the assessment. Members expressed concern on whether such revisions would slow down the pace of redevelopment of dilapidated buildings. URA advised that in assessing an application, the condition of the concerned building would account for 50% of the total scores. This was to make it clear that URA did not encourage owners to neglect their duty of building maintenance by seeking redevelopment of their buildings through the scheme.

Facilitating services

10. URA has set up a wholly-owned subsidiary, Urban Redevelopment Facilitating Services Company Limited ("URFSL"), to implement the Facilitating Services Pilot Scheme ("Facilitating Scheme") to help owners of buildings in multiple-ownership to assemble titles for redevelopment. The "facilitator" service opened for applications on 26 July 2011. To submit a joint application to URA for the 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 is confined to coordinating the assembly of 80% to 90% of the titles

in the subject buildings for joint sale in the market, and URA would not be involved in the acquisition of any interest in the buildings.

11. According to URA, up to 31 March 2015, URFSL has successfully facilitated the joint sale by public auction of one project site under the scheme. Members have expressed concern on the small scale of the scheme. URA explained that as the Scheme was still a relatively new URA initiative, and site assembly usually took time, the level of interest in the services so far matched the URA's expectation. In December 2014, URA announced the enhanced "Facilitating Scheme" to expand the scope of service to cover commercial buildings and industrial buildings within non-industrial zones. Up to 31 March 2015, URA has received a total of 20 applications under the Facilitating Scheme, of which 19 were for residential buildings and one for industrial building.

Compensation arrangements and "Flat for Flat" Scheme

12. The current compensation and Home Purchase Allowance ("HPA") rate adopted by URA for domestic owner-occupiers affected by URA redevelopment projects are based on a notional 7-year-old replacement flat. There is a differentiation in compensation and ex-gratia payment between domestic owner-occupiers and owners of vacant or tenanted domestic units. Under the 2011 URS, URA has introduced the "Compassionate Allowance for Elderly Domestic Owner-Landlords"² to help elderly owner-landlords who rely on rental income from their sole and rented property affected by URA redevelopment projects to sustain their livelihood.

13. Under the 2011 URS, URA will offer "flat for flat" ("FFF") to the owner-occupiers affected by its redevelopment projects. An owner-occupier opting for FFF will be receiving compensation and ex-gratia payment at the notional value of a 7-year-old replacement unit, and will be given a choice to use the amount of compensation and ex-gratia payment offered to them to buy a FFF unit. The new flats under the FFF Scheme are to be sold at market price. The owner-occupier can opt for either an "in-situ" FFF unit in URA's new development at the original site or for a unit at De Novo, a URA project

² Under the scheme, eligible elderly owner-landlords can receive compensation close to 80% of the HPA, which is higher than the normal Supplementary Allowance payable to owner-landlords at 50% of the HPA.

at Kai Tak. As at 31 May 2015, the FFF Scheme has been offered to affected domestic owners of 13 redevelopment projects. Of the nine owners who have opted to participate in the scheme, eight have taken up units at De Novo, and one has opted for an in-situ FFF unit.

14. Some Members pointed out that there was a large discrepancy in the acquisition price offered by URA to owners and the price of the redeveloped properties. Affected owners might not be able to afford the flats under the FFF Scheme and hence could not move back to live in the redeveloped areas. Members were also concerned about the assistance URA would offer to affected residents with imminent housing needs.

15. URA explained that for the owner-occupiers of properties affected by URA's redevelopment projects, the acquisition offer was based on the value of a 7-year-old replacement flat in the same locality. This rate, roughly around double the market price of the affected property, would allow the owner-occupier to purchase a replacement property in a nearby area. It was inappropriate to compare the acquisition price with the selling price of a redeveloped property, given that in a booming property market, the property price would rise, and vice versa. URA advised that while there were practical difficulties in fully preserving the social networks, the Authority would work harder in this respect. It considered that, when the FFF units at Kai Tak were completed and some more redeveloped flats in old areas became available later under the FFF Scheme, more owners would show interest as they could move directly from an old flat to a new one.

16. Tenants affected by URA's redevelopment projects who meet the eligibility criteria for public housing may elect for a public housing unit provided by the Hong Kong Housing Authority ("HKHA") or the Hong Kong Housing Society ("HKHS"). As advised by the Administration in August 2015, the URA Board had decided to make available the vacant units in its four rehousing blocks³ to domestic tenants affected by its

³ The four rehousing blocks are Shun Sing Mansion at No. 466, Des Voeux Road West; Rich Building at Nos. 163-165, Lai Chi Kok Road, Sham Shui Po; Bedford Tower at Nos. 68-72, Bedford Road, Tai Kok Tsui; and No. 12, Soy Street, Mong Kok (LC Paper No. CB(1)1210/14-15(01))
(<http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20150623cb1-1210-1-e.pdf>)

redevelopment projects who were not eligible for public housing units of HKHA and HKHS. The arrangement aimed at providing interim housing for affected tenants before they qualified for public rental housing.⁴

17. The Administration advised that the surplus earned by URA would be applied to finance URA's rehabilitation, revitalization and preservation efforts as well as the projects under the Demand-led Scheme that incurred losses. A trust fund had been set up by URA to provide funding support to social service teams appointed to provide assistance and advice to residents affected by URA's redevelopment projects.

District Urban Renewal Forums

18. Another highlight of the 2011 URS is the establishment of District Urban Renewal Forums ("DURFs") in old urban districts to advise the Administration on urban renewal proposals from a holistic and integrated perspective taking account of local characteristics. The first DURF was set up in Kowloon City in June 2011.⁵ Members of DEV Panel welcomed the initiative and called on the Administration to set up DURFs in other old urban districts, such as Tai Kok Tsui, Sham Shui Po and Mong Kok, as soon as possible.

Approaches to urban renewal

19. At the DEV Panel meeting on 25 June 2013, the incumbent Chairman of URA, who had assumed office on 15 June 2013, briefed members on the work of URA in the past year and its work plan for 2013-2014. Some members expressed grave concern about the Chairman's past heavy-handed approach in dealing with the tenants when he worked for HKHS. Some members were also worried by the Chairman's comparison, in an interview with the media, of URA to a property developer.

20. The Chairman of URA assured members that he would continue to enhance communication with different stakeholders in the urban renewal

⁴ LC Paper No. CB(1)1210/14-15(01)

⁵ On 29 January 2014, the Kowloon City DURF finalized the Urban Renewal Plan for the district. The Administration advised members at the DEV Panel meeting on 24 June 2014 that it was conducting an internal study on the plan.

process and strive to resolve disputes in a sensible, reasonable and lawful manner. In response to a question raised at the DEV Panel meeting on 23 June 2015 on whether there were plans to outsource the work of property acquisition of URA to Richfield Realty Limited or other organizations, the Chairman of URA confirmed in the negative, and advised that whether or not URA should contract out any service was a decision of its Board but not the Chairman of URA.

Rehabilitation

21. To assist building owners in need to carry out repair and maintenance works, URA has participated in the "Operation Building Bright" ("OBB"),⁶ launched by the Administration in 2009, and in collaboration with HKHS, implemented various assistance schemes such as the Integrated Building Maintenance Assistance Scheme ("IBMAS"). According to URA, as at the end of 2014-2015, 1 260 buildings comprising around 48 500 units out of the 1 420 target buildings within the URA's Rehabilitation Scheme Areas have either been rehabilitated or have rehabilitation works substantially completed. As regards IBMAS, following an agreement between URA and HKHS, URA has been progressively taking over the Rehabilitation Scheme Areas of HKHS under IBMAS since 2013. With effect from 1 July 2015, URA handles all new applications under IBMAS.

22. Taking in view that URA's work in the rehabilitation of old buildings involved increasing workloads and might sustain financial loss, some Members urged the Administration to examine the role of URA in this aspect of work. In response, the Administration stressed that building rehabilitation was a major work area of URA. While agreeing that the additional workload would generate pressure on its manpower resources, URA advised that it would accord priorities to the cases that were more urgent. In response to members' concern on whether URA could deploy sufficient manpower resources to take over all the Rehabilitation Scheme Areas previously managed by HKHS under IBMAS, URA assured members that it would keep

⁶ OBB involves a total funding of \$3.5 billion contributed by the Administration, for URA and HKHS to provide financial and technical assistance to over 3 100 buildings aged over 30 years. OBB is a special measure for preserving jobs amidst the 2008 financial tsunami to provide subsidies and one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance works.

in view the manpower resources required for taking over the work of HKHS in building rehabilitation and would allocate additional resources to cope with the additional workload as necessary.

23. Some Members suggested that URA should strengthen its role in assisting property owners of aged buildings without owners' corporations and building management services in carrying out maintenance works for their buildings. The Administration agreed that it was necessary to explore high-level cross-bureau collaboration in pursuing proper management of residential buildings without owners' corporations.

Building Rehabilitation Facilitating Services (Pilot Scheme)

24. At the Council meeting of 2 December 2015, Members debated a motion on combating acts of bid-rigging in repair works of private residential buildings, and urged the Administration to commission statutory bodies with credibility such as URA to provide property owners with professional building repair works services of authorized persons, such as information on works supervision and costs estimation, etc. The wording of the motion passed is in **Appendix II**.

25. In May 2016, URA launched the Building Rehabilitation Facilitating Services (Pilot Scheme) to provide technical support for owners to carry out building repair and maintenance works and to reduce the risk of bid-rigging at the works procurement stage. The Pilot Scheme includes provision of guidelines and contract samples, arranging professionals to provide independent advice, establishing an electronic tendering platform, etc. The details of the technical assistance provided under the scheme are set out in **Appendix III**. Private residential buildings aged 30 years or above with an average annual rateable value of residential unit not exceeding \$300,000 for urban areas or \$160,000 for the New Territories are eligible for applying to join the scheme.

26. In response to a written question raised at the Council meeting of 2 March 2016 on whether the Administration would relax the eligibility threshold so that property owners of middle-class housing estates might also benefit from the scheme, the Administration advised that there were about 19 000 buildings meeting the eligibility criteria, accounting for about 90% of all private residential buildings of age 30 years or above. URA would review

the scheme in 12 to 18 months' time and would consider extending the services to more buildings if the results of the scheme were satisfactory.

Preservation and Revitalization

27. While redevelopment and rehabilitation are URA's core businesses under the 2011 URS, URA continues to allocate resources to those preservation and revitalization projects to which it has already committed. Major projects included the two shophouse preservation projects at Prince Edward Road West/Yuen Ngai Street and Shanghai Street/Argyle Street, Central Market (Central Oasis), etc.

28. When the revitalization of the Central Market was first announced in 2009, URA projected that it would need \$500 million to complete the revitalization works. According to URA, with the rise in construction cost over time, the original estimate had been rendered out-of-date. As such, URA considered it necessary to revisit the project details to rationalize both the cost and the works to be carried out. When discussing the work of URA in June 2015, DEV Panel members urged the Administration to come up with a feasible option as early as possible to proceed with the revitalization of the Central Market in a financially sustainable manner, and make known to the public the details about the refined project design. As advised by the Administration, in September 2015, URA had decided to adopt a simplified revitalization scheme with an estimated cost of about \$600 million. The Authority is in the process of seeking the necessary statutory approvals for the revised scheme, and the project was expected to be completed by 2021.⁷

Subsidized sale flats

29. In response to the Chief Executive's suggestion in the 2015 Policy Address to increase the supply of subsidized sale flats ("SSF"),⁸ URA has

⁷ Source: The Administration's reply to an initial written question in examining the Estimates of Expenditure for 2016-2017 (Reply Serial No. DEVB(PL)227) (http://www.legco.gov.hk/yr15-16/english/fc/fc/w_q/devb-pl-e.pdf)

⁸ In his 2015 Policy Address, the Chief Executive stated that high property prices resulted in a marked increase in demand from low- and middle-income families for Home Ownership Scheme flats or other subsidized flats, and the Administration must therefore actively explore ways to increase the supply of sale flats through a multi-pronged

identified part of the De Novo flats at Kai Tak for the SSF purpose,⁹ and will give further thoughts to the feasibility of providing SSFs at the Ma Tau Wai Road/Chun Tin Street redevelopment project site.

30. Noting that the Administration had entrusted more tasks to URA in recent years, DEV Panel members were concerned whether URA would have sufficient resources to handle these tasks effectively, and whether the continued expansion of URA's scope of work would slow down the pace of redevelopment of dilapidated buildings. Some members considered that if the Administration expected URA to assist in providing SSFs on an on-going basis, it should put in place a long-term plan to support URA financially to take forward the initiative. In response, the Administration assured members that consideration would be given to the appropriate financial arrangements to enable URA to implement the initiative if necessary.

Financial Position of the Urban Renewal Authority

31. As at 31 March 2015, URA's net asset value stood at \$25 billion, including a capital injection totalling \$10 billion from the Government. URA has estimated that a total expenditure of about \$29 billion, excluding operational overheads, would be required to meet the costs of all projects contained in its 2015-2016 to 2019-2020 Corporate Plan.

32. DEV Panel members considered that urban renewal work was important to the community as it would improve the living conditions of residents in dilapidated buildings and address the problem of urban decay. While URA should operate in a financially sustainable manner, it should not adopt a profit-oriented approach to urban renewal. The Administration should assist URA in overcoming the difficulties that it might face in taking forward the initiatives under the 2011 URS and in meeting the needs and aspirations of those affected by redevelopment projects.

33. The Administration advised that profit maximization had never been an objective of URA, and the Authority would continue to take forward its

approach by engaging public or non-profit-making organizations such as URA.

⁹ URA launched the Kai Tak SSF Scheme on 4 January 2016.

work under the long-term self-financing objective. While redevelopment as one of the businesses of URA might generate surplus, its other activities such as rehabilitation, preserving buildings with heritage value and revitalizing the areas within URA's project sites were not-for-profit and might incur financial loss. To support URA in taking forward the urban renewal programme, apart from the \$10 billion capital injection and land premium concessions, URA had been offered "linked sites" on a few occasions which effectively allowed URA to link up the implementation of two redevelopment projects, one of which was profitable and the other not. While assuring URA on the Administration's commitment to providing financial support to the cause of urban renewal, the Administration had asked URA to critically review its financial strength.

34. In December 2014, the URA Board commissioned a management consultant to undertake a value-for-money study to review the economy, efficiency and effectiveness of the Authority's operation, and to conduct an organization structure review of URA. The consultant had submitted its draft final report to URA in April 2015. The URA Board would consider the consultant's recommendations before reporting its findings to the Administration.

Recent developments

35. At the meeting of DEV Panel to be held on 21 June 2016, the Administration and URA will brief the Panel on the progress of work of URA and its plan for the next financial year.

36. A list of relevant papers with their hyperlinks is in **Appendix IV**.

Major revisions to the Demand-led Scheme

The Urban Renewal Authority completed a review of the Demand-led Scheme and announced revisions to the scheme in early December 2014. The major revisions¹⁰ are as follows:

- (a) raising the application threshold of requiring not less than 67% owners' consent to not less than 80% owners' consent so that the 'demand-led' projects to be selected in future will have secured a higher degree of support from the incumbent owners at the point of application in order to enhance the chance for the project to proceed smoothly;
- (b) increasing the minimum site size of applications from 400 m² to 700 m² so as to enhance the planning gain and efficiency of floor layout of the 'demand-led' project upon redevelopment; and
- (c) assigning greater weighting to the conditions of buildings covered by the applications in the project selection process. If the application involves buildings with long outstanding building orders issued by the Buildings Department, scores will be deducted. This is to make it clear that the Urban Renewal Authority does not encourage dereliction of owners' duty of building maintenance and management by seeking redevelopment of their buildings through the Demand-led Scheme.

¹⁰ Source: The Administration's paper on work of the Urban Renewal Authority (discussed at the DEV Panel meeting on 23 June 2015) (LC Paper No. CB(1)987/14-15(03)) (<http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20150623cb1-987-3-e.pdf>)

(Translation)

**Motion on
"Combating acts of bid-rigging in repair works
of private residential buildings"
moved by Hon Christopher CHUNG
at the Council meeting of 2 December 2015**

Motion as amended by Hon WU Chi-wai

That, because of the varying standards of repair and maintenance service providers for private residential buildings at present, bid-rigging activities are rampant (including exaggerating the works costs by illegal means such as corruption, which has rendered some property owners suffering monetary and other unnecessary losses); in this connection, this Council urges the Government to adopt effective measures, which include:

- (1) stepping up law enforcement to combat bid-rigging syndicates;
- (2) providing small property owners with appropriate and professional support;
- (3) enhancing public education to give publicity to the perils of bid-rigging;
- (4) setting up a building repair works authority to regulate the service quality of repair and maintenance service providers for residential buildings; and
- (5) commissioning statutory bodies with credibility (such as the Hong Kong Housing Society and the Urban Renewal Authority) to provide property owners with professional building repair works services of authorized persons, such as information on works supervision and costs estimation, etc.,

to combat illegal acts of bid-rigging in repair works of private residential buildings (including subsidized sale flats).

Appendix III

Building Rehabilitation Facilitating Services (Pilot Scheme)

The technical assistance provided under the Building Rehabilitation Facilitating Services (Pilot Scheme) of the Urban Renewal Authority ("URA") includes the following aspects:¹¹

- (a) URA will provide participating building owners with a set of "DIY tool-kits" to guide them in organising building repair and maintenance works. The tool-kits will include guidelines and pro-forma documents to facilitate the proper procurement of contractors for undertaking the works and consultants for overseeing the works, as well as other tips and instructions;
- (b) URA will line up an independent third-party advisor to offer advice to the participating building owners. The advice to be given by the advisor will cover the general scope of works needed to be carried out and an estimate on the cost of such works. On the basis of the advice, the participating building owners may then assess whether the tender prices received for the works are reasonable; and
- (c) URA will make available an electronic tendering platform for building owners to conduct the tendering exercise for engaging contractors. By inviting and receiving expression-of-interest and issuing tender documents through the tendering platform and keeping the identity of tenderers anonymous until tender opening, the risk of the tendering process being manipulated or interfered by axe-grinders can be reduced.

¹¹ Source: The Administration's paper on initiatives of Development Bureau in the 2016 Policy Address and Policy Agenda (LC Paper No. CB(1)452/15-16(03)) (<http://www.legco.gov.hk/yr15-16/english/panels/dev/papers/dev20160126cb1-452-3-e.pdf>)

Work of the Urban Renewal Authority

List of relevant papers

Date	Event	Papers/Minutes of meeting
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
20 January 2009	DEV Panel discussed with the Administration the review of the first URS.	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 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 Minutes of meeting (LC Paper No. CB(1)1948/08-09) http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090120.pdf
15 April 2009	DEV Panel received public views on the review of the first URS.	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 Minutes of meeting (LC Paper No. CB(1)2772/08-09) http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20090415.pdf

Date	Event	Papers/Minutes of meeting
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)1919/09-10(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)1919/09-10(08)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0525cb1-1919-8-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2602/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100525.pdf</p>
10 July 2010	DEV Panel received public views on the review of the first URS.	<p>Minutes of meeting (LC Paper No. CB(1)2943/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100710.pdf</p>
26 October 2010	DEV Panel discussed with the Administration the draft text of the revised URS.	<p>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</p> <p>Legislative Council Brief on "People First: A District-based and Public</p>

Date	Event	Papers/Minutes of meeting
		<p>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</p> <p>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</p> <p>Minutes of meeting (LC Paper No. CB(1)736/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101026.pdf</p>
20 November 2010	DEV Panel received public views on the draft text of the revised URS.	<p>Minutes of meeting (LC Paper No. CB(1)1309/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101120.pdf</p>
7 December 2010	DEV Panel received public views on the draft text of the revised URS.	<p>Minutes of meeting (LC Paper No. CB(1)1605/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101207.pdf</p>
28 June 2011	DEV Panel discussed with the Administration the work of URA.	<p>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</p> <p>Minutes of meeting (LC Paper No. CB(1)693/11-12) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20110628.pdf</p>
28 June 2012	DEV Panel discussed with the Administration the work of URA.	<p>Information paper (LC Paper No. CB(1)2207/11-12(01)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-1-e.pdf</p>

Date	Event	Papers/Minutes of meeting
		<p>Minutes of meeting (LC Paper No. CB(1)2599/11-12) http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120628.pdf</p>
25 June 2013	DEV Panel discussed with the Administration the work of URA.	<p>Information paper (LC Paper No. CB(1)1333/12-13(03)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0625cb1-1333-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)203/13-14) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130625.pdf</p>
25 March 2014	The Administration provided an information paper in response to a letter from a member on the Demand-led Redevelopment Project Pilot Scheme of URA.	<p>Information paper (LC Paper No. CB(1)1127/13-14(01)) http://www.legco.gov.hk/yr13-14/english/panels/dev/papers/devcb1-1127-1-e.pdf</p>
7 May 2014	A written question was raised at the Council meeting.	<p>Hansard — written question (No. 8) on "Demand-led Redevelopment Project Pilot Scheme" (p. 10352-10354) http://www.legco.gov.hk/yr13-14/english/counmtg/hansard/cm0507-translate-e.pdf</p>
14 May 2014	A written question was raised at the Council meeting.	<p>Hansard — written question (No. 9) on "Demand-led Redevelopment Project Pilot Scheme" (p. 10943-10950) http://www.legco.gov.hk/yr13-14/english/counmtg/hansard/cm0514-translate-e.pdf</p>
24 June 2014	DEV Panel discussed with the Administration the work of URA.	<p>Information paper (LC Paper No. CB(1)1623/13-14(03)) http://www.legco.gov.hk/yr13-14/english/panels/dev/papers/dev0624cb1-1623-3-e.pdf</p>

Date	Event	Papers/Minutes of meeting
		<p>Minutes of meeting (LC Paper No. CB(1)214/14-15) http://www.legco.gov.hk/yr13-14/english/panels/dev/minutes/dev20140624.pdf</p>
28 January 2015	An oral question was raised at the Council meeting.	<p>Hansard — oral question (No. 6) on "The Work of Urban Renewal Authority" (p. 5189-5198) http://www.legco.gov.hk/yr14-15/english/counmtg/hansard/cm20150128-translate-e.pdf</p>
12 May 2015	The Administration provided an information paper in response to a letter from Hon James TO and Hon Emily LAU about the resignation of Managing Director of URA.	<p>Information paper (LC Paper No. CB(1)846/14-15(01)) http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/devcb1-846-1-e.pdf</p>
23 June 2015	DEV Panel discussed with the Administration the work of URA.	<p>Information paper (LC Paper No. CB(1)987/14-15(03)) http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20150623cb1-987-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1286/14-15) http://www.legco.gov.hk/yr14-15/english/panels/dev/minutes/dev20150623.pdf</p> <p>Follow-up paper (LC Paper No. CB(1)1210/14-15(01)) http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20150623cb1-1210-1-e.pdf</p>

Date	Event	Papers/Minutes of meeting
2 December 2015	A motion was debated at the Council Meeting.	<p>Motion on combating acts of bid-rigging in repair works of private residential buildings http://www.legco.gov.hk/yr15-16/english/counmtg/motion/cm20151202m-csk-wordings-e.pdf</p> <p>Progress report http://www.legco.gov.hk/yr15-16/english/counmtg/motion/cm20151202m-csk-prpt-e.pdf</p>
26 January 2016	DEV Panel discussed with the Administration the initiatives of Development Bureau in the 2016 Policy Address and Policy Agenda.	<p>Information paper (LC Paper No. CB(1)452/15-16(03)) http://www.legco.gov.hk/yr15-16/english/panels/dev/papers/dev20160126cb1-452-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)812/15-16) http://www.legco.gov.hk/yr15-16/english/panels/dev/minutes/dev20160126.pdf</p>
2 March 2016	A written question was raised at the Council meeting.	<p>Hansard — written question (No. 10) on "Support for property owners in carrying out building maintenance works" (p. 6141-6148) http://www.legco.gov.hk/yr15-16/english/counmtg/hansard/cm20160302-translate-e.pdf</p>
20 April 2016	A written question was raised at the Council meeting.	<p>Hansard — written question (No. 15) on "Rehousing and Compensation for Tenants Affected by Redevelopment Projects" (p. 7634-7639) http://www.legco.gov.hk/yr15-16/english/counmtg/hansard/cm20160420-translate-e.pdf</p>
18 May 2016	A written question was raised at the Council meeting.	<p>Written question (No. 8) on "Urban renewal project in Eight "Wan" Streets and the vicinity" http://www.info.gov.hk/gia/general/201605/18/P201605180328.htm</p>