

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

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10 August 2018

Ms Doris Lo
Clerk to Panel on Development
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ms Lo,

**Legislative Council Panel on Development
Work of the Urban Renewal Authority**

Thank you for your e-mail of 28 June 2018, inviting us to provide supplementary information on matters raised by Members of the Legislative Council Panel on Development during the meeting held on 26 June 2018. The supplementary information provided by the Urban Renewal Authority (“URA”) is set out below in seriatim –

- (a) **expected completion time of the comprehensive database on the building conditions of all residential, commercial and industrial buildings to be built by URA**

Since 2009, URA has been maintaining a database of the building conditions of representative samples of residential buildings aged 30 or above for internal reference. The database is updated regularly to facilitate URA in planning and formulating the strategy for redevelopment and building rehabilitation. In 2017, URA decided to extend this database to cover commercial and industrial buildings. This exercise is expected to be completed by October 2018.

- (b) a list of the redevelopment projects expected to be completed in the five-year period from 2018-2019 to 2022-2023**

As of June 2018, it was estimated that the construction works of about 20 redevelopment projects will be completed and with occupation permit issued during the period from 2018-2019 to 2022-2023, subject to satisfactory progress of the works. The list of these 20 redevelopment projects is at Annex.

- (c) the amount of uncommitted bank facilities maintained by URA as at 31 March 2018; and whether URA would consider maintaining committed bank facilities to facilitate external financing arrangements in an efficient manner**

As of 31 March 2018, URA had uncommitted bank facilities of \$700 million. URA will consider establishing committed bank facilities should this become necessary in the future.

- (d) outcomes of the Yau Mong District Study (“YMDS”) baseline reviews that were completed to date; and elaborations on the way forward for YMDS**

URA has completed the baseline reviews for the physical attributes of the study area and for the existing institutional framework and implementation mechanisms under the YMDS.

Regarding the baseline review for physical attributes, URA examined the scale of urban decay, density, traffic, infrastructure and environment of the study area. Based on the findings, opportunities and constraints will be identified to address the key issues or problem areas. The baseline information will also serve as the basis for drawing up the selection framework for identification of “Potential Urban Renewal Opportunity Areas”, which will be turned into options of “Master Renewal Concept Plans” (“MRCP”) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

Regarding the baseline review for the existing institutional framework and implementation mechanisms, URA examined the role of various urban renewal agents, the operation and business models of URA, the compensation, decanting and rehousing policies / arrangements, the regulatory framework on planning, building and land, international experience, and smart city and place-making concepts. The findings will contribute towards drawing up the implementation strategies of urban renewal to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation.

The YMDS is expected to be completed in 2019.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a smaller 'S'.

(Raymond Sy)
for Secretary for Development

Annex

Redevelopment Projects to be Completed and with Occupation Permit Issued During the Period from 2018-2019 to 2022-2023

	Project Code	Project Name
1	DL-11:YTM	Ash Street, Tai Kok Tsui
2	DL-10:KT	Hang On Street, Kwun Tong
3	SSP-016	Castle Peak Road / Un Chau Street, Sham Shui Po
4	DL-6:YTM	Fuk Chak Street / Li Tak Street, Tai Kok Tsui
5	DL-4:SSP	Kowloon Road / Kiu Yam Street, Sham Shui Po
6	DL-5:SSP	Tung Chau Street / Kweilin Street, Sham Shui Po
7	DL-1:SSP	229A-G, Hai Tan Street, Sham Shui Po
8	DL-2:SSP	205-211A, Hai Tan Street, Sham Shui Po
9	DL-3:YTM	Pine Street / Oak Street, Tai Kok Tsui
10	YTM-010	Reclamation Street / Shantung Street, Mong Kok
11	KC-007	Kowloon City Road / Sheung Heung Road, Ma Tau Kok
12	SSP-014	Fuk Wing Street, Sham Shui Po
13	KC-006	Pak Tai Street / San Shan Road, Ma Tau Kok
14	TKW/1/002	Ma Tau Wai Road / Chun Tin Street, Ma Tau Kok
15	MTK/1/002	San Shan Road / Pau Chung Street, Ma Tau Kok
16	TKT/2/002	Anchor Street / Fuk Tsun Street, Tai Kok Tsui
17	H18 Sites A, B & C	Peel Street / Graham Street, Sheung Wan
18	K7 – Development Areas 2&3	Kwun Tong Town Centre, Kwun Tong
19	SSP/1/003-005	Hai Tan Street / Kweilin Street & Pei Ho Street, Sham Shui Po
20	H14	Sai Wan Ho Street, Shau Kei Wan