

# 立法會

## *Legislative Council*

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### **Panel on Development**

**Meeting on 23 June 2020**

### **Updated background brief on the Urban Renewal Strategy and the work of the Urban Renewal Authority**

#### **Purpose**

This paper provides background information on the Urban Renewal Strategy ("URS") and the work of the Urban Renewal Authority ("URA"). It also summarizes the views and concerns expressed by Members at the meetings of the Legislative Council and the Panel on Development ("DEV Panel") on the subjects since the 2010-2011 legislative session.

#### **Background**

2. URA was established on 1 May 2001 to undertake urban renewal in accordance with the Urban Renewal Authority Ordinance (Cap. 563) ("URAO") enacted in June 2000. Under section 21 of URAO, URA is required to follow the guidelines set out in URS formulated by the Administration in undertaking redevelopment projects. Under URS, a comprehensive and holistic approach should be adopted to rejuvenate older urban areas by way of redevelopment, rehabilitation, revitalization and heritage preservation. The [first URS](#) was promulgated in November 2001. Between July 2008 and June 2010, the Administration reviewed the 2001 URS and conducted a two-year, three-stage public engagement exercise. On 24 February 2011, the new URS, highlighting a "people first, district-based and public participatory" approach ("[the 2011 URS](#)") was drawn up and promulgated. Under the 2011 URS, URA is tasked to adopt "Redevelopment" and "Rehabilitation" as its core businesses.

## Strategic Studies

3. According to URA, to press ahead planning-driven urban renewal under a holistic approach, it has commenced in 2017-2018 three strategically important studies, namely, Yau Mong District Study ("YMDS"), Study on New Strategy on Building Rehabilitation<sup>1</sup> and Sustainability Study.<sup>2</sup> Upon completion of the three studies, URA can establish new integrated business strategies to commence renewal projects embracing redevelopment, rehabilitation and retrofitting, preservation and revitalization ("5Rs") at a district level.

4. Members noted that YMDS would explore ways of enhancing the efficiency of existing land use and modes in building rehabilitation in Yau Ma Tei and Mong Kok districts, two typical old urban districts, so as to meet the development needs of the community through better utilization of land. Under YMDS, URA would formulate a "Master Renewal Concept Plan" ("MRCP") for the two districts to plan for more efficient road networks and community facilities, and would incorporate the elements of "Smart City", in the future planning of these districts and further promote the "Place Making" concept to bring about wider benefits for the local community. Given that YMDS would serve as an important basis for URA to extend practicable ideas and modus operandi to other districts and the work strategy of urban renewal in future, Members expressed concerns about the progress of and the anticipated completion date of YMDS.

5. According to the Administration, up to June 2019, four working papers on MRCP and Institutional and Implementation Strategies Studies, including baseline reviews, examination of opportunities and constraints and identification of Potential Urban Renewal Opportunity Areas were completed. Strategy development for institutional framework, implementation mechanisms, business and operation models, as well as proposals on more efficient application and rationalization of planning, buildings and land controls were being finalized. These strategies would

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<sup>1</sup> According to URA, the Study on New Strategy on Building Rehabilitation aims to formulate a comprehensive rehabilitation strategy covering buildings of all ages to reduce the number of buildings in varied and poor condition, which may otherwise require redevelopment. The study will be completed in 2019-2020.

<sup>2</sup> According to URA, the strategic Sustainability Study is being conducted in an attempt to establish a systematic framework comprising a set of indicators as the basis for measuring and tracking the impacts of redevelopment, rehabilitation and retrofitting, preservation and revitalization projects, i.e. 5R projects, within the community, and facilitating the setting of objectives in line with business strategies.

guide the formulation of MRCP with options to select and implement future district-based 5R projects and other URA initiatives like place-making and smart-city concepts. After the MRCP options had been formulated, public engagement would be carried out to solicit views on the options. YMDS was expected to be completed in early 2020.

6. While welcoming the holistic planning approach for urban renewal at a district-wide level enshrined in YMDS with a view to tackling Hong Kong's rapidly ageing building stock more effectively, some Members enquired about the Administration's stance towards URA's proposal of transferring the residual plot ratios among the buildings within a district to facilitate the renewal of typical old urban districts. The Administration advised that the idea of transfer of plot ratios would be examined in the context of YMDS.

7. Noting that there would be a number of large-scale urban renewal projects in Yau Ma Tei and Mong Kok districts and some other old districts, Members expressed concern regarding whether there would be sufficient rehousing units provided for the affected tenants. Some Members suggested that URA should collaborate with the Hong Kong Housing Society ("HKHS") in implementing redevelopment projects to provide rehousing units to resettle the affected tenants in the current locality. URA advised that it had entered into a long-term strategic partnership with HKHS in the rehousing arrangements for urban renewal projects. Furthermore, the role of various urban renewal agents, the compensation, decanting and rehousing policies/arrangements would be examined under YMDS.

## **Redevelopment**

8. 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 15 June 2019, URA had commenced and implemented a total of 62 projects, comprising 59 redevelopment projects, two preservation projects and one revitalization project since 2001. Out of these 62 projects, 18 redevelopment projects had been completed. Apart from these 62 projects, URA had undertaken six redevelopment projects in association with HKHS and taken over 10 projects from the former Land Development Corporation.

9. Some Members expressed concern about the slow progress of the urban redevelopment process and urged the Administration and URA to conduct a review to find out the reasons and speed up the progress of

redevelopment projects. In response, URA advised that it would continue to take forward a number of on-going redevelopment projects. In view that the increasing magnitude of Hong Kong's rapidly ageing building stock was well beyond URA's capacity under its current mode of operation, by conducting YMDS, URA hoped to identify enhanced institutional and implementation strategies for formation of new business models, as well as new urban renewal initiatives, including encouraging more private investors/developers to participate in urban renewal projects.

### Civil Servants' Co-operative Building Society ("CBS") Scheme

10. In order to release the redevelopment potential of CBS buildings to increase housing supply, in the 2018 Policy Address, the Administration invited URA to identify one or two clusters of CBS sites suitable for high-density development as pilot projects for implementation under URA's usual project implementation approach. On 22 May 2020, URA announced that two clusters of sites, involving more than 30 CBS buildings in Kowloon City have been selected as pilot projects for redevelopment, namely, Shing Tak Street/Ma Tau Chung Road Development Project and Kau Pui Lung Road/Chi Kiang Street Development Scheme. Apart from redevelopment by URA, part of the project area will be handed over free to the Government for the provision of public housing after land resumption.<sup>3</sup>

11. Some Members pointed out that the requirement for the CBS flat owners to pay the land premium to the Government to remove the alienation restrictions might become an obstacle inhibiting the release of those land plots for redevelopment. They urged the Administration to take a flexible approach in dealing with the said land premium requirement. The Administration advised that an appropriate mechanism would be devised to compensate the CBS flat owners so as to facilitate the redevelopment of the relevant CBS sites.

### Demand-led Redevelopment Project Pilot Scheme

12. Under the Demand-led Redevelopment Project Pilot Scheme ("Demand-led Scheme") launched in July 2011, property owners could initiate redevelopment by submitting an application to URA to redevelop their buildings/lots. Following a review of the Demand-led Scheme in 2014, revisions to the application and scoring criteria were made. The major revisions included increasing the minimum site size of

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<sup>3</sup> Source: URA's [press release](#) on 22 May 2020

applications, raising the first owners' consent threshold, and attaching a greater weighting to building conditions in the scoring criteria for applications.<sup>4</sup> The revised application and scoring criteria were then applied to the fourth and fifth rounds of the Demand-led Scheme launched in July 2015 and February 2016.

13. Members noted that URA had not selected any project from the applications for the Demand-led Scheme in 2015-2016. They expressed concern about the discontinuation of the Scheme and asked whether it had become difficult for owners of private buildings to meet its refined application and scoring criteria. The Administration advised that URA had received two rounds of applications after completing the review on the Demand-led Scheme, but considered the applications received in the last round in 2016 not conducive to the objectives of the Scheme, hence necessitating a holistic review of the Scheme in the context of YMDS.

#### District Urban Renewal Forums and district-based redevelopment approach

14. 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 Government established the first pilot DURF in Kowloon City in June 2011.<sup>5</sup> Members 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.

15. Some Members said that URA should review its current approach to redevelopment, and consider whether it should take forward its redevelopment projects from the perspective of regenerating a district as a whole, instead of redeveloping individual old buildings in a piecemeal manner. URA advised that a new district-based approach in urban renewal was adopted. This approach could secure greater planning and social gains than scattered "pencil block" or other smaller redevelopment projects. Altogether six projects had been launched so far under the district-based approach in To Kwa Wan. These six URA-initiated

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<sup>4</sup> Source: [LC Paper No. CB\(1\)987/14-15\(03\)](#)

<sup>5</sup> 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. The term of the Kowloon City DURF ended on 31 May 2014 ([District Urban Renewal Forum](#)).

projects, together with a project under the Demand-led Scheme, formed a cluster of projects with sites areas totaling about 22 200 square metres, involving about 2 700 households.<sup>6</sup>

16. Some Members criticized URA for making huge profits by providing highly-priced housing units in its redevelopment projects, whilst at the same time depriving the affected residents/shop operators of their original living environment and means of living. For example, quite a number of vehicle repair workshops and shops providing other car care services in To Kwa Wan were displaced by the redevelopment projects in the district. Some Members were concerned about the rehousing arrangements for the affected residents and called for rehousing the eligible affected residents within the same locality.

17. The Administration advised that many old buildings were dilapidated and lacked essential facilities such as lifts, and redevelopment would provide an opportunity to improve the living conditions of the residents. A site at Kai Tak Development had already been reserved for constructing around 2 000 public rental housing units, some of the units would be reserved for rehousing eligible residents affected by URA's redevelopment projects. As regards the vehicle repair workshops affected by URA's redevelopment projects in To Kwa Wan, in addition to compensation in accordance with URA's policy on acquisition and ex-gratia payments, URA had been providing assistance to these affected operators in finding suitable places to relocate their business.

#### Facilitating services

18. 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. Up to 31 March 2019, URFSL had successfully facilitated the joint sale by public auction of one project site under the Facilitating Scheme. 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.

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<sup>6</sup> Source: [LC Paper No. CB\(1\)1181/18-19\(03\)](#)

19. Members had expressed concern on the small scale of the Facilitating Scheme. URA advised that since May 2016, a new pilot scheme has been put in place to provide facilitating services to building owners under the CBS Scheme and Government Built Housing Scheme under a separate queue.

#### "Flat for Flat" Scheme and compensation arrangements

20. Under the 2011 URS, URA offers a "flat for flat" ("FFF") option to the owner-occupiers affected by its redevelopment projects. An owner-occupier opting for FFF will receive compensation and ex-gratia payment at the notional value of a seven-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 at Kai Tak. As at 15 June 2019, 28 owners have opted to participate in the scheme, among which 24 have taken up units at De Novo, and four have opted for an in-situ FFF unit.

21. 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. They asked about whether URA would review the FFF Scheme, as well as the assistance offered by URA to affected residents with imminent housing needs.

22. 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 seven-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. The FFF Scheme provided domestic owner-occupiers affected by URA's redevelopment projects an additional option to cash compensation. Having reviewed the previous responses to the FFF Scheme, URA had adjusted the number of flats reserved for the FFF Scheme in its redevelopment projects.

23. URA also advised that tenants affected by its redevelopment projects who met the eligibility criteria for public housing might elect for a public housing unit provided by the Hong Kong Housing Authority ("HKHA") or HKHS. URA owned four rehousing blocks<sup>7</sup> with a total of 502 units that were generally used as interim housing for domestic tenants affected by its redevelopment projects before they were qualified for public rental housing.

24. The Administration advised that 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.

### **Subsidized sale flats**

25. In response to the then Chief Executive ("CE")'s suggestion in the 2015 Policy Address to increase the supply of subsidized sale flats ("SSF"),<sup>8</sup> URA has identified part of the De Novo flats at Kai Tak for SSF purpose.<sup>9</sup>

26. Some Members called on the Administration and URA to consider reviewing URA's role to shoulder more social responsibility by making use of the land resumed to develop public housing units including SSFs by collaboration with HKHS or HKHA, or private housing affordable for the general public. It was suggested that the Administration should use the land sale proceeds to subsidize URA for development public housing units in its redevelopment projects.

27. The Administration advised that the redevelopment projects undertaken by URA since its establishment mainly focused on private

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<sup>7</sup> 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\(01\)](#))

<sup>8</sup> In his 2015 Policy Address, the then CE 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 approach by engaging public or non-profit-making organizations such as URA.

<sup>9</sup> URA launched the Kai Tak SSF Scheme on 4 January 2016.

properties. The modus operandi of URA had all along been generating revenue through the sale of units constructed after redevelopment, so as to achieve the long-term objective of a self-financing urban renewal programme. If the redevelopment projects of URA were used to develop public housing, the Government and URA had to carefully consider the impact of this fundamental change on the supply of public and private housing and the self-financing mode of operation of URA. On this premise, the Administration would make reference to the outcome of YMDS and explore with URA whether or not there was room to pursue different types of housing in suitable redevelopment projects.

28. CE announced the "Starter Homes" Pilot Scheme ("SH Scheme") in her Policy Address 2017. On 29 June 2018, CE announced that the Administration had invited the URA to assign its non-joint venture redevelopment project at the Ma Tau Wai Road/Chun Tin Street redevelopment project as an SH Scheme project, namely the eResidence. Selection and sale of flats for eResidence started on 12 June 2019. Given the successful implementation of the first SH Scheme project (with enthusiastic response to eResidence with an oversubscription of 46 times), the Administration would invite URA to provide more starter homes units or other types of SSFs in its redevelopment projects.

29. Some Members enquired about how the alienation restrictions for the subsidized housing units at SH Scheme would be implemented. URA advised that the relevant alienation restrictions would be stipulated in the sale and purchase agreement of flat units under the project. The URA Board would formulate the application and implementation details in accordance with the initial framework set out by the Government on the major eligibility criteria and discount rate of the SH scheme.

## **Rehabilitation**

30. With the evolvement of its organizational goals since 2008, URA has been assuming a more prominent role in the facilitation of building rehabilitation. URA has been administering various technical and financial assistance schemes related to building safety and maintenance, including but not limited to Operation Building Bright 2.0, the Lift Modernisation Subsidy Scheme, the "Smart Tender" Building Rehabilitation Facilitation Services Scheme, as well as Common Area Repair Works Subsidy and Home Renovation Interest-free Loan. To enable URA to provide rehabilitation assistance to the public in a more

focused and user-friendly manner, URA and HKHS reached an agreement that URA would take over the work of HKHS under Integrated Building Maintenance Assistance Scheme ("IBMAS") by phase since 2013.<sup>10</sup> URA extended its Rehabilitation Scheme Areas to cover the whole territory in July 2015, completely taking over the work of HKHS under IBMAS.

31. In view that URA's work in the rehabilitation of old buildings involved increasing workload 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 more urgent cases.

#### "Smart Tender" Building Rehabilitation Facilitating Services (Pilot Scheme)

32. In May 2016, URA launched the "Smart Tender" Building Rehabilitation Facilitating Services (Pilot Scheme) ("Smart Tender Scheme") to provide technical support to owners' corporations of private buildings to carry out building repair and maintenance works and to reduce the risk of bid-rigging at the works procurement stage. The scheme includes provision of guidelines and contract samples, arranging professionals to provide independent advice, establishing an electronic tendering platform, etc. Since October 2016, the eligibility criteria of the Smart Tender Scheme have been extended and relaxed to cover all private residential/composite buildings in Hong Kong, regardless of the building age and the average rateable value.<sup>11</sup>

33. To help more property owners secure the necessary technical support in carrying out building maintenance works, the Administration has included a commitment of \$300 million in the 2017-2018 Estimates to allow property owners to participate in the Smart Tender Scheme at a

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<sup>10</sup> IBMAS is a one-stop service co-ordinated by URA. It consists of five schemes from URA (i.e. Common Area Repair Works Subsidy, Home Renovation Interest-free Loan and Owners' Corporation Formation Subsidy), Buildings Department (i.e. Building Safety Loan Scheme) and HKHS (i.e. Building Maintenance Grant Scheme for Elderly Owners) that provide financial assistance and technical support to building owners.

<sup>11</sup> Details of the Smart Tender Scheme, including the scope of services covered, are available at the Building Rehabilitation Platform: <https://brplatform.org.hk/en/subsidy-and-assistance/smart-tender>

concessionary rate. The aim is to encourage more property owners to take up the Smart Tender Scheme with a view to creating a critical mass of participants, cultivating the best practices in undertaking building repair and maintenance projects and crowding out the opportunity for bid-rigging syndicates to interfere with the building repair and maintenance markets. Members welcomed the initiative, and called on the Administration and URA to strengthen public education and publicity on the scheme.

34. Some Members called on URA to consider extending the scope of the Smart Tender Scheme to assist owners' corporations of private buildings in the procurement of consultancy services for carrying out building rehabilitation works, including arranging an independent adviser to offer professional and technical advice and to give an assessment on the market price of the tender, conducting on-site inspections during the works period and checking against the completed works.

35. URA advised that it was preparing for the expansion of the Smart Tender Scheme to assist owners' corporations in engaging consultants for building rehabilitation works. URA would also explore ways to assist owners in analyzing the tenders received from consultants.

#### Building Rehabilitation Platform

36. On 25 March 2019, URA officially launched the Building Rehabilitation Platform ("BRP"), an all-in-one information platform, to replace the former Building Rehab Info Net ("BR Info Net"). Apart from retaining the existing information on different subsidy schemes and application functions available on the former BR Info Net, BRP provides professional and comprehensive information along with technical support on building rehabilitation to building owners.<sup>12</sup>

#### **Preservation and Revitalization**

37. 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).

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<sup>12</sup> Website of Building Rehabilitation Platform: <https://www.brplatform.org.hk/en>

38. 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. With the rise in construction cost over time, URA considered it necessary to revisit the project details to rationalize both the cost and the works to be carried out. Subsequently, URA had decided to adopt a simplified revitalization scheme with an estimated cost of about \$740 million (at 2016 prices). According to URA, the project would be completed by two phases with the first phase to be completed tentatively around early 2021 for the public's early enjoyment.<sup>13</sup> Some Members opined that the revitalized Central Market should provide affordable retail facilities and eateries, rather than expensive branded stores.

### **Financial position of the Urban Renewal Authority**

39. As at 31 March 2019, URA's net asset value stood at \$46.97 billion, including a capital injection totalling \$10 billion from the Government. URA has estimated that, in the five years from 1 April 2019 to 31 March 2024, a total cash outlay of about \$34 billion, excluding operational overheads, would be required to meet the costs of all projects contained in its 2019-2020 to 2023-2024 Corporate Plan.

40. 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.

41. The Administration advised that profit maximization had never been an objective of URA, and the Authority would continue to take forward its work under the long-term self-financing objective. While redevelopment might generate surplus, URA's 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

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<sup>13</sup> Source: [LC Paper No. CB\(1\)1181/18-19\(03\)](#)

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. Meanwhile, the Administration had asked URA to critically review its financial strength.

42. Given that URA had been partnering with the Government in administering various building safety and rehabilitation schemes, Members enquired whether any additional resources would be provided to URA by the Government in view of the increasing workload of URA. The Administration indicated that the financial position of URA had so far been sound; when the need arose, the Administration would provide resources as appropriate to enable URA to continue carrying out its urban renewal mission.

### **Recent development**

43. At the meeting of DEV Panel to be held on 23 June 2020, the Administration and URA will brief the Panel on the progress of work of URA in 2019-2020, and its plan for the next financial year, as well as the progress of the YMDS. A list of relevant papers with their hyperlinks is in the **Appendix**.

**The Urban Renewal Strategy  
and the work of the Urban Renewal Authority**

**List of relevant papers**

Committee	Date of meeting	Paper
Panel on Development	17 July 2008	Information paper — Review of the Urban Renewal Strategy [ <a href="#">LC Paper No. CB(1)2193/07-08(01)</a> ]
Panel on Development	20 January 2009	<p>The Administration's paper — Review of the Urban Renewal Strategy [<a href="#">LC Paper No. CB(1)570/08-09(08)</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)570/08-09(09)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1948/08-09</a>]</p>
Panel on Development	15 April 2009	<p>The Administration's paper — Review of the Urban Renewal Strategy [<a href="#">LC Paper No. CB(1)1240/08-09(01)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)2772/08-09</a>]</p>
Panel on Development	23 February 2010	<p>The Administration's paper — Review of the Urban Renewal Strategy [<a href="#">LC Paper No. CB(1)1157/09-10(03)</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)1157/09-10(04)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1712/09-10</a>]</p>

Committee	Date of meeting	Paper
Panel on Development	25 May 2010	<p>The Administration's paper — Review of the Urban Renewal Strategy — Stage 3 Public Engagement [<a href="#">LC Paper No. CB(1)1919/09-10(07)</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)1919/09-10(08)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)2602/09-10</a>]</p>
Panel on Development	10 July 2010	<p>Minutes of meeting [<a href="#">LC Paper No. CB(1)2943/09-10</a>]</p>
Panel on Development	26 October 2010	<p>The Administration's paper — Urban Renewal Strategy Review [<a href="#">LC Paper No. CB(1)155/10-11(04)</a>]</p> <p>Legislative Council Brief on "People First: A District-based and Public Participation Approach to Urban Renewal — Urban Renewal Strategy Review" [<a href="#">File Ref.: DEVB(PL-CR) 1-150/77</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)155/10-11(05)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)736/10-11</a>]</p>
Panel on Development	20 November 2010	<p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1309/10-11</a>]</p>
Panel on Development	7 December 2010	<p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1605/10-11</a>]</p>
Panel on Development	28 June 2011	<p>The Administration's paper — Work of the Urban Renewal Authority [<a href="#">LC Paper No. CB(1)2530/10-11(03)</a>]</p>

Committee	Date of meeting	Paper
		Minutes of meeting [ <a href="#">LC Paper No. CB(1)693/11-12</a> ]
Panel on Development	28 June 2012	The Administration's paper — Work of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)2207/11-12(01)</a> ]  Minutes of meeting [ <a href="#">LC Paper No. CB(1)2599/11-12</a> ]
Panel on Development	25 June 2013	The Administration's paper — Work of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)1333/12-13(03)</a> ]  Minutes of meeting [ <a href="#">LC Paper No. CB(1)203/13-14</a> ]
Panel on Development	25 March 2014	Information paper — Demand-Led Redevelopment Project (Pilot Scheme) of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)1127/13-14(01)</a> ]
Panel on Development	24 June 2014	The Administration's paper — Work of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)1623/13-14(03)</a> ]  Minutes of meeting [ <a href="#">LC Paper No. CB(1)214/14-15</a> ]
Panel on Development	12 May 2015	Information paper — Concerns Arising from the Resignation of the Managing Director of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)846/14-15(01)</a> ]
Panel on Development	23 June 2015	The Administration's paper — Work of the Urban Renewal Authority [ <a href="#">LC Paper No. CB(1)987/14-15(03)</a> ]  Minutes of meeting [ <a href="#">LC Paper No. CB(1)1286/14-15</a> ]

Committee	Date of meeting	Paper
		Follow-up paper [ <a href="#">LC Paper No. CB(1)1210/14-15(01)</a> ]
Panel on Development	26 January 2016	<p>The Administration's paper — Initiatives of Development Bureau in the 2016 Policy Address and Policy Agenda [<a href="#">LC Paper No. CB(1)452/15-16(03)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)812/15-16</a>]</p>
Panel on Development	28 March 2017	<p>The Administration's paper — Encouraging Property Owners to Participate in Smart Tender Scheme [<a href="#">LC Paper No. CB(1)699/16-17(06)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)951/16-17</a>]</p> <p>Follow-up paper [<a href="#">LC Paper No. CB(1)866/16-17(01)</a>]</p>
Panel on Development	31 October 2017	<p>The Administration's paper — Work of the Urban Renewal Authority [<a href="#">LC Paper No. CB(1)117/17-18(02)</a>]</p> <p>Updated background brief [<a href="#">LC Paper No. CB(1)117/17-18(03)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)484/17-18</a>]</p> <p>Follow-up paper [<a href="#">LC Paper No. CB(1)306/17-18(01)</a>]</p> <p>The Administration's response to motions passed [<a href="#">LC Paper No. CB(1)305/17-18(01)</a>]</p>

Committee	Date of meeting	Paper
Panel on Development	26 June 2018	<p>The Administration's paper — Work of the Urban Renewal Authority [<a href="#">LC Paper No. CB(1)1133/17-18(03)</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)1133/17-18(04)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)222/18-19</a>]</p>
Panel on Development	23 October 2018	<p>The Administration's paper — Initiatives of Development Bureau in the Chief Executive's 2018 Policy Address and Policy Agenda [<a href="#">LC Paper No. CB(1)15/18-19(01)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)455/18-19</a>]</p>
Panel on Development	25 June 2019	<p>The Administration's paper — Work of the Urban Renewal Authority [<a href="#">LC Paper No. CB(1)1181/18-19(03)</a>]</p> <p>Updated background brief [<a href="#">LC Paper No. CB(1)1181/18-19(04)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1356/18-19</a>]</p> <p>Follow-up paper [<a href="#">LC Paper No. CB(1)1317/18-19(01)</a>]</p>
Panel on Development	16 December 2019	<p>The Administration's paper — Assistance Schemes on Building Safety and Rehabilitation [<a href="#">LC Paper No. CB(1)230/19-20(06)</a>]</p> <p>Background brief [<a href="#">LC Paper No. CB(1)230/19-20(07)</a>]</p> <p>Follow-up paper [<a href="#">LC Paper No. CB(1)423/19-20(01)</a>]</p>

Hyperlinks to relevant Council questions and motions debated at the Council Meetings and the Administration's written replies:

Date	Council question/motion debated at Council Meeting
7 May 2014	Question raised by Hon Andrew LEUNG on " <a href="#">Demand-led Redevelopment Project Pilot Scheme</a> "
14 May 2014	Question raised by Hon Tony TSE on " <a href="#">Demand-led Redevelopment Project Pilot Scheme</a> "
28 January 2015	Question raised by Hon CHAN Han-pan on " <a href="#">Operation of Urban Renewal Authority</a> "
2 December 2015	<a href="#">Motion</a> on combating acts of bid-rigging in repair works of private residential buildings  <a href="#">Progress report</a>
2 March 2016	Question raised by Hon IP Kwok-him on " <a href="#">Support for property owners in carrying out building maintenance works</a> "
20 April 2016	Question raised by Dr Hon KWOK Ka-ki on " <a href="#">Rehousing and compensation for tenants affected by redevelopment projects</a> "
18 May 2016	Question raised by Hon Claudia MO on " <a href="#">Urban renewal project in Eight "Wan" Streets and the vicinity</a> "
31 May 2017	Question raised by Hon KWOK Wai-keung on " <a href="#">Conservation and revitalization of the Central Market Building</a> "
7 June 2017	Question raised by Hon SHIU Ka-chun on " <a href="#">Compensation for owners affected by redevelopment projects of the Urban Renewal Authority</a> "
7 June 2017	<a href="#">Motion</a> on combating bid-rigging to defend the rights and interests of property owners  <a href="#">Progress report</a>
21 June 2017	Question raised by Hon HUI Chi-fung on " <a href="#">Land resumption by Government for redevelopment projects implemented by Urban Renewal Authority</a> "

Date	Council question/motion debated at Council Meeting
25 October 2017	Question raised by Dr Hon Fernando CHEUNG " <a href="#">Statistics and allocation of the rehousing flats of Urban Renewal Authority</a> "
1 November 2017	Question raised by Dr Hon CHIANG Lai-wan on " <a href="#">Building Safety</a> "
10 January 2018	Question raised by Hon WU Chi-wai on " <a href="#">Urban renewal</a> "
28 February 2018	Question raised by Hon LEUNG Yiu-chung on " <a href="#">Arrangements for compulsory resumption of property titles for redevelopment projects</a> "
28 March 2018	Question raised by Hon Paul TSE on " <a href="#">Assisting owners of old buildings in carrying out improvement works to enhance fire safety</a> "
6 June 2018	Question raised by Hon CHU Hoi-dick on " <a href="#">Redevelopment projects on private residential buildings carried out by land owners and developers</a> "
24 October 2018	Question raised by Hon CHU Hoi-dick on " <a href="#">Assisting owners' organizations in inviting tenders for consultancy, cleaning and security services</a> "
7 November 2018	Question raised by Hon SHIU Ka-chun on " <a href="#">Public rental housing units for rehousing in urban renewal projects</a> "
20 February 2019	Question raised by Hon YUNG Hoi-yan on " <a href="#">Smart Tender building rehabilitation facilitating services</a> "
20 March 2019	<p>Question raised by Hon Alice MAK on "<a href="#">Support to transitional housing projects</a>"</p> <p>Question raised by Hon CHAN Hoi-yan on "<a href="#">Supply of various types of housing and their vacancy rates</a>"</p>
3 April 2019	Question raised by Hon CHAN Pan-pan on " <a href="#">Redevelopment of old areas</a> "

<b>Date</b>	<b>Council question/motion debated at Council Meeting</b>
22 May 2019	Question raised by Hon CHAN Kin-por on " <a href="#">Lift Modernisation Subsidy Scheme</a> "
29 May 2019	Question raised by Hon WU Chi-wai on " <a href="#">Work of Urban Renewal Authority</a> "
11 December 2019	Question raised by Hon Tony TSE on " <a href="#">Subsidy schemes on building safety and rehabilitation</a> "