

Bills Committee on Urban Renewal Authority Bill

Summary of major concerns/views raised by deputations and in submissions on the Urban Renewal Authority Bill

(Position as at 15 April 2000)

Issues (Clause No.)	View/Suggestion	Name of organization *
Urban renewal strategy (URS)	<ul style="list-style-type: none"> - The Bill should define URS and how it is formulated - The public should be involved in formulation of URS 	Brooke, HKIA, HKPCHP, St. James, HKU
	Housing Bureau should be involved in formulation of URS	HKPCHP
	A policy paper on URS should be published which should include promises made by Government during the consultation exercise	HKIS
Purposes of URA (Clause 5)	Urban renewal should be people-oriented and should not focus solely on re-structuring of the physical environment. Addressing the needs of the affected people and the community at large should be one of URA's main purposes	HKIP, HKCSS, YWCA, HKPCHP, Brooke, Thirteen St, HKCS, KT, CHSSC, TKT, HKU, REDA, IOAFT
	Urban renewal should aim at achieving optimal land use and transportation at both territorial and district levels	HKIE
	URA's main purpose should be to assist owners to maintain and redevelop buildings	Albert LAI
	Clause 5(a) to (e) should be amended to make express reference to the need of the community	HKU

	Clause 5(f) provides URA with extremely wide power to engage in any activities as the Chief Executive may assign	Bar
Rehabilitation of buildings	The Bill has not mentioned the mechanism for rehabilitation of buildings	HKIA HKIP
	Government should repair buildings in target areas which are found to be dangerous	RG
	Government should facilitate development of technology in maintenance of buildings	HKIE
	Co-ordination between URA and Buildings Department on maintenance of buildings is important	Brooke HKIS
	Relevant departments should facilitate and not hinder the undertaking of alteration building works	HKIS
Preservation of heritage	The Bill has not mentioned the mechanism for preservation of heritage buildings	HKIA, HKU
	<ul style="list-style-type: none"> - Preservation of cultural heritage should be done on a community/district basis - Sheung Wan and Sai Ying Poon should be preserved on a district basis 	St. James AAB
	A subcommittee under URA should be set up to undertake preservation work	HKIREA

	URA should be required to include proposals concerning preservation of heritage in target areas in corporate plans and business plans	HKIS
	URA should provide regular maintenance programme for historical buildings and declared monuments	AAB
Role of government vis-à-vis private sector in redevelopment	Private sector should play a major part in redevelopment. URA should be a facilitator of urban renewal and should not take on the role of a developer unless strictly necessary	HKIA, HKIE HKIS, Greg WONG, Brooke, REDA, HKIREA
	Sale of resumed land should be the principle mode of implementing URA redevelopment projects	REDA
	Redevelopment projects should be undertaken by URA and joint venture with large developers should be avoided	JCUR
	URA should not act as a land assembly agent only	LBAC
	URA should act as a land resumption agent only	Greg WONG
	Individual building owners should be given opportunity to participate in redevelopment projects	Brooke, JCUR, IOAFT
	Quasi-government organizations should be allowed to propose and participate in redevelopment projects	HKIREA

<p>General power of URA (Clause 6)</p>	<ul style="list-style-type: none"> - Clause 6(1) should be reviewed as URA could decide on its own whether any particular exercise of its power would fall within clause 5 - URA's power to improve the built environment by "development" in clause 6(1) is not congruent with its purpose under clause 5(d) 	<p>Bar</p>
	<p>The power of URA to "improve" buildings should be specified in clause 6(2)(e) and (f)</p>	<p>HKIS</p>
	<p>URA should have power to "license" its land and buildings under clause 6(2)(k)</p>	<p>HKIS</p>
	<p>URA should be empowered to carry out freezing survey on non-residential premises under clause 6(2)(m)</p>	<p>HKIS</p>
	<p>URA should be empowered to grant mortgages and reverse mortgages</p>	<p>MY WAN</p>
<p>Structure of URA (clause 4)</p>	<p>Non Executive-Chairman model should be adopted to enhance checks and balances</p>	<p>LDC, HKIS, HKCSS, St. James, TKT, JCUR, Thirteen St, ACE, CHSSC</p>
	<p>Members of URA Board should represent different sectors and include LegCo members and District Council members</p>	<p>HKPCHP, St. James, Thirteen St, HKCS, KT, TKT, JCUR, SSPDC, KC, RG, CHSSC, West Kln, Kei Oi</p>
	<p>Residents' representatives should sit on URA Board</p>	<p>St. James, Kei Oi, Thirteen St, TKT, JCUR, CHSSC</p>

	The Chairman of URA Board should be a directly elected LegCo member	St. James, Thirteen St, TKT
	Term of appointment of URA Executive-chairman should be longer than three years and terms of Board members should be varied to avoid replacement of the whole Board at one time	HKIREA
	URA should employ conservation architects to preserve built heritage	AAB
Public accountability (Clause 8)	Definition of public interest should be defined	St. James, HYK, Thirteen St, IOAFT
(Clause 9)	Chairman and Executive Director of URA should attend LegCo meetings	YWCA, HKU
	URA should be bound by decisions of LegCo	HYK
	Committees (under District Councils) should be set up to monitor progress of redevelopment projects	HKCSS, HKPCHP, KT
Financial provisions	No need for linked projects	HKIS Brooke
	Options other than nil premium should be explored	Brooke
	Owners participated in redevelopment project should not be exempted from paying land premium	MY WAN
	Government should inject capital into URA if necessary	HKPCHP, JCUR

	Measures to enhance financial viability of redevelopment projects should be expressly stipulated in the Bill	MY WAN
Clause 10(4)	URA should consider public interest in handling finances	JCUR
Clause 12	The Bill should stipulate that URA may lend money to affected owners and tenants	JCUR
Clause 14	Investment of URA should be endorsed by LegCo	JCUR
Clauses 15 and 16	<ul style="list-style-type: none"> - Accounting and auditing requirements as presently drafted too brief and loose - A time-frame should be specified in respect of submission of certificate by Financial Secretary on debt of URA 	HKSA
Planning procedures (Clauses 18 and 19)	The public should have opportunity to participate in the planning and execution process of redevelopment projects	HKPCHP, HKU, IOAFT, Kei Oi
	Public hearing/public consultation should be held to gather views on redevelopment plans. URA should send staff to explain projects to residents	HKPCHP, Kei Oi, HKCS, TKT, CHSSC
	Corporate plans and business plans once approved by Financial Secretary should be made public	HKIA HKPCHP
	Residents suffer long period of uncertainty if corporate plans and business plans are not made known to the public	HKU

	URA should refrain from publishing prospective redevelopment projects unofficially as this would prolong the "shadow period", i.e. the period between publication of a redevelopment project and the actual implementation of the project	HKIS
	District Councils concerned should be consulted on redevelopment projects	HYP, JCUR, Kei Oi, KC
	Redevelopment projects should only proceed with the support of District Councils concerned	SSPDC
	Notice of redevelopment projects should be posted in redevelopment areas, and at the property	JCUR, MY WAN, CHSSC
	Written notice should be served on owners affected by redevelopment projects	MY WAN
	Social impact assessment should be conducted for each project	HKIP, HKCSS, HKPCHP, YWCA, St. James, Thirteen St, Kei Oi, CHSSC,
	Sustainability impact assessment should be conducted for each project and exhibited for public inspection under clause 20(3)	HKU
	Social impact mitigation assessment report should be provided on each redevelopment project	MY WAN
	Freezing surveys should be conducted at different periods of time to ensure registration of all affected residents	TKT

Clause 21(1)	Objection period for development projects should be increased to 2 months	HKCSS, JCUR
Clause 21(4)	Criteria for approving development projects and time for considering objections by Secretary for Planning and Lands should be spelt out	HKIE
	Public hearing should be held to consider objections	MY WAN, HYK
	Independent panel should be set up to hear objections to development project	LBAC, HKSUR
Clauses 21(6) and (7)	If development project is amended to meet objection, this would transfer hardship to other residents	MY WAN
	Appeal channel should be provided for development projects	HKIE, HKU
	Time for processing objections to development projects should be reduced. Redevelopment should be implemented by way of development schemes as far as possible	HKSUR
Clause 22(2)	Objection mechanism for development schemes should be provided under the Bill	HKIE, HKCSS, REDA, HYK
Land resumption (Clause 24)	Speedy land acquisition process should not compromise owners' interest	HKCSS, St. James, YWCA, Albert LAI
	Criteria for compulsory land resumption should be set out	HKIE

	Affected lot owners should have the right to request resumption of the whole lot if only part of the lot is resumed by URA	HKIE
	Appeal committee should be set up to handle land resumption matters	JCUR
Disposal of land resumed (Clause 25)	Disposal of resumed land must accord with public interest	St. James
	Affected owners should have the right to share benefits obtained from disposing of resumed land to the private sector by URA	HYK
	The Bill should make it clear that land given by Government to URA is regrant land	MY WAN
Compensation	Owners should be given opportunity to negotiate compensation with URA	YWCA, JCUR, Bar, IOAFT, West Kln, KC, RG
	Principles of compensation should be stipulated in the Bill	HKIS, HKPCHP, St. James, JCUR, Thirteen St, Kei Oi, KC
	Guidelines on valuation of property should be contained in policy paper on URS	HKIS
	Independent hearing/appeal mechanism should be set up to deal with compensation matters	HYK, JCUR, Kei Oi, RG
	Compensation should take into account redevelopment value of site	HKIE
	Compensation for blight should be provided to owners	Bar, IOAFT, RG

	The criterion of compensation, i.e. the amount should be sufficient to purchase a 10-year-old flat of a comparable size in the same locality, should be maintained	HKSUR , LBAC
	To prevent speculation, length of ownership of premises may be considered as eligibility criteria for compensation. Compensation rules for multi-flat ownership should also be spelt out	LBAC
	Compensation formula should be improved, for example on the basis of the value of a 1-to-5 year old flat of the same size in the same locality	Thirteen St, KT, JCUR, IOAFT, Kei Oi, RG
	Compensation should be based on the value of a new flat	West Kln, KC
	Flat for flat should be an option for compensation	Thirteen St, Kei Oi, West Kln, KT, SSPDC
	Home Purchase Allowance should be paid in full for owners of rented or self-occupied premises alike	West Kln, Kei Oi, Thirteen St, RG
	Owners should be given green form to buy HOS flats	Thirteen St
	Compensation for non-residential premises should be based on prevailing market rate plus business loss	Thirteen St, RG
	Ex gratia compensation payment should be released expeditiously to affected persons	HKIS

	Appeal mechanism for dealing with Home Purchase Allowance should be stated in policy paper on urban renewal	HKIS
Rehousing	Principles of rehousing should be stated in the Bill, in particular about handling of special cases	HKPCHP, HKCS, KT, Kei Oi
	Residents should be rehoused in-situ or in nearby districts	HKPCHP, YWCA, Kei Oi, West Kln, CHSSC, TKT, SSPDC, RG
	In-situ rehousing is an ideal objective but difficult to be achieved	HKSUR
	Affected tenants should not be subject to mean test or other eligibility test for rehousing	HKPCHP, Thirteen St, West Kln, KT, CHSSC, TKT, Kei Oi, RG,
	Eligibility criteria for rehousing should be relaxed	Federation
	Cash compensation in lieu of rehousing should be offered as an option to tenants	HKPCHP, YWCA, KT, CHSSC, TKT, JCUR, SSPDC, Kei Oi
	Affected tenants should be eligible for various loan schemes to purchase private flats as an alternative to rehousing	REDA
Power to enter and inspect (Clause 26)	Clause 26 should be deleted because it infringes human right	Thirteen St
Power to make bylaws (Clause 29)	Bylaws made by URA should be gazetted and made available for public inspection	Bar
Transitional arrangement (Clause 31 and 32)	URA should expeditiously implement redevelopment projects already announced by LDC	West Kln

	Clause 31(8) should be deleted to preserve the existing right of owners within LDC scheme area to be offered a "fair and reasonable (compensation) price"	Bar
Others	Name of URA should be changed as the word "urban" covers Hong Kong Island and Kowloon only but Tsuen Wan and other New Territories areas may be included for redevelopment in future	HYK
	Strategic Planning Authority should be set up	Brooke
	Principles for fair distribution of urban renewal benefits should be published	HKIE
	Cross-discipline urban renewal team should be established for each redevelopment area	HKCSS, St. James, Kei Oi, HKU
	Services catered for low income group should be retained in redeveloped areas	Federation
	Land (Compulsory Sale for Redevelopment) Ordinance should be reviewed to lower the threshold for compulsory sale to facilitate redevelopment by the private sector	HKIS, REDA
	Land Resumption Ordinance should be reviewed to provide for compensation for blight	Bar
	Other legislation/schemes for example, the Buildings Ordinance and Building Safety Improvement Loan Scheme, should be reviewed to facilitate the work of URA	HKIP, HKIA

* Note

AAB - Antiquities Advisory Board (CB(1)1381/99-00)
ACE - Advisory Council on the Environment (CB(1)1409/99-00)
Albert LAI - Mr Albert LAI Chi-lap (CB(1)1216/99-00(01))
Bar - Hong Kong Bar Association (CB(1)1364/99-00(02) & 1400/99-00)
Brooke - Brooke International (CB(1)1196/99-00(02))
CHSSC - Mong Kok Kai Fong Association Chan King Social Service Centre
(CB(1)1235/99-00(06))
Federation - Federation of Hong Kong, Kowloon and New Territories Public
Housing Estates Resident and Shopowner Organization
(CB(1)1364/99-00(05))
Greg WONG - Dr Greg C Y WONG (CB(1)1393/99-00)
HKCS - Hong Kong Christian Service (CB(1)1235/99-00(04))
HKCSS - Hong Kong Council of Social Services (CB(1)1290/99-00(02))
HKIA - Hong Kong Institute of Architects (CB(1)1287/99-00(01))
HKIE - Hong Kong Institution of Engineers (CB(1)585, 1272/99-00(02))
HKIP - Hong Kong Institute of Planners (CB(1)1290/99-00(01) & 1336/99-
00))
HKIREA - Hong Kong Institute of Real Estate Administration (CB(1)1427/99-
00)
HKIS - Hong Kong Institute of Surveyors
HKPCHP - Hong Kong People's Council on Housing Policy (CB(1)1007, 1170
& 1287/99-00(02))
HKSA - Hong Kong Society of Accountants (CB(1)1298/99-00)
HKSUR - Hong Kong Society of Urban Renewal (CB(1)1317/99-00)
HKU - Centre of Urban Planning and Environmental Management, The
University of Hong Kong (CB(1)1364/99-00(03))
HYK - Heung Yee Kuk New Territories (CB(1)1273/99-00)
IOAFT - Independent Owners' Association for Fair Treatment (CB(1)1400/99-
00 & 679/99-00)
JCUR - Joint Committee on Urban Renewal (CB(1)1277/99-00)
KC - Association of Residents of Private Properties in Kwai Chung
(CB(1)705/99-00(02))
Kei Oi - SKH Kei Oi Social Service Centre (CB(1)1235/99-00(02) & 1410/99-
00(01))
KT - Resident Group Concerning about the Redevelopment of Old Districts
(Kwun Tong) (CB(1)1235/99-00(05) & 1386/99-00(02))
LBAC - Land and Building Advisory Committee (CB(1)1364/99-00(01))
LDC - Land Development Corporation (CB(1)1272/99-00(01) & 1410/99-
00(02))

MY WAN - Mr M Y Wan and Associates Limited (CB(1)1227/99-00(01) & 1410/99-00(02))

REDA - Real Estate Developers Association of Hong Kong (CB(1)1364/99-00(04))

RG - Resident Group concerning about the Redevelopment (CB(1)1366/99-00(04))

SSPDC - Shamshuipo District Council (CB(1)1366/99-00(05))

St. James - St. James' Settlement Group & Community Work Division (CB(1)1196/99-00(01))

Thirteen St - Joint Assembly of Owners & Tenants Affected by the Redevelopment of the To Kwa Wan Thirteen Streets (CB(1)1235/99-00(01), 1366/99-00(01) & (02))

TKT - Concern Group on the Rights of Tenants upon Redevelopment of Tai Kok Tsui (CB(1)1235/99-00(07) & CB(1)1366/99-00(03))

West Kln - Concern Group on the Redevelopment of West Kowloon (CB(1)1235/99-00(03) & 1386/99-00(01))

YWCA - Hong Kong YWCA Urban Renewal Social Services Team (CB(1)1272/99-00(03))

Legislative Council Secretariat

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