

## **Bills Committee on Urban Renewal Authority Bill**

### **List of undertakings made by the Administration**

(as at 14 June 2000)

The Administration has undertaken -

#### Formulation of urban renewal strategy

- (1) to specify the adoption of a people-oriented approach in implementing urban renewal in the Urban Renewal Strategy;

#### Composition of Urban Renewal Authority (URA) Board

- (2) to ensure that the URA Board would be representative and would have directors from different walks of life including members of LegCo;

#### Purposes of URA

- (3) to confirm that an order made by the Chief Executive under section 5(f) is subsidiary legislation;

#### Public accountability

- (4) to issue "Procedure and Practice" concerning handling of pecuniary interests of members of URA Board, conduct of meetings, receipt of documents, etc;
- (5) to specify in the Urban Renewal Strategy that the URA Board shall hold meetings in public periodically to collect public views on matters relating to urban renewal and to report on its work;
- (6) to put to URA members' suggestion that the register of declared interests and the record of directors' attendance at URA Board meetings be uploaded onto the Internet;
- (7) to set up an independent audit team within URA and to make available the annual report prepared by this audit team to the Legislative Council for information;

#### Financial provision

- (8) to provide loan and to inject capital into URA where necessary;

### Planning procedures

- (9) to establish district advisory committees in each of the nine target areas to collect public views on redevelopment projects. Representatives of the local community including District Council members and residents' associations will be appointed to these committees;
- (10) to set up an urban renewal social work team for each of the nine target areas to provide assistance and advice to affected residents;
- (11) to conduct a social impact assessment for a proposed redevelopment project implemented by way of a development scheme or a development project;
- (12) to specify the main elements of a social impact assessment in the Urban Renewal Strategy;
- (13) to release the results of the non-obtrusive assessment and detailed impact assessment after the publication of a proposed redevelopment project for public information;
- (14) to provide opportunities to small landowners to participate in redevelopment projects provided that they are prepared to share the risk involved;
- (15) to engage legal practitioners to represent URA in a hearing of an Appeal Board only when the appellant is legally represented;

### Compensation to landowners

- (16) to consider reviewing the proposed enhanced Home Purchase Allowance from a replacement flat of 8-10 years' old to a replacement flat of 8 years' old;
- (17) to consider providing incentives to owners to sell the land to URA by agreement after a resumption notice has been issued and before reversion of ownership of the land to the Government;
- (18) to review compensation for non-domestic properties;

- (19) to consider fixing the business loss of non-residential properties at a certain percentage of the value of the property;
- (20) to consider providing a bridging loan to affected landowners to tie them over the difficult period should the compensation payable to them is insufficient to repay the mortgage loan;
- (21) to set up non-statutory Appeals Committee to hear appeals against the decision of the Director of Lands on Home Purchase Allowance cases;
- (22) to issue guidelines on valuation of properties;

#### Rehousing of tenants

- (23) to rehouse affected tenants in local or nearby districts as far as practicable;
- (24) to give affected residents a different choices of flats in different housing estates;
- (25) to allow affected tenants to opt for cash allowance if they refuse to accept interim housing;
- (26) to guarantee that the amount of cash compensation payable to affected tenants would not be less than the statutory compensation under the Landlord and Tenant (Consolidation) Ordinance (Cap. 7);
- (27) to consider providing temporary rent allowances to residents displaced by redevelopment projects during an interim period before rehousing could be arranged; and

#### Transitional arrangements

- (28) to give priority to the 25 announced projects of the Land Development Corporation which have not yet started.

