

## Bills Committee to study the Urban Renewal Authority Bill

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

(Position as at 7 April 2000)

Issues (Clause No.)	View/Suggestion	Name of organization *
Urban renewal strategy (URS)	<ul style="list-style-type: none"> <li>- The Bill has not mentioned URS or how it is formulated</li> <li>- The public should be involved in formulation of URS</li> </ul>	Brooke HKIA, HKPCHP, St. James
	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. Satisfying social needs of the affected people should be one of URA's main purposes	HKIP, HKCSS, YWCA, HKPCHP, Brooke, Thirteen St, HKCS, KT, CHSSC, TKT
	Urban renewal should aim at achieving optimal land use and transportation on both territory and district levels	HKIE
Rehabilitation of buildings	The Bill has not mentioned the mechanism for rehabilitation of buildings	HKIA HKIP
	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 of building works	HKIS
Preservation of heritage	The Bill has not mentioned the mechanism for preservation of heritage buildings	HKIA
	Preservation of cultural heritage should be done on a community basis	St. James
	URA should be required to include proposals concerning preservation of heritage in target areas in corporate plans and business plans	HKIS
Role of government vis-à-vis private sector in urban renewal	Private sector should play a major part. URA should be a facilitator of urban renewal and should not take on the role of a developer unless strictly necessary	HKIA HKIE HKIS Brooke
	Individual building owners should be given opportunity to participate in redevelopment projects	Brooke, JCUR
General power of URA (Clause 6)	The power of URA to "improve" buildings should be specified in clause 6(2)(e) and (f)	HKIS
	URA should have power to "license" its land and buildings under clause 6(2)(k)	HKIS
	URA should be empowered to carry out freezing survey on non-residential premises under clause 6(2)(m)	HKIS
Structure of URA (clause 4)	Non Executive-Chairman model should be adopted to enhance checks and balances	LDC, HKIS, HKCSS, St. James, TKT, JCUR

	Members of URA Board should represent different sectors and include LegCo members and DC members	HKPCHP, St. James, Thirteen St, HKCS, KT, TKT, JCUR, SSPDC
	The Chairman of URA Board should be a directly elected LegCo member	St. James, Thirteen St, TKT
Public accountability (Clause 8)	Definition of public interest should be defined	St. James, HYK, Thirteen St
(Clause 9)	Chairman and Executive Director of URA should attend LegCo meetings	YWCA
	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 URS 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"> <li>- Accounting and auditing requirements as presently drafted too brief and loose</li> <li>- A time-frame should be specified in respect of submission of certificate by FS on debt of URA</li> </ul>	HKSA
Planning procedures (Clauses 18 and 19)	Corporate plans and business plans once approved by Financial Secretary should be made public	HKIA HKPCHP
	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	HYPK, JCUR, SSPDC
	Public hearing / public consultation be held upon publication of redevelopment plans/projects	HKPCHP, MY WAN Kei Oi, HKCS, TKT
	Notice of redevelopment projects should be posted in redevelopment areas	JCUR
	Social impact assessment should be conducted for each project	HKIP, HKCSS, HKPCHP YWCA, St. James, MY WAN, Thirteen St, Kei Oi, CHSSC

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
	Appeal channel should be provided for development projects	HKIE
Clause 22(2)	Objection mechanism for development schemes should be provided under the Bill	HKIE HKCSS
	Public hearing should be held concerning objections to redevelopment projects	HYK
	Time for processing objections to development projects should be reduced. Redevelopment should be implemented by way of development schemes as far as possible	HKSUR
Land resumption (Clause 24)	Speedy land acquisition process should not compromise owners' interest	HKCSS St. James YWCA
	Criteria for compulsory land resumption should be set out	HKIE
	Appeal committee should be set up to handle land resumption matters	JCUR
	Affected lot owners should have the right to request resumption of whole lot if only part of the lot is resumed by Government	HKIE
Disposal of land resumed (Clause 25)	Disposing of land resumed must accord with public interest	St. James

	Affected owners should have the right to share benefits obtained from disposing of land to private sector by URA	HYK
Compensation	Owners should be given opportunity to negotiate compensation with URA	YWCA, JCUR
	Principles of compensation should be stipulated in the Bill	HKIS, HKPCHP, St. James, Thirteen St
	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
	Compensation should take into account redevelopment value of site	HKIE
	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
	Compensation should be based on value of a 1-to-5 year old flat of the same size in the same locality	Thirteen St, KT, JCUR
	Compensation should be based on value of new flat	West Kln
	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 flats alike	West Kln

	Compensation for non-residential premises should be based on prevailing market rate plus business loss	Thirteen St
	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
	Residents should be rehoused in-situ or in nearby districts	HKCPHP, YWCA, Kei Oi, West Kln, CHSSC, TKT, SSPDC
	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
	Cash compensation in lieu of rehousing should be offered as an option to tenants	HKPCHP, YWCA, KT, CHSSC, TKT, JCUR, SSPDC
Power to enter and inspect (Clause 26)	Clause 26 should be deleted because it infringes human right	Thirteen St
Transitional arrangement (Clause 31 and 32)	URA should expeditiously implement redevelopment projects already announced by LDC	West Kln

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	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
	Land (Compulsory Sale for Redevelopment) Ordinance should be reviewed to facilitate redevelopment by private sector	HKIS
	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

Brooke - Brooke International (CB(1)1216/99-00)  
CHSSC - Mong Kok Kai Fong Association Chan King Social Service Centre  
(CB(1)1235/99-00(06))  
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))  
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)  
HKURA - Hong Kong Society of Urban Renewal (CB(1)1317/99-00)  
HYK - Heung Yee Kuk New Territories (CB(1)1273/99-00)  
JCUR - Joint Committee on Urban Renewal (CB(1)1277/99-00)  
Kei Oi - SKH Kei Oi Social Service Centre (CB(1)1235/99-00(02))  
KT - Resident Group Concerning about the Redevelopment of Old Districts  
(Kwun Tong) (CB(1)1235/99-00(05))  
LDC - Land Development Corporation (CB(1)1272/99-00(01))  
MY WAN - Mr M Y Wan and Associates Limited (CB(1)1227/99-00(01))  
SSPDC - Shamshuipo District Council  
St James - St. James' Settlement Group & Community Work Division  
(CB(1)1196/99-00)  
Thirteen St - Joint Assembly of Owners & Tenants Affected by the  
Redevelopment of the To Kwa Wan Thirteen Streets  
(CB(1)1235/99-00(01))  
TKT - Concern Group on the Rights of Tenants upon Redevelopment of Tai  
Kok Tsui (CB(1)1235/99-00(07))  
West Kln - Concern Group on the Redevelopment of West Kowloon  
(CB(1)1235/99-00(03))  
YWCA - Hong Kong YWCA Urban Renewal Social Services Team  
(CB(1)1272/99-00(03))

Legislative Council Secretariat

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