

**Progress Report on
the Motion on
“Improving the Living Environment in Old Districts”
at the Legislative Council Meeting
of 3 March 2010**

At the Legislative Council meeting on 3 March 2010, the motion on “Improving the living environment in old districts” moved by Hon Starry LEE Wai-king and amended by Hon James TO Kun-sun was passed. The full text of the motion is at **Annex**.

2. This report provides Members with a consolidated account of the position and follow-up actions taken by the Administration regarding the motion.

(A) BUILDING MAINTENANCE

Investigating and follow-up actions of Ma Tau Wai building collapse

3. After the collapse of the building at 45J Ma Tau Wai Road on 29 January 2010, the Buildings Department (BD) carried out an investigation, from three aspects, with a view to establishing the cause of the collapse: first, review of the building records on repair, addition and alteration works; second, carrying out of site inspections, examination of evidence gathered and laboratory tests on samples collected from the site; and third, study of witness statements and interviews with the relevant parties.

4. The BD has completed the preliminary investigation and released on 26 April 2010 the investigation report on the building collapse at 45J Ma Tau Wai Road. The Administration also reported the details at the meeting of the LegCo Subcommittee on Building Safety and Related Issues established under the Panel on Development on 27 April 2010 (vide papers CB(1)1685/09-10(01) and CB(1)1716/09-10(01)).

5. Based on the information gathered from the investigation under the aforementioned three aspects, the BD conducted detailed scientific analyses, including assessments on the structural conditions of the building under different scenarios, as well as structural analysis on the condition of the column remnants, distribution of debris on site, and pattern of collapse of the building. The investigation concluded that a column on the ground floor of the building damaged by some external forces might have caused the building to collapse. As for the identification of the origin of the external forces, further investigations, including building material testing and forensic study, have to be conducted. The further investigation results will be reported to the Subcommittee on Building Safety and Related Issues.

6. Meanwhile, the demolition of the remnant part of the building at 45J and the adjacent buildings at 45G and H (the structure of which was badly damaged due to the collapse of 45J) was completed on 10 March 2010. The site was also cleared on 12 March 2010. All neighbouring buildings have been reopened and residents are allowed to return home.

7. The Administration has continued to provide support in various aspects to the residents affected. A total of 51 households have been arranged to move to the transit centre at Shek Lei after the incident. The Social Welfare Department (SWD) has recommended 33 households for expedited offering of public housing on compassionate ground. The re-housing arrangement by the Housing Department is in good progress. The majority of residents have been offered public housing, while the remaining cases have been referred to the Urban Renewal Authority (URA) for further processing under the redevelopment project. Furthermore, the SWD is also proactively supporting and assisting the families of the deceased victims, and cooperating with the departments concerned to make special arrangements on various aspects, including assistance to their family members in applying for one-way permits, and assistance in applying for crematoria services and public niches, etc.

Inspection of buildings aged 50 or above

8. The BD announced on 26 April the results of the Department's inspection of about 4,000 buildings aged 50 or above in Hong Kong and reported the same to the Subcommittee on Building Safety and Related Issues on 27 April (vide paper CB(1)1716/09-10(02)). Following the collapse of the building at 45J Ma Tau Wai Road on 29 January 2010, the BD embarked on a territory-wide inspection programme of about 4,000 buildings aged 50 or above to ascertain the safety of these buildings. The special inspection exercise was completed at the end of February. A total of 4,011 buildings aged 50 or above were inspected. The Department divided these target buildings into four categories, the statistics of which are listed as below:

	Numbers of Buildings (% of Total)
Category I – Buildings requiring emergency remedial works	2 (0.05%)
Category II – Buildings with obvious defects found	1,030 (25.7%)
Category III – Buildings with minor defects found	1,270 (31.7%)
Category IV – Buildings with no apparent defect	1,709 (42.6%)
Total	4,011 (100%)

9. The findings of this special inspection exercise targeting old buildings indicate that these buildings are structurally safe in general. The BD will follow up by writing to the owners of the 4,011 buildings concerned to inform them of the inspection findings and remind them of the importance of timely maintenance of their buildings. Repair/ investigation orders will also be issued to buildings under Categories I and II. In fact, among the buildings in these two categories, statutory orders have already been issued to 293 buildings in the course of the Department's implementation of other enforcement programmes. The BD will follow up these orders and will issue repair/ investigation orders to the owners of the remaining buildings.

10. To facilitate owners in conducting repair works, we will also consider including buildings, the owners of which cannot organise themselves in conducting repair works and are with financial difficulties, as Category 2 target buildings under the Operation Building Bright (OBB).

Proposed Measures to Enhance Building Safety

11. The Administration has been enhancing building safety with a multi-pronged approach. Our policies cover the following four major areas:-

- (a) legislation;
- (b) enforcement;
- (c) support and assistance; and
- (d) publicity and public education.

12. The Development Bureau and BD as well as the departments concerned are reviewing the policies on building safety and planning the future directions. We will carefully study the suggestions on enhancing building safety made by the Members during the motion debate, with a view to strengthening preventive maintenance for building safety in the long run.

13. The Panel on Development has established a Subcommittee on Building Safety and Related Issues to study building safety enhancement and related issues. Two meetings have been held so far. We will continue to make use of this platform to exchange views and examine the various building safety issues with Members. The latest developments on the aforesaid four major areas in detail are outlined in the ensuing paragraphs.

(a) Legislation

14. As regards the minor works control system, the legislative process of which has been completed, we have started the registration for minor works contractors and are now mounting a large-scale publicity campaign to encourage minor works practitioners to register as soon as possible. Our target is to fully implement the minor works control system within 2010.

Meanwhile, LegCo is scrutinising the Buildings (Amendment) Bill 2010. The Bill proposes to introduce the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS). The MBIS and MWIS will arrest the building dilapidation problem in Hong Kong in a sustainable manner in the long run. With regular inspection and repair, the building stock will remain in a healthy state and their serviceable life prolonged. As at 6 May 2010, five meetings of the Bills Committee have been held. The Administration will provide full assistance to the Bills Committee, and we hope to complete the scrutiny of the Bill as early as possible.

(b) Enforcement

15. Our past enforcement efforts were mostly focused on the then most serious problem which was unauthorised building works (UBWs). With the ten-year enforcement programme of the BD approaching its end next March, in order to dovetail with the proposed new legislative regime, in particular the MBIS and MWIS which encourage preventive maintenance, we plan to shift our focus and devote our enforcement efforts to foster timely maintenance and repair. The proposed legislation for the MBIS and MWIS will enable the BD to require owners to conduct regular inspections. Under the existing legislation, the BD may also issue repair orders to require owners to rectify any irregularities in their properties that may cause danger. The BD will step up inspections and enforcement, focusing on repair and maintenance requirements, with a view to improving the overall safety condition of buildings in Hong Kong. The Department will instigate more prosecution actions as appropriate to sanction owners who do not duly observe the statutory orders to protect building safety. For buildings lacking management and owners of which could not coordinate the repair works by themselves, the BD will consider carrying out the repair works on behalf of owners and then charge them at a later stage. Nevertheless, this approach is not a sustainable solution in the long run and it should only be used under special circumstances. Building owners do have the responsibility to properly maintain their properties and should not be allowed to rely on the Government to fulfill their duties. We will also review the enforcement policies that are of public concern, including problems of sub-divided units, water seepage, etc.

(c) Support and Assistance

16. In the Budget 2010-11, the Financial Secretary proposed to inject an additional funding of \$500 million into the OBB to provide targeted assistance to owners of old buildings who cannot co-ordinate maintenance works on their own, including owners of buildings without owners' corporations (OCs). We are reviewing the OBB, including the use of the proposed additional funding of \$500 million and the remaining funding in the original \$2 billion, and will report to the Panel on Development in mid-2010 on our detailed plan for the next phase of the Operation.

17. Through the implementation of the OBB, the BD, Hong Kong Housing Society (HKHS) and URA have further consolidated their partnership in promoting building safety. With the BD focusing on its statutory role to take enforcement actions, and the HKHS and URA on the provision of practical advice and technical support, the three organisations have created much synergy in taking forward their shared goal of improving building safety in Hong Kong. We will continue to nurture such modus operandi so developed and utilise the same in pursuing the Government's future policy initiatives to enhance building safety, in particular in the implementation of the MBIS and MWIS. Also, we are examining if there is room for further consolidation among the various financial support schemes provided by different institutions so as to better meet the needs of the users.

(d) Publicity and Public Education

18. The Ma Tau Wai building collapse incident has revealed that the building safety awareness of the general public is still weak. Our long term objective is to foster a building safety culture in Hong Kong, so that all stakeholders involved (building owners, occupants, building professionals, contractors and workers) will possess the self-awareness to properly observe building safety. A safe built environment can only be sustained if all concerned in our community responsibly play their part. Maintaining building safety is the ultimate responsibility of building owners. This will be the main message that we will drive home in our future public education programmes. We will put emphasis on owners' responsibility and merits of timely maintenance, risk of unsafe building works and liability of constructing/retaining UBWs. We will mount a large-scale public education campaign with a view to fostering a building safety culture in Hong Kong. Our publicity campaign will continue to evolve, and we will continue to explore new methods to effectively disseminate building safety messages to all stakeholders.

(B) BUILDING MANAGMENT

Actively assisting owners of old buildings in organising and forming owners' corporations, and providing support on their operation

19. The Home Affairs Bureau (HAB) has launched, in collaboration with the Hong Kong Housing Society (HKHS) and professional associations of the property management industry, the Building Management Professional Service Scheme in April 2010, which will last for twelve months. The Scheme provides owners with free professional advice on property management and follow up services to improve the management of about 1 000 units in old buildings. This Scheme pools professionals in property management to join forces in enhancing building management and maintenance. In particular, it will offer tailored support and services to owners who cannot

organise themselves for action or lack the necessary professional knowledge. HAB hopes that the Scheme will set a good example, and through this Scheme, owners will understand the positive effects of continuous management and regular maintenance of their buildings, which will bring about improvement in the living conditions of private buildings.

20. The HKHS and the property management professionals have formed expert teams, which have started paying visits to households in the target building clusters, contacting owners to give them professional advice and answer their enquiries, as well as producing building management audit reports that contain suggestions on methods to enhance management and maintenance conditions of buildings. The building management audit report will evaluate the conditions of various facilities including the external walls, roofs, windows in common parts, lobbies of buildings, electricity and water supply systems, fire services and lighting equipment, and illegal structures in the common areas. Expert teams will visit the target buildings in person, evaluate each item in the audit report, process the information and then propose specific and feasible suggestions.

21. Along with the visits and professional advice of the expert teams, the HKHS and District Offices (DOs) will provide buildings in the clusters with strong support to form owners' corporations (OCs), or give assistance to the owners to organise themselves to consider or approve the necessary improvement plans for their buildings. Furthermore, the expert teams will assist owners and OCs in applying for various loan and assistance schemes, give OCs assistance in preparing tender documents for improvement or maintenance works, and follow up on tender evaluation and works implementation. The expert teams will also provide office-bearers of OCs and owners with training on building management.

Improving the management of “one building with multiple OCs” and “multiple buildings with one OC”

22. An OC is formed under the legal requirement for each deed of mutual covenant (DMC), one OC should be formed. The problem of “one building with multiple OCs” is mainly attributable to the fact that some relatively old buildings have more than one DMC. Regarding this type of buildings, the respective OCs can appoint representatives to form a joint management committee to manage the common parts of the building. Building management hinges on the concerted efforts and participation of owners. If individual OCs, i.e. some owners, are not willing to form a joint management committee, even if this is made mandatory, they will still raise objections or refuse to co-operate in building management, making it impossible to manage the common parts of the building properly. Therefore, the most appropriate way is to encourage owners to co-operate sincerely and discuss actively, so as to form a joint management committee for the benefit of

the entire building. DOs will continue to provide assistance in resolving any differences among the different parties.

23. As for “multiple buildings with one OC”, it is a common phenomenon in building management, particularly for buildings with shared common facilities such as carparks or club houses. Therefore, it is not realistic and not in line with the present modes of building management to stipulate that an OC can only manage one building.

Implementing a licensing system for property management companies

24. With rising public concern about building management, the public have become ever more exacting of the service standards of property management companies and their staff. There are suggestions that the Government should establish a licensing system for regulating property management companies and personnel in order to upgrade overall building management standards. However, there are also views that the full implementation of a licensing system may lead to huge increases in management fees, thus adding to the burden of owners. Some smaller property management companies may fail to survive under the system.

25. The Home Affairs Department (HAD) has embarked on a study on the regulation of property management companies. In the first phase, information on three major areas was collected and analysed, namely, the operation and market conditions of Hong Kong’s property management industry, practices in overseas and the Mainland in regulating the property management industry and experience of other regulatory systems in Hong Kong. In July 2008, the Panel on Home Affairs was briefed on the findings of the first phase of the study. In the light of the findings and Members’ views, HAD has begun the second phase of the study on the pros and cons of different models of regulation and their operational arrangements. HAD plans to report to the Panel of Home Affairs in July 2010 findings of the second phase consultancy study and seek Members’ views.

Examining the establishment of mechanisms for modifying unreasonable provisions in the DMCs and for approving Sub-DMCs

26. A DMC is a private contractual agreement among the owners, managers and developer of a building, stipulating the rights and obligations of the parties to the agreement. As in the case of any other private contracts, no party to a DMC shall unilaterally modify any provisions of the DMC without the consent of all the other parties. This is a contractual principle.

27. The Government is aware that some DMCs in the past might not have taken into full account the interests of various parties in the drafting. The Building Management Ordinance (BMO) contains provisions that override

those set out in DMCs. In 2007 when the BMO was amended, amendments were made to the provisions on areas such as the determination of the total amount of building management expenses, keeping of accounts and termination of managers' appointment, in order to enhance the protection to owners' interests. The Government does not object in principle to the revision of the provisions of DMCs or the introduction of a mechanism for revising the provisions of DMCs through legislative means. However, any alteration to the DMC will inevitably have an impact on the rights and responsibilities of the parties to the agreement. The impact such a mechanism may have on property rights and ensuring proper protection to those owners who are affected by or who oppose to such changes will have to be carefully considered.

28. As to sub-DMCs, since they regulate only a certain part of a building, such as the commercial part or residential part or even just a unit in the building, they do not apply to the whole building. Like normal principal DMCs, sub-DMCs are private agreements and require the approval of the Lands Department under the Guidelines for DMCs.

(C) EXPEDITING REDEVELOPMENT OF OLD DISTRICTS

Review of the Urban Renewal Strategy

29. A comprehensive review of the Urban Renewal Strategy (URS) was launched in July 2008 to ensure that it will continue to reflect the aspirations and priorities of the community on issues related to urban regeneration. We have now completed the first two stages of the Review and moved to the final stage of Consensus Building. We are producing a booklet on the initial directions initiated by the Steering Committee on Review of the URS and the booklet will be available for the public access soon. Meanwhile, we are preparing engagement activities to be held in May/June to solicit public views with a view to build consensus with the community. After the completion of the Consensus Building Stage, we aim to redraft the URS before the end of this year.

Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice

30. On 27 January 2010, we have submitted to the LegCo the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice) which seeks to lower the existing threshold for a compulsory sale application made to the Lands Tribunal from 90% to 80% for three classes of lots to facilitate urban renewal. The Notice has not changed the statutory provision that the Lands Tribunal, in determining an application, must satisfy itself that the redevelopment is justified for redevelopment due to age or state of repair of the existing development on the lot. The LegCo already

passed the Notice on 17 March. The Notice came into effect on 1 April.

31. To enhance the knowledge of minority owners on the relevant Ordinance and the Notice, with effect from 1 April, HKHS provides through their ten Property Management Advisory Centres information service on the relevant Ordinance and the Notice. HKHS, with professional support from the Hong Kong Institute of Surveyors (HKIS), helps explain the objective and compulsory sale process of the relevant Ordinance to members of the public, how the interests of minority owners can be protected under the Ordinance, the operation and the considerations of Lands Tribunal etc. HKHS also provides translation of past judgments for reference of the minority owners. Open seminars to enhance the knowledge of public on the Ordinance will be arranged by the HKHS with the assistance of HKIS. Furthermore, with a view to assisting the minority owners and the applicant of a compulsory sale order to reach settlement before hearing of the Lands Tribunal, the Development Bureau has had separate meetings with Department of Justice, the Judiciary and the organisations which provide the service of mediation to explore the introduction of a pilot mediation scheme in the later half of 2010. The purpose of which is to encourage both sides to resolve disputes by mediation voluntarily before hearing of the Lands Tribunal.

(D) PLANNING OF OLD DISTRICTS AND ENHANCEMENT OF CITYSCAPE

Improvement of the Living Environment and Supporting Facilities in Old Districts

32. In preparing town plans (e.g. outline zoning plans, outline development plans and layout plans, etc.) for various districts, the Planning Department (PlanD) will reserve land for provision of community supporting facilities, taking into account various factors including the “Hong Kong Planning Standards and Guidelines” and the needs of individual districts. Land reserved will be developed and implemented by the departments concerned in accordance with the established procedures. URA will also review the adequacy of supporting facilities in old districts in the context of their redevelopment schemes and consider whether facilities such as public open space can be provided under the redevelopment projects.

33. To improve the living environment of individual districts in a more comprehensive and integrated way, the PlanD conducts studies and prepares Area Improvement Plans, each with a planning framework and a set of guidelines on landscaping works for improving the urban design, streetscape and pedestrian environment of the selected districts as a whole. During the study process, public engagement activities such as roving exhibitions and consultation meetings are organised to invite comments and views from the public and stakeholders. Relevant suggestions are incorporated into the

planning framework for Area Improvement Plans where appropriate.

34. In particular, “Area Improvement Plan for Tsim Sha Tsui” and “Area Improvement Plan for the Shopping Areas of Mong Kok” were completed by the PlanD and other departments concerned. A number of projects are recommended for implementation, among which some priority projects have been implemented.

Revitalisation of Old Districts

35. Integration with and revitalisation of old districts was one of the planning goals in preparing the Kai Tak Outline Zoning Plan. Taking the opportunities brought about by the Kai Tak Development, the Government will promote redevelopment of the old districts and their integration with the new district to enhance the livelihood in the old districts. We will facilitate revitalisation of the old districts through land use planning and vehicular/pedestrian connections.

Enhancement of Harbourfront

36. As regards enhancing the harbourfront areas, we will press ahead with the relevant planning work, improve accessibility and connectivity of the harbourfront, and implement enhancement initiatives for public enjoyment. As mentioned in the Chief Executive’s Policy Address 2009-10, the proposal on harbourfront beautification options submitted by the Harbour-front Enhancement Committee in August last year will serve as the basis of our work. We will co-ordinate the efforts of concerned bureaux and departments to explore and gradually take forward the short, medium and long term harbourfront enhancement measures on both sides of the Victoria Harbour.

Improving Greenery in Old Districts

37. The Government has been proactive in promoting greening across the territory through active planting, aesthetic landscape design and proper maintenance of plants, including stepping up greening efforts in old districts, with a view to creating a quality environment and improving the quality of urban living. The Civil Engineering and Development Department has finalised the Greening Master Plans (GMPs) for all urban areas (including old districts). Implementation of the proposed short-term greening works of 7 GMPs (including Yau Ma Tei and Mong Kok) have been completed, bringing about noticeable improvement in local landscape and environment. Short-term greening works for the remaining 7 urban districts including Sham Shui Po, Kowloon City and Wong Tai Sin had commenced in 2009 for completion by mid-2011.

Conservation and Revitalisation

38. Since the setting up of the Commissioner of Heritage Office, the Administration has launched various schemes and programmes for the conservation works for historic buildings. For the “Revitalising Historic Buildings Through Partnership Scheme”, 6 revitalisation projects were selected for the historic buildings under batch I of the Scheme. The application of the batch II ended in December 2009. The selection process is expected to be completed by the latter part of 2010. Moreover, up to mid-April, the Commissioner received 13 applications for assistance under the Financial Assistance for Maintenance Scheme and has approved nine of them, among which two have completed the maintenance works in March 2010. The Development Bureau will continue to conserve and revitalise buildings with historical value in Hong Kong via various policies.

Allocating additional resources to the Food and Environmental Hygiene Department to eradicate environmental hygiene blackspots

39. On environmental hygiene blackspots, according to the Food and Health Bureau, the Finance Committee of the Legislative Council approved in July 2009 a commitment of nearly \$300 million to launch initiatives for environmental hygiene improvement. Of the commitment, \$23.7 million has been reserved for the Food and Environmental Hygiene Department (FEHD) to step up cleansing of environmental hygiene blackspots and maintain enhanced public cleansing services. FEHD strengthened the services with the funding at the end of 2009. All environmental hygiene blackspots were cleaned up and removed from the list in February 2010. FEHD will continue to monitor these areas and provide on-going cleansing services to maintain environmental hygiene.

Improving the management of private streets

40. Private streets are private properties and their management and maintenance fall within the responsibilities of the land owners. The Government would only provide assistance to the owners under exceptional circumstances and when significant public interest is involved.

41. HAD and its DOs in various districts play a co-ordinating role in the liaison between residents and relevant departments and in tackling environmental hygiene problems in private streets. If owners of private streets could not organise themselves to carry out urgent environmental improvement works such as repair of blocked drains and sewers, the relevant departments will address the problem hazardous to public health first and then recover the expenses from the owners/occupiers concerned after completion of works. The Government will continue to promote the importance of proper management and maintenance of private streets.

Development Bureau
Home Affairs Bureau
Food and Health Bureau
Social Welfare Department
Housing Department

May 2010

**Motion debate on
“Improving the living environment in old districts”
moved by Hon Starry LEE Wai-king
at the Legislative Council meeting
of Wednesday, 3 March 2010**

As amended by Hon James To Kun-sun

That, the dilapidation of buildings and their lack of management not only pose potential danger to their residents and the public, but also hinder the sustainable development of the society; old buildings abound in Hong Kong and those of 30 years or above amount to as many as 16 000 and will increase to 26 000 in 10 years’ time; many of the old buildings are dilapidated, have poor environment and are not properly managed, giving rise to various building safety and law and order problems; as such, this Council urges the Government to take action regarding the aspects of maintenance of old buildings, building management as well as redevelopment and planning of old districts, etc., so as to improve the existing living environment of residents in old districts, and the proposed measures include:

on building maintenance,

- (a) to allocate additional funding to ‘Operation Building Bright’, and relax the restrictions on application and terms of funding support for various subsidy and loan schemes, and co-ordinate the various subsidy and loan schemes to provide one-stop services and perfect the relevant schemes, so as to assist more owners with financial difficulties;
- (b) to enhance regulation of renovation works which involve structural alterations, and carry out extensive publicity and education work to enhance public awareness of the effect of structural alteration to units on building safety, and encourage the public to provide information on works involving structural alterations to facilitate the Government in early detection of illegal structural alteration works, so as to avoid the building structure being affected;
- (c) focusing on water seepage problems of ceilings of old buildings, to review the existing practice of using colour dyes as the main testing tool and improve the relevant follow-up procedures of government departments, so as to enhance processing efficiency;
- (d) to expedite the clearance procedures for handling unauthorized building works, and enhance the exercising of powers conferred on the Building Authority under section 22 of the Buildings Ordinance, in particular focussing on old and notably dilapidated buildings, to enter

into units of such buildings to inspect whether there are unauthorized building works that may affect the building structure, so as to ensure building safety; and should serious cases of inter-linked unauthorized building works be detected, the Government should take the initiative to assist the affected owners in carrying out rehabilitation works together and then share the costs among the owners, so as to avoid continuous potential hazards in the building structure and safeguard building safety;

on improving building management,

- (e) to actively assist owners of old buildings in organizing owners' corporations or hiring management companies, including exploring the engagement of the Hong Kong Housing Society or other non-government organizations to act as agents and let these organizations to take over the management work or hire management companies, so as to assist the residents in resolving management and maintenance problems;
- (f) to review the existing Building Management Ordinance, so as to alleviate the problem of inefficiency in building management of 'one building with multiple owners' corporations' and 'multiple buildings with one owners' corporation';
- (g) to set up a 'building affairs tribunal' to resolve the existing problems of lengthy building management disputes, expensive legal costs, etc.;
- (h) to actively examine the creation of a commissioner for management of old buildings to co-ordinate the existing work of various departments, so as to avoid fragmented administration of such departments;
- (i) to implement a licensing scheme for property management companies to improve the quality of such management companies;
- (j) to establish a mechanism for modifying unreasonable provisions in the deeds of mutual covenant, so as to assist owners in managing the buildings more effectively;
- (k) to actively consider establishing an approval mechanism to assist small property owners under sub-deeds of mutual covenant in obtaining the right to deal with building management problems covered by sub-deeds of mutual covenant;

on expediting redevelopment of old districts,

- (l) when launching urban renewal projects, the Urban Renewal Authority ('URA') should preferably adopt a 'bottom-up' approach, and let owners of old buildings take the lead in that they may take the initiative to invite URA to carry out redevelopment after obtaining a certain number of ownership shares;
- (m) in order to promote urban renewal, the development mode of renewal should be diversified in that apart from financial compensations, URA may consider other compensation options, including providing flat-for-flat exchange and options for joint development with owners, for owners of old buildings to choose;
- (n) to review the existing compensation measures of URA to ensure that tenants affected by the freezing survey will have reasonable compensation or rehousing arrangement;

on planning of old districts and enhancement of cityscape,

- (o) to improve greenery, supporting community facilities and conservation work in old districts and enhance river channels and harbourfront areas, so as to revitalize old districts and improve the quality of life of the residents;
- (p) to allocate additional resources to the Food and Environmental Hygiene Department to eradicate environmental hygiene blackspots in old districts; and
- (q) to actively explore feasible ways to properly deal with the management problem of private streets, so as to improve the street environment in the places concerned.