

**For discussion
On 20 January 2020**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT AND
PANEL ON HOME AFFAIRS**

**JOINT SUBCOMMITTEE TO FOLLOW UP ISSUES RELATING
TO THE REDEVELOPMENT, MAINTENANCE AND
MANAGEMENT OF AGED BUILDINGS**

Work of the Urban Renewal Fund

PURPOSE

This paper briefs Members on the work of the Urban Renewal Fund (URF), part of the Urban Renewal Strategy promulgated in 2011.

ESTABLISHMENT OF THE URF

2. Establishment of the Urban Renewal Trust Fund is part of the Urban Renewal Strategy promulgated in February 2011 by the Development Bureau after extensive public consultation. In August 2011, the URF was established as an independent organisation by guarantee incorporated to act as the trustee and settlor of the Trust Fund.

3. With HK\$500 million endowed by the Urban Renewal Authority (URA), the URF endeavours to provide an independent funding source for the following three objects -

- (i) the operation of social service teams (SSTs) which provide assistance and advice to residents affected by redevelopment projects implemented by the URA;
- (ii) heritage preservation and district revitalisation initiatives proposed by non-governmental organisations (NGOs) and other stakeholders in the overall context of urban renewal; and

- (iii) conduct of social impact assessments and other related planning studies to be proposed by the District Urban Renewal Forum.

GOVERNANCE AND OPERATION OF THE URF

4. The URF is managed by the Board, which currently consists of 15 Directors nominated by the Secretary for Development and appointed by the URF normally for a term of three years. The Directors have been drawn from different disciplines and are experienced in the legal, accountancy, business, architecture, planning, surveying and social welfare fields, etc.. The current membership of the Directors of the Board is at **Annex A**. The Board has also set up an Audit Committee and the Committee on Urban Renewal SSTs as well as various working groups to specialise on specific areas or duties.

5. The Board is supported by a secretariat team, currently consisting of four members including the chief executive and secretary to the Board, two managers and one administrative secretary.

6. To enhance transparency, abridged versions of the Board meeting minutes, attendance records of the Directors, progress of the funded projects, annual reports and annual audited financial statements are uploaded to the website of the URF.

7. As at 31 March 2019, the total accumulated balance of the fund is \$370 million.

URBAN RENEWAL SOCIAL SERVICE TEAMS

8. One of the objectives of the URF is to fund SSTs to provide assistance and advice to residents affected by URA-implemented redevelopment projects. SSTs visit households and shop operators affected by URA's redevelopment projects to identify their needs, provide information on URA's compensation policy and rehousing arrangement, and provide emotional support services if necessary. They also communicate with URA from time to time to obtain updates of the redevelopment projects and answer enquiries from affected households and shop operators.

9. The SSTs operate independently of URA and report to the Board through the Committee on Urban Renewal SSTs regularly. The Committee reviews all issues on the overall approach as well as significant matters relating to the appointment and management of the SSTs. It also monitors the performance of the SSTs with assistance from the Secretariat. Separately, the URF has appointed two independent consultancies on outcome evaluation and service users' feedback survey in 2016 and 2018 respectively¹. The reports provided a useful basis for the Board to evaluate performance of SSTs as well as the overall SST service management and planning.

10. At present, four NGOs are engaged to operate five SSTs serving in different designated areas / projects after open tender. Assessment criteria in SST selection include the track record and experience of the NGO in community work and / or providing district-based integrated services, its understanding of the objectives and roles of an SST, its proposed strategies and work programme, etc.. The term of the existing service contracts runs from January 2017 to December 2020. Details of the current five SSTs and their respective service areas / projects are set out in **Annex B**.

URBAN RENEWAL HERITAGE PRESERVATION AND DISTRICT REVITALISATION FUNDING SCHEME

11. To achieve its objective of supporting heritage preservation and district revitalisation initiatives in the urban renewal context, the URF operates a funding scheme to support urban renewal preservation and revitalisation projects proposed by the community.

12. The first round application of the Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme ("the Funding Scheme") was invited in September 2012, with the second, third and the fourth rounds in September 2013, October 2015 and December 2017 respectively.

13. To allow interested organisations a better understanding on the objectives, scope and assessment criteria of the Funding Scheme, briefing sessions are organised under each round, in which successful applicants of previous rounds are invited to share on their projects. Moreover, before submitting a full funding application, interested organisations are strongly

¹ The reports of the two consultancies have been uploaded to the website of the URF (www.urfund.org.hk/en_new.html).

encouraged to submit an expression of interest to the URF first to start the dialogue process. During the vetting process, shortlisted applicants will be invited to make a presentation on their project proposals to the Board for the exchange of views.

14. Under the four rounds of applications, a total of 16 projects have been approved, each with distinct characteristics. Brief information on these approved projects is set out in **Annex C**.

15. Invitation for the fifth round applications for the Funding Scheme commenced on 19 December 2019, with the closing date on 8 May 2020.

DISTRICT URBAN RENEWAL FORUM

16. As one of its objectives, the URF provided a funding of \$4.97 million to the Kowloon City District Urban Renewal Forum (DURF) to conduct planning study, social impact assessment and two stages of public engagement, which were all completed along the submission of the Urban Renewal Plan for Kowloon City by the DURF to the Government in January 2014. The proposals under the Urban Renewal Plan for Kowloon City are being implemented progressively as far as practicable and appropriate.

17. Being one of the recommendations of the Urban Renewal Plan, the URF took the initiative to provide funding to the development of the Kowloon City Themed Walking Trail, which well aligns with its commitment to promote heritage preservation and district revitalisation in old urban districts. The project works commenced in January 2018. It is estimated that the first section of the walking trail would be completed in the first quarter of 2020.

ADVICE SOUGHT

18. Members are invited to note the work of the URF.

**Urban Renewal Fund
January 2020**

市區更新基金董事會成員名單
Membership list of the URF Board

主席 Chairman

倪錫欽教授 Professor Steven Ngai Sek-yum

董事 Directors

區景麟博士, MH	Dr Au King Lun, MH
程美寶教授	Professor Ching May-bo
趙麗霞教授, MH, JP	Professor Rebecca Chiu Lai-har, MH, JP
符展成先生, JP	Mr Ivan Fu Chin-shing, JP
馮英偉先生	Mr Wilson Fung Ying-wai
何超平先生	Mr Dennis Ho Chiu-ping
劉詩韻女士, JP	Ms Serena Lau Sze-wan, JP
羅淑君女士, MH, JP	Ms Lilian Law Suk-kwan, MH, JP
李大拔教授	Professor Albert Lee
潘永祥博士, JP	Dr Lawrence Poon Wing-cheung, JP
韋志成先生, GBS, JP	Ir Wai Chi Sing, GBS, JP
黃冠文先生, BBS, MH, JP	Mr Adrian Wong, BBS, MH, JP
楊明悌先生	Mr Yeung Ming-tai
余偉業先生	Mr Ricky Yu Wai-yip

備註 Note:

市區更新基金董事會的運作由市區更新基金秘書處協助。行政總裁及董事會秘書黃錦文先生為秘書處主管。

The URF Board is supported by the URF Secretariat headed by Mr Joseph Wong, the Chief Executive and Secretary to the Board.

現行市區重建社區服務隊的服務地區及項目

The Service Districts and Projects of Current Urban Renewal Social Service Teams

地區 District	項目 Project		委任機構 Organization
(一) 黃大仙、觀塘、 港島區 Wong Tai Sin, Kwun Tong and Hong Kong Island	1	士丹頓街 / 永利街 Staunton Street / Wing Lee Street	基督教家庭服務中心 Christian Family Service Centre
	2	觀塘市中心 Kwun Tong Town Centre	
	3	恆安街 Hang On Street	
	4*	皇后大道西 / 賢居里 Queen's Road West / In Ku Lane	
	5*	崇慶里 / 桂香街 Sung Hing Lane / Kwai Heung Street	
(二) 油尖旺及深水埗 Yau Tsim Mong and Shamshuipo	6	槐樹街 Ash Street	救世軍 The Salvation Army
	7	太子道西 Prince Edward Road West	
	8	新填地街 / 山東街 Reclamation Street / Shantung Street	
	9	汝州西街 Yu Chau West Street	
	10	東京街 / 福榮街 Tonkin Street / Fuk Wing Street	
	11	青山道 / 元州街 Castle Peak Road / Un Chau Street	

地區 District	項目 Project		委任機構 Organization
(三) 九龍城 Kowloon City	12	春田街 / 崇志街 Chun Tin Street / Sung Chi Street	香港路德會社會服務處 Hong Kong Lutheran Social Service
	13*	啟明街 / 榮光街 Kai Ming Street / Wing Kwong Street	
(四) 九龍城 Kowloon City	14	庇利街 / 榮光街 Bailey Street / Wing Kwong Street	救世軍 The Salvation Army
	15*	榮光街 / 崇安街 Wing Kwong Street / Sung On Street	
(五) 九龍城 Kowloon City	16	鴻福街 / 銀漢街 Hung Fook Street / Ngan Hon Street	聖雅各福群會 St. James' Settlement
	17	鴻福街 / 啟明街 Hung Fook Street / Kai Ming Street	
	18	榮光街 Wing Kwong Street	
	19*	啟德道 / 沙浦道 Kai Tak Road / Sa Po Road	

*自 2017 年 1 月委託市區重建社區服務隊的新項目。

*New projects designated to the SSTs since the tender has commenced in January 2017.

(2019 年 12 月)

市區更新文物保育及地區活化資助計劃獲批項目
Approved Projects of the Urban Renewal Heritage Preservation and
District Revitalisation Funding Scheme

	機構 Organization	項目名稱 Project Name	相關地區 Concerned District	項目時期 Project Period	獲批資助 Approved Funding
第一期 First Round					
1	聖雅各福群會 St. James' Settlement	「土家」-土瓜灣故事館 To Kwa Wan House of Stories	九龍城區 Kowloon City District	01/01/2014 - 31/03/2016	約\$3,000,000 Around HK\$3,000,000
2	長春社文化古蹟資源中心 The Conservancy Association Centre for Heritage	巷里傳承-營造西營盤 Inheriting the sense of lane: we-build the Sai Ying Pun	西營盤區 Sai Ying Pun District	01/10/2013-31/12/2015	約\$2,600,000 Around HK\$2,600,000
3	中西區發展動力 C W Power	活」在中西區 Live in C&W	中西區 Central & Western District	01/04/2014-30/04/2016	約\$1,000,000 Around HK\$1,000,000
4	生命工場 Life Workshop	Restore - 個體小店文化保育及重現計劃 Restore - Small Shop Culture Reconstruct Project	油尖旺區 Yau Tsim Mong District	01/11/2013-30/10/2015	約\$1,300,000 Around HK\$1,300,000
5	香港聖公會麥理浩夫人中心 HKSKH Lady MacLehose Centre	小區濃情-葵涌多元文化社區傳承計畫 Our Community of Love & Mutuality - Nurturing Cultural Diversity & Community Legacy in Kwai Chung	葵涌屏麗徑及屏富徑 Ping Lai Path & Ping Fu Path, Kwai Chung	01/12/2013-31/03/2016	約\$3,900,000 Around HK\$3,900,000

	機構 Organization	項目名稱 Project Name	相關地區 Concerned District	項目時期 Project Period	獲批資助 Approved Funding
6	香港兆基創意書院 HKICC Lee Shau Kee School of Creativity	九龍城創意活化學習網絡 Kowloon City Urban Renewal Learning Network	九龍城區 Kowloon City District	01/03/2014-30/06/2016	約\$2,000,000 Around HK\$2,000,000
第二期 Second Round					
7	文化葫蘆 HULU Culture	觀塘南 - 香港後工場 South Kwun Tong - the Industrial Backyard of Hong Kong	觀塘南 Kwun Tong South Area	01/10/2014-30/09/2016	約\$3,500,000 Around HK\$3,500,000
第三期 Third Round					
8	香港聖公會麥理浩夫人中心 HKSKH Lady MacLehose Centre	小區濃情-葵涌多元文化社區活化計畫 (第二階段計劃申請) Our Community of Love & Mutuality - Revitalizing Cultural Diversity & Community Legacy in Kwai Chung (Second phase)	葵涌屏麗徑 Ping Lai Path, Kwai Chung	16/05/2016 - 31/07/2018	約\$5,100,000 Around HK\$5,100,000
9	生命工場 Life Workshop	「小店見學」新一代傳統技藝師傅培育及社區活化計劃 'Kengaku' Small Shop Handcraft Master Nurturing & Community Revitalisation Project	油尖旺區 Yau Tsim Mong District	16/05/2016 - 15/05/2018	約\$2,900,000 Around HK\$2,900,000

	機構 Organization	項目名稱 Project Name	相關地區 Concerned District	項目時期 Project Period	獲批資助 Approved Funding
10	聖雅各福群會 St. James' Settlement	「土瓜灣社區客廳」 To Kwa Wan Community Dining Room	土瓜灣區 To Kwa Wan District	01/07/2017 - 30/06/2020	約\$8,000,000 Around HK\$8,000,000
11	香港明愛 Caritas - Hong Kong	重·塑西營盤-公共空間再生計劃 Magic Lane	西營盤：常豐里 Sai Ying Pun: Sheung Fung Lane	01/06/2017 - 31/05/2019	約\$5,900,000 Around HK\$5,900,000
12	香港醫學博物館 Hong Kong Museum of Medical Sciences Society	保存醫學遺產 活化香港社區 Living medical heritage in the community	中西區 Central & Western District	01/09/2017 - 31/03/2019	約\$1,500,000 Around HK\$1,500,000
13	香港古蹟文化風俗研究推廣學會 Hong Kong Culture Heritage Studies and Promotion Association	舊鰗魚門區的中西炮台與筲箕灣社區歷史的關係及其防衛的重要性: 保育社區大使 The History and Importance of Old Chinese and Foreign Cannons for the defense and community in Sau Kei Wan: Conservation Community Ambassador	筲箕灣 Shau Kei Wan	10/04/2017 - 25/07/2019	約\$680,000 Around HK\$680,000
第四期 Fourth Round					
14	蒲窩青少年中心 The Warehouse Teenage Club	復刻南區計劃 Re: South - The Heritage and Community Arts Project	南區 Southern District	01/03/2019-28/02/2021	約\$5,000,000 Around HK\$5,000,000

	機構 Organization	項目名稱 Project Name	相關地區 Concerned District	項目時期 Project Period	獲批資助 Approved Funding
15	香港藝術中心 Hong Kong Arts Centre	北角有樂 Via North Point	北角區 North Point District	01/05/2019- 30/06/2021	約\$26,000,000 Around HK\$26,000,000
16	香港聖公會麥 理浩夫人中心 HKSKH Lady MacLehose Centre	小區濃情-葵涌 多元文化社區活 化計畫 III Our Community of Love & Mutuality - Revitalizing Cultural Diversity & Community Legacy in Kwai Chung (III)	葵涌區 Kwai Chung District	01/09/2018- 31/08/2021	約\$9,000,000 Around HK\$9,000,000