

# 立法會

## *Legislative Council*

LC Paper No. CB(1)1006/20-21(04)

Ref: CB1/PL/DEV

### **Panel on Development**

**Meeting on 22 June 2021**

### **Updated background brief on the Urban Renewal Strategy and work of the Urban Renewal Authority**

#### **Purpose**

This paper provides background information on the Urban Renewal Strategy ("URS") and the work of the Urban Renewal Authority ("URA"). It also summarizes the views and concerns expressed by Members on the subjects at the meetings of the Legislative Council ("LegCo") and the Panel on Development ("the DEV Panel").

#### **Urban Renewal Strategy**

2. URA was established in May 2001 to undertake urban renewal in accordance with the Urban Renewal Authority Ordinance (Cap. 563) ("URAO"). Section 21 of URAO provides that URA is required to follow the guidelines set out in URS formulated by the Administration in undertaking projects. URA is tasked to adopt "redevelopment" and "rehabilitation" as its core businesses under URS promulgated in February 2011<sup>1</sup> comprising redevelopment, rehabilitation, heritage preservation and revitalization.

#### **Work of the Urban Renewal Authority**

3. Up to 15 June 2020, URA had commenced and implemented a total of 64 projects, comprising 61 redevelopment projects, two preservation projects and one revitalization project since 2001. Out of these

---

<sup>1</sup> Details of the 2011 URS is available at:  
[https://www.ura.org.hk/f/page/8/4835/URS\\_eng\\_2011.pdf](https://www.ura.org.hk/f/page/8/4835/URS_eng_2011.pdf)

64 projects, 20 redevelopment projects had been completed. Apart from these 64 projects, URA had undertaken six redevelopment projects in association with the Hong Kong Housing Society ("HKHS") and taken over 10 projects from the former Land Development Corporation.

#### Initiatives under holistic planning-led approach

4. To optimize the planning benefits from its urban renewal efforts, URA has shifted its focus from the traditional project-led approach to a more holistic planning-led approach to urban renewal. In 2019-2020, URA pressed ahead with three strategically important studies which were at their final stages (i.e. the Yau Mong District Study ("YMDS"),<sup>2</sup> Study on New Strategy on Building Rehabilitation<sup>3</sup> and Sustainability Study<sup>4</sup>) with a view to establishing new integrated business strategies to commence renewal projects embracing redevelopment, rehabilitation and retrofitting, preservation and revitalization (i.e. 5R) at a district level. Given that YMDS would serve as an important basis for URA to extend practicable ideas and modus operandi to other districts and the work strategy of urban renewal in future, Members expressed concern about the progress of YMDS and when the public would be consulted on the renewal approach for Yau Ma Tei and Mong Kok districts.

5. According to the Administration, URA commenced YMDS in 2017, and had completed the baseline review and data analysis as well as the strategic studies on specific topics. The baseline review indicated that of the 3 000 or so existing buildings within the study area, over 90% were aged over 30 years. Of these buildings, more than 40% were dilapidated or "three-nil buildings".<sup>5</sup> Based on the findings of the baseline review,

---

<sup>2</sup> YMDS explores ways of enhancing the efficiency of existing land use and redevelopment potential in Yau Ma Tei and Mong Kok districts. It is divided into three parts: (a) a baseline review and data analysis; (b) strategic studies on specific topics, including the relevant policy framework, implementation mechanisms and development measures; and (c) formulation of the Master Renewal Concept Plans.

<sup>3</sup> The Study on New Strategy on Building Rehabilitation aims to formulate a comprehensive rehabilitation strategy covering buildings of all ages to reduce the number of decaying buildings which may otherwise require redevelopment.

<sup>4</sup> The Sustainability Study attempts to establish a systematic framework comprising a set of indicators as the basis for measuring and tracking the impacts of redevelopment, rehabilitation and retrofitting, preservation and revitalization projects (i.e. 5R projects) within the community, and facilitating the setting of objectives in line with business strategies.

<sup>5</sup> "Three nil buildings" refer to buildings which do not have an owners' corporation or owners' committee, or have not engaged any property management company.

and taking into account the condition of existing buildings, URA was devising different scenarios under the draft Master Renewal Concept Plans and identifying early projects for piloting new planning tools. Stakeholders would be consulted on the findings and recommendations of YMDS after the study was concluded in early 2021.

### Redevelopment

6. Expressing concern about the slow progress of the urban redevelopment process, Members urged the Administration and URA to conduct a review to find out the reasons and speed up the progress of redevelopment projects. URA advised that it would continue to take forward a number of on-going redevelopment projects. However, the increasing magnitude of Hong Kong's rapidly ageing building stock was well beyond URA's capacity under its current mode of operation. By conducting YMDS, URA hoped to identify enhanced institutional and implementation strategies for formation of new business models and new urban renewal initiatives, including encouraging more private investors/developers to participate in urban renewal projects.

7. Some Members opined that URA should review its current redevelopment approach. Instead of redeveloping individual old buildings in a piecemeal manner, URA should consider taking forward the redevelopment projects from the perspective of regenerating a district as a whole. URA advised that a new district-based approach in urban renewal had been adopted. This approach could secure greater planning and social gains than scattered "pencil block" or other smaller redevelopment projects. Altogether six projects had been launched so far under the district-based approach in Kowloon City. These six URA-initiated projects, together with a project under the Demand-led Redevelopment Project Pilot Scheme ("Demand-led Scheme"),<sup>6</sup> formed a cluster of projects covering a total site area of more than two hectares and involving about 2 700 households.

8. Some Members criticized URA for making huge profits by providing highly-priced housing units in its redevelopment projects, while at the same time depriving the affected residents/shop operators of their original living environment and means of living. They were concerned about the rehousing arrangements/assistance offered by URA for the affected residents/shop operators and called for rehousing the eligible affected residents within the same locality.

---

<sup>6</sup> Under the Demand-led Scheme launched in July 2011, property owners could initiate redevelopment by submitting an application to URA to redevelop their buildings/lots.

9. The Administration advised that many old buildings were dilapidated and lacked essential facilities (e.g. lifts) and redevelopment would provide an opportunity to improve the living conditions of residents. Residents affected by URA's redevelopment project who met the eligibility criteria for public rental housing ("PRH") might apply for a PRH unit provided by the Hong Kong Housing Authority ("HKHA") or HKHS. URA would reserve PRH units in urban area as far as possible for rehousing the affected residents and maintaining their community network. Besides, URA owned four rehousing blocks<sup>7</sup> with about 500 units for housing residents affected by its redevelopment projects who had temporary housing needs but ineligible for PRH and not opting for ex-gratia payments provided by URA. As regards assistance to the affected operators, URA would provide ex-gratia allowance to them and assist them in finding suitable places for relocation according to URA's current policies.

*Redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme*

10. As announced in the 2018 Policy Address, in order to release the redevelopment potential of buildings under the Civil Servants' Co-operative Building Society ("CBS") Scheme to increase housing supply, the Administration invited URA to identify one or two clusters of CBS sites suitable for high-density development as pilot projects for implementation under URA's usual project implementation approach. In May 2020, URA commenced two pilot CBS projects at Shing Tak Street/Ma Tau Chung Road and Kau Pui Lung Road/Chi Kiang Street.

11. Some Members pointed out that the requirement for the CBS flat owners to pay the outstanding land premium to the Government to remove the alienation restriction might become an obstacle inhibiting the release of these land plots for redevelopment. They urged the Administration to take a flexible approach in dealing with the said land premium requirement. The Administration advised that it had put in place a special arrangement on top of URA's usual compensation offer by offering eligible owner-occupiers an option to purchase subsidized sale flats ("SSF") of a dedicated rehousing estate ("DRE") in the Kai Tak Development ("KTD"). According to the internal estimate, the residual amount of URA's compensation after paying the outstanding land premium to the Government would be sufficient for buying SSF of the said DRE.

---

<sup>7</sup> The four rehousing blocks are Shun Sing Mansion at 466 Des Voeux Road West, Western District; Rich Building at 163-165 Lai Chi Kok Road, Sham Shui Po; Bedford Tower at 68-72 Bedford Road, Tai Kok Tsui; and 12 Soy Street, Mong Kok.

*Demand-led Redevelopment Project Pilot Scheme*

12. After completion of three rounds of the Demand-led Scheme, URA reviewed the Scheme in 2014 with a view to enhancing the planning gains of projects under the Demand-led Scheme. The revised application and scoring criteria were then applied to the fourth and fifth rounds of the Demand-led Scheme launched in July 2015 and February 2016 respectively. Noting that none of the applications in the fourth and fifth rounds were approved and/or implemented, Members expressed concern about the discontinuation of the Demand-led Scheme and asked whether it had become difficult for owners of private buildings to meet the revised application and scoring criteria.

13. The Administration advised that no application in the fourth round was selected for implementation after assessment conducted by URA, whereas one project in the fifth round was approved by URA for implementation. However, the project was eventually terminated due to the failure to meet the 80% threshold of owners' consent. URA considered the recent applications received not conducive to the objectives of the Demand-led Scheme, hence necessitating a holistic review of the Scheme in the context of YMDS.

*Facilitating services*

14. In 2011, URA set up a wholly-owned subsidiary, Urban Redevelopment Facilitating Services Company Limited ("URFSL"), to facilitate interested property owners in assembling titles for joint sale in the market. Noting that URFSL had successfully facilitated the joint sale by public auction of only one project site out of the 40 applications for facilitating services received up to 15 June 2020, Members expressed concern on the small scale of the facilitating services.

15. URA advised that since May 2016, a new pilot scheme had been put in place to provide facilitating services to building owners under the CBS Scheme and the Government Built Housing Scheme. The URA Board had also approved a new service to be provided by URFSL for facilitating the dissolution of CBS within the boundaries of redevelopment projects commenced by URA. Preparation work for the launch of the service was completed.

*"Flat for Flat" Scheme*

16. The "Flat for Flat" ("FFF") Scheme introduced in 2011 provides domestic owner-occupiers affected by URA's redevelopment projects an option to purchase in-situ FFF units in their respective redevelopment sites,

FFF units in an appropriate development project to be constructed in the same district or FFF units in KTD. As at 1 June 2020, 31 owners had opted to participate in the FFF Scheme, among which 27 had taken up units in KTD and four had opted for in-situ FFF units.

17. Some Members pointed out that there was a large discrepancy in the acquisition price offered by URA to owners and the price of the redeveloped properties. Hence, the affected owners might not be able to afford the flats under the FFF Scheme and could not move back to live in the redeveloped areas. They urged URA to review the FFF Scheme.

18. URA explained that for the owner-occupiers of properties affected by URA's redevelopment projects, the acquisition offer was based on the value of a seven-year-old replacement flat in the same locality. This rate, roughly around double the market price of the affected property, would allow the owner-occupier to purchase a replacement property in a nearby area. It was inappropriate to compare the acquisition price with the selling price of a redeveloped property, given that in a booming property market, the property price would rise, and vice versa. The FFF Scheme provided the affected owner-occupiers an additional option to cash compensation. Having reviewed the previous responses to the FFF Scheme, URA had adjusted the number of flats reserved for the FFF Scheme in its redevelopment projects.

*Provision of subsidized sale flats and support for development of transitional housing*

19. In recent years, URA has been tasked with other missions. In response to the then Chief Executive ("CE")'s suggestion in the 2015 Policy Address to increase the supply of SSF, URA identified part of the flats in KTD for SSF purpose. Following the announcement of the introduction of the "Starter Homes" Pilot Scheme ("SH Scheme")<sup>8</sup> by CE in her 2017 Policy Address, URA was invited to assign its redevelopment project at Ma Tau Wai Road/Chun Tin Street named "eResidence" as an SH Scheme project in June 2018. In the 2019 Policy Address, URA was entrusted with a new mission of actively providing more Starter Homes units or other types of SSF in its redevelopment projects in light of the successful implementation of the "eResidence" project. Moreover, URA was invited to offer professional advice and project management support to non-governmental organizations for the development of transitional housing.

---

<sup>8</sup> The SH Scheme aims at helping higher-income families who are not eligible for the Home Ownership Scheme but cannot afford private housing to meet their home ownership aspirations.

20. Some Members called on the Administration and URA to consider reviewing URA's role to shoulder more social responsibility by making use of the land resumed to develop public housing, including PRH and SSF, by collaboration with HKHA or HKHS, or private housing affordable for the general public. It was suggested that the Administration should use the land sale proceeds to subsidize URA for developing public housing units in its redevelopment projects.

21. The Administration advised that the redevelopment projects undertaken by URA since its establishment mainly focused on private properties. The modus operandi of URA had all along been generating revenue through the sale of units constructed after redevelopment, so as to achieve the long-term objective of a self-financing urban renewal programme. If URA's redevelopment projects were used to develop public housing, the Government and URA had to carefully consider the impact of this fundamental change on the supply of public and private housing and the self-financing mode of operation of URA. That said, URA might consider incorporating public housing elements in its redevelopment projects on a case-by-case basis having regard to the scale of the development and financial implications.

22. Some Members expressed concern about the exorbitant management fees (at \$4.3 per square foot) of eResidence and unsatisfactory building quality of some units of eResidence. URA advised that in determining the management fee level of eResidence, it had adhered to the principle of cost-recovering and made reference to the management fees of residential projects in the market with comparable development scale and facilities. The management fee level of eResidence was compatible with the current market level, which was around \$4 to \$5 per square foot in general. Moreover, URA was aware of the building quality issues of some units of eResidence and had followed up the matter.

### Rehabilitation

23. Under the Integrated Building Rehabilitation Assistance Scheme ("IBRAS"), URA is responsible for administering various building rehabilitation assistance schemes and services.<sup>9</sup> In March 2019, URA

---

<sup>9</sup> These schemes and services are the Building Drainage System Repair Subsidy Scheme, Building Maintenance Grant Scheme for Needy Owners, Building Safety Loan Scheme, Common Area Repair Works Subsidy, Fire Safety Improvement Works Subsidy Scheme, Home Renovation Interest-free Loan, Lift Modernisation Subsidy Scheme, Mandatory Building Inspection Subsidy Scheme, Operation Building Bright 2.0 and Smart Tender Building Rehabilitation Facilitating Services.

launched the Building Rehabilitation Platform<sup>10</sup> to provide comprehensive building rehabilitation information and technical support for building owners, including information about the schemes and services under IBRAS. In view that URA's rehabilitation work involved increasing workload and might sustain financial loss, Members urged the Administration to examine the role of URA in this aspect of work. They also enquired whether any additional resources would be provided to URA by the Administration.

24. The Administration indicated that building rehabilitation was a major work area of URA and the financial position of URA had so far been sound. It would provide resources as appropriate to enable URA to continue carrying out its urban renewal mission as and when necessary. Moreover, while additional workload would generate pressure on its manpower resources, URA would accord priorities to more urgent cases.

#### *Building Drainage System Repair Subsidy Scheme*

25. In view of the rising public concerns on defective drains amid the Coronavirus Disease—2019 pandemic, the Financial Secretary announced in the 2021-2022 Budget that the Administration would launch the Building Drainage System Repair Subsidy Scheme ("DRS") with a non-recurrent commitment of \$1 billion to subsidize owners of old and dilapidated domestic (viz. residential or composite) buildings in repairing and/or upgrading the drains of their buildings. The relevant funding commitment was approved in the context of the Appropriation Bill 2021.<sup>11</sup> Administered by URA, DRS has been open for application since 1 May 2021. As the Government's partner, URA will bear the staffing and other associated administration costs of DRS. It will also submit regular progress report on DRS and arrange an independent auditor to conduct annual audit on the accounts of DRS.

26. The DEV Panel discussed the DRS proposal at its meeting on 23 March 2021. Members generally welcomed the proposal and hoped that DRS could help address the problem of misconnections of building drains. They enquired how the Administration would handle cases involving unauthorized connections of branch pipes serving individual units or located within subdivided units, and urged the Administration to combat the problem at its source by strengthening enforcement actions against misconnections of building drains.

---

<sup>10</sup> The Building Rehabilitation Platform is available at:  
<https://www.brplatform.org.hk/en>

<sup>11</sup> The Appropriation Bill 2021 was passed by LegCo on 28 April 2021.



27. The Administration advised that in response to public concerns, the Buildings Department ("BD") launched a territory-wide drainage inspection programme in June 2020 to proactively inspect the drains at the external walls of some 20 000 private residential or composite buildings exceeding three storeys. BD would also issue statutory orders requiring building owners to carry out drainage repair and/or rectification works for serious cases. Apart from accepting applications from eligible buildings with owners who were willing and able to organize the drainage investigation, repair and/or upgrading works ("drainage works") themselves (i.e. Category 1 buildings) under DRS, BD would, on a risk basis, select buildings whose owners did not have the ability to coordinate the drainage works by themselves (i.e. Category 2 buildings). BD would exercise its statutory power to carry out the requisite works for compliance of outstanding statutory drainage-related orders in default of the owners concerned.

28. The Administration further advised that DRS would subsidize 80% of the costs required for the drainage works, whereas the remaining 20% of the costs had to be borne by the building owners. To minimize inconvenience caused to the building owners (e.g. obviating the need of a separate scaffolding), DRS would cover works for both common drains of a building and branch pipes serving individual units that were not located within individual premises on condition that these branch pipes were located in proximity with the common drains where works were warranted. Special cases would be dealt with by BD on a case-by-case basis subject to the actual circumstances.

### Preservation and revitalization

29. Preservation and revitalization are two key businesses of URA, and the major projects in this area included the Central Market project (to be completed by two phases with the first phase of operation to be commenced in the third quarter of 2021) and the 618 Shanghai Street project (commenced operation in November 2019).

30. Some Members opined that the revitalized Central Market should provide affordable retail facilities and eateries, rather than expensive branded stores. According to URA,<sup>12</sup> the Authority and operator of the Central Market would avoid excessive consumerism and profit maximization in market operation. A portion of the floor area of the

---

<sup>12</sup> Source: [Press release](#) of URA on 1 March 2021

Central Market had also been reserved for public and community uses, including a 24-hour public passageway and green open spaces totalling about 1 000 square metres.

### **Financial position of the Urban Renewal Authority**

31. As at 31 March 2020, URA's net asset value stood at \$47.09 billion, including a capital injection totalling \$10 billion from the Government. URA estimated in 2020 that, in the five years from 1 April 2020 to 31 March 2025, a total cash outlay of about \$60 billion, excluding operational overheads, would be required to meet the costs of all projects contained in its 2020-2021 to 2024-2025 Corporate Plan.

32. Members considered that urban renewal work was important to the community as it would improve the living conditions of residents in dilapidated buildings and address the problem of urban decay. While URA should operate in a financially sustainable manner, it should not adopt a profit-oriented approach to urban renewal. The Administration should assist URA in overcoming the difficulties that it might face in taking forward the initiatives under the 2011 URS and meeting the needs and aspirations of those affected by the redevelopment projects.

33. The Administration advised that profit maximization had never been an objective of URA and the Authority would continue to take forward its work under the long-term self-financing objective. While redevelopment might generate surplus, URA's other activities such as rehabilitation, preserving buildings with heritage value and revitalizing the areas within URA's project sites were not-for-profit and might incur financial loss. To support URA in taking forward the urban renewal programme, apart from the \$10 billion capital injection and land premium concessions, URA had been offered "linked sites" on a few occasions<sup>13</sup> which effectively allowed URA to link up the implementation of two redevelopment projects, one of which was profitable and the other not. Meanwhile, the Administration had asked URA to critically review its financial strength.

---

<sup>13</sup> For example, a site at Ka Wai Man Road was offered by the Government as a "linked site" to facilitate the implementation of the Kennedy Town New Praya project by URA. Both of the Ka Wai Man Road project and the Kennedy Town New Praya project were completed in 2007-2008.

### **Council questions and motion**

34. At the Council meetings between June 2017 and May 2021, Members raised a number of questions on matters relating to the work of URA. A motion on "Combating bid-rigging to defend the rights and interests of property owners" was also passed at the Council meeting of 7 June 2017. The hyperlinks to the above motion and relevant questions raised at the Council meetings as well as the Administration's replies are provided in the **Appendix**.

### **Latest development**

35. At the DEV Panel meeting to be held on 22 June 2021, the Administration and URA will brief members on the progress of work of URA in 2020-2021 and its Business Plan for 2021-2022.

### **Relevant papers**

36. A list of relevant papers on the LegCo website is in the **Appendix**.

Council Business Division 1  
Legislative Council Secretariat  
18 June 2021

Urban Renewal Strategy and work of the Urban Renewal Authority

List of relevant papers

Committee	Date of meeting	Paper
Panel on Development	24 January 2017	<p>Administration's paper on "Initiatives of Development Bureau in the 2017 Policy Address and Policy Agenda" [<a href="#">LC Paper No. CB(1)439/16-17(03)</a>]</p> <p>Minutes of policy briefing cum meeting [<a href="#">LC Paper No. CB(1)700/16-17</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)618/6-17(01)</a>]</p>
	28 March 2017	<p>Administration's paper on "Encouraging Property Owners to Participate in Smart Tender Scheme" [<a href="#">LC Paper No. CB(1)699/16-17(06)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)951/16-17</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)866/16-17(01)</a>]</p>
	24 October 2017	<p>Administration's paper on "Initiatives of Development Bureau in the Chief Executive's 2017 Policy Address and Policy Agenda" [<a href="#">LC Paper No. CB(1)57/17-18(01)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)615/18-19</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)572/18-19(01)</a>]</p>

Committee	Date of meeting	Paper
	31 October 2017	<p>Administration's paper on "Work of the Urban Renewal Authority" [<a href="#">LC Paper No. CB(1)117/17-18(02)</a>]</p> <p>Minutes of special meeting [<a href="#">LC Paper No. CB(1)484/17-18</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)306/17-18(01)</a>]</p> <p>Administration's response to motions passed [<a href="#">LC Paper No. CB(1)305/17-18(01)</a>]</p>
	20 December 2017	<p>Administration's paper on "Operation Building Bright 2.0" [<a href="#">LC Paper No. CB(1)343/17-18(04)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)718/17-18</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)577/17-18(01)</a>]</p>
	26 June 2018	<p>Administration's paper on "Work of the Urban Renewal Authority" [<a href="#">LC Paper No. CB(1)1133/17-18(03)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)222/18-19</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)1329/17-18(01)</a>]</p>

Committee	Date of meeting	Paper
	23 October 2018	<p>Administration's paper on "Initiatives of Development Bureau in the Chief Executive's 2018 Policy Address and Policy Agenda" [<a href="#">LC Paper No. CB(1)15/18-19(01)</a>]</p> <p>Administration's paper on "Lift Modernisation Subsidy Scheme" [<a href="#">LC Paper No. CB(1)35/18-19(03)</a>]</p> <p>Minutes of policy briefing cum meeting [<a href="#">LC Paper No. CB(1)455/18-19</a>]</p> <p>Administration's response to motions passed [<a href="#">LC Paper Nos. CB(1)158/18-19(01)</a> and <a href="#">CB(1)158/18-19(02)</a>]</p>
	25 June 2019	<p>Administration's paper on "Work of the Urban Renewal Authority" [<a href="#">LC Paper No. CB(1)1181/18-19(03)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)1356/18-19</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)1317/18-19(01)</a>]</p>
	26 November 2019	<p>Administration's paper on "Initiatives of Development Bureau in the Chief Executive's 2019 Policy Address and Policy Address Supplement" [<a href="#">LC Paper No. CB(1)38/19-20(01)</a>]</p>

Committee	Date of meeting	Paper
	16 December 2019	<p>Administration's paper on "Assistance Schemes on Building Safety and Rehabilitation" [<a href="#">LC Paper No. CB(1)230/19-20(06)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)880/19-20</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)423/19-20(01)</a>]</p>
	23 June 2020	<p>Administration's paper on "Work of the Urban Renewal Authority" [<a href="#">LC Paper No. CB(1)762/19-20(01)</a>]</p> <p>Minutes of meeting [<a href="#">LC Paper No. CB(1)893/19-20</a>]</p> <p>Administration's follow-up paper [<a href="#">LC Paper No. CB(1)892/19-20(01)</a>]</p>
	1 December 2020	<p>Administration's paper on "Initiatives of Development Bureau in the Chief Executive's 2020 Policy Address and Policy Address Supplement" [<a href="#">LC Paper No. CB(1)275/20-21(01)</a>]</p> <p>Minutes of policy briefing [<a href="#">LC Paper No. CB(1)973/20-21</a>]</p>
	23 March 2021	<p>Administration's paper on "Building Drainage System Repair Subsidy Scheme" [<a href="#">LC Paper No. CB(1)666/20-21(06)</a>]</p>

Hyperlinks to relevant motion passed at the Council meeting/Council questions and the Administration's replies:

<b>Date</b>	<b>Motion passed at the Council meeting/Council question</b>
7 June 2017	Motion on " <a href="#">Combating Bid-rigging to Defend the Rights and Interests of Property Owners</a> "  <a href="#">Progress report</a>
7 June 2017	Question No. 12 on " <a href="#">Compensation for Owners Affected by Redevelopment Projects of the Urban Renewal Authority</a> "
21 June 2017	Question No. 17 on " <a href="#">Land Resumption by the Government for the Redevelopment Projects Implemented by Urban Renewal Authority</a> "
25 October 2017	Question No. 13 on " <a href="#">Statistics and Allocation of the Rehousing Flats of the Urban Renewal Authority</a> "
1 November 2017	Question No. 14 on " <a href="#">Building Safety</a> "
10 January 2018	Question No. 21 on " <a href="#">Urban Renewal</a> "
28 February 2018	Question No. 16 on " <a href="#">Arrangements for Compulsory Resumption of Property Titles for Redevelopment Projects</a> "
28 March 2018	Question No. 20 on " <a href="#">Assisting Building Owners in Complying with the Fire Safety Requirements</a> "
6 June 2018	Question No. 7 on " <a href="#">Redevelopment Projects on Private Residential Buildings Carried Out by Land Owners and Developers</a> "
24 October 2018	Question No. 19 on " <a href="#">Assisting Owners' Organizations in Inviting Tenders for Consultancy, Cleaning and Security Services</a> "
7 November 2018	Question No. 6 on " <a href="#">Standard on Per-person Internal Floor Area Adopted for Allocation of Public Housing Units</a> "
20 February 2019	Question No. 18 on " <a href="#">Smart Tender Building Rehabilitation Facilitating Services</a> "



<b>Date</b>	<b>Motion passed at the Council meeting/Council question</b>
20 March 2019	Question No. 7 on " <a href="#">Supply of Housing</a> " Question No. 12 on " <a href="#">Provision of Transitional Housing</a> "
3 April 2019	Question No. 6 on " <a href="#">Redevelopment of Old Areas</a> "
22 May 2019	Question No. 8 on " <a href="#">The Lift Modernisation Subsidy Scheme</a> "
29 May 2019	Question No. 11 on " <a href="#">Work of the Urban Renewal Authority</a> "
11 December 2019	Question No. 16 on " <a href="#">Subsidy Schemes on Building Safety and Rehabilitation</a> "
8 July 2020	Question No. 17 on " <a href="#">Statistics on the Work of the Urban Renewal Authority</a> " Question No. 20 on " <a href="#">Redevelopment Projects Implemented by the Urban Renewal Authority</a> "
5 May 2021	Question No. 18 on " <a href="#">Handling Defective Drainage Systems in Buildings</a> "