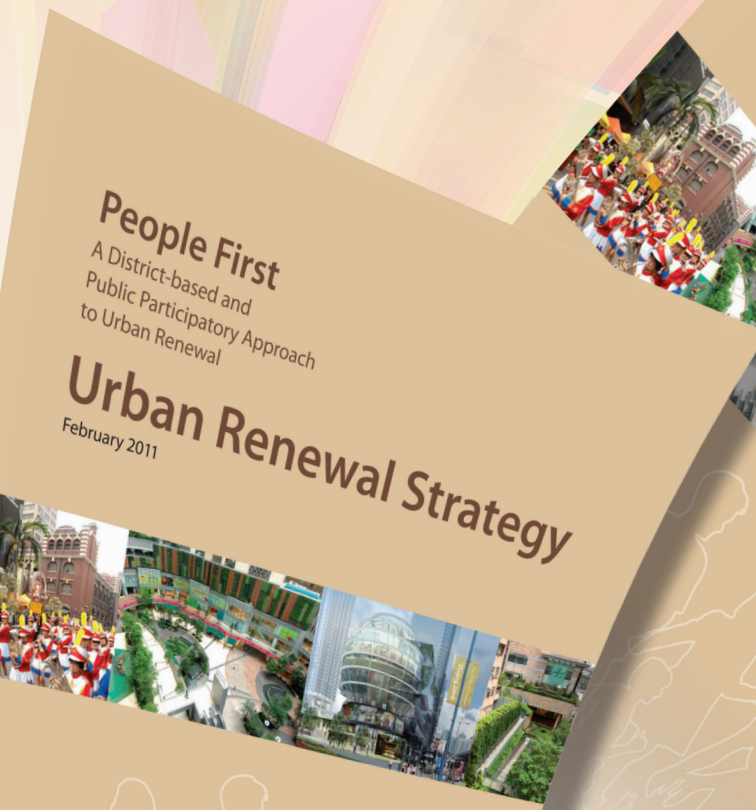


Venturing into New Horizons



The URA has developed and introduced new plans and schemes as outlined in the new Urban Renewal Strategy (URS), and has made progress in the following areas:

“Demand-led” redevelopment

The URA received a total of 25 applications for “demand-led” redevelopment during the first round of applications from July to October 2011. Three were ultimately selected as the others failed to meet either the 67% owners’ consent threshold, or the sites were below 400 square metres, or the building conditions did not warrant priority treatment.

We commenced the three demand-led redevelopment projects on 20 April 2012, including the Tai Kok Tsui project at 13-31 Pine Street and 87 Oak Street; and two Sham Shui Po projects at 229A-G and 205-211A Hai Tan Street. The three projects, if successfully implemented, will be able to improve the living condition of around 290 households.

The URA had made conditional offers to owners of 229

A-G Hai Tan Street as there was no objection to this project. Should no less than 80% of owners in each lot of the project accept the URA’s conditional offer, the URA will complete purchase of the properties with the owners.

The two remaining demand-led projects received objections from a few affected residents within and outside their project boundary and more time is required for processing. Once authorisation is obtained from the Secretary for Development, the URA will make conditional offers to the affected owners.

The URA’s current proposal is to redevelop the three projects to provide around 230 residential units of small to medium sizes, and will reserve some units on the lower floors for the flat-for-flat scheme.



Poor living condition in the Tai Kok Tsui demand-led redevelopment project.

‘Facilitator’ intermediary services

The URA has started its ‘facilitator’ role -- providing intermediary services for owners and helping them to achieve a joint sale. We had received a total of six applications up to July 2012. Two applications were accepted for implementation.

“Flat-for Flat” arrangement

The first “flat-for-flat” offer was made in February 2012 to domestic owner-occupiers in URA’s Pak Tai Street/ San Shan Road redevelopment project.

“Flat-for-flat” is a key initiative stipulated in the new URS, for domestic owner-occupiers who are affected by URA redevelopment projects commenced after 24 February 2011, the date when the new URS was formally promulgated.

Domestic owner-occupiers who wish to opt for “flat-for-flat” arrangement must first accept the cash compensation offered by the URA based on a notional seven-year-old flat rate. They have a choice of ‘in-situ’ flats in the new development or flats in Kai Tak “flat-for-flat” development.

The URA has adopted modest design features in the Kai Tak “flat-for-flat” development which is scheduled for completion in 2016. The key elements include:

1. Natural ventilation: windows are designed in all living rooms and lift lobbies to induce cross ventilation;
2. Green: overall 30% green coverage with two third (20%) at grade;
3. Residents’ communal facilities located on rooftop, enjoying panoramic view. No swimming pool, no dining facilities, and no private car parking provision;
4. Modest design for main lobbies;
5. No balcony for small units while three-bedroom units will have two bathrooms (one with bathtub and one with shower stall);
6. Durable materials and energy efficient installations to reduce future maintenance and management expenses; and

7. Elderly-friendly facilities incorporated in the Low Block.

Foundation works of Kai Tak development (Phase I) has begun in mid-2012, and the project is expected to be completed in 2016.



Elderly-friendly facilities are incorporated in the Low Block of Kai Tak development.

District Urban Renewal Forum

The Kowloon City District Urban Renewal Forum (DURF) was established by the Government on 1 June 2011, and comprises a total of 20 non-official and official members appointed by the Secretary for Development. This is the first DURF established after the promulgation of the new URS, with secretarial service and support from the Planning Department and assistance from the URA.

The DURF, through its consultants, will consult widely the public on its preliminary proposals in the third quarter of 2012. Different sectors of the community and local residents will be invited to give their views in order to formulate the Urban Renewal Plan for Kowloon City with local character and reflecting the aspirations of the district as well as the overall public interest.

Urban Renewal Trust Fund

The setting up of an Urban Renewal Trust Fund (Fund or URTF), another key initiative under the URS, was also one of the highlights for the year. The URA has allocated HK\$500 million to the Fund, which will be used to subsidise the District Urban Renewal Forums' various activities and studies. The Government announced in August 2011 the appointment of ten directors of the Fund nominated by the Secretary of Development.

The Fund provides an independent funding source

to support the operation of social service teams who render independent assistance to affected residents of urban redevelopment projects implemented by the URA; supports social impact assessments and other related planning studies commissioned by the DURF to strengthen urban renewal planning at the district level; and supports heritage preservation and district revitalisation initiatives to be proposed by non-governmental organisations and other stakeholders in the overall context of urban renewal.

24 February 2011	Promulgation of the new Urban Renewal Strategy.
February – August 2011	The URA announced work plans and schemes related to the new URS. The new initiatives included “demand-led” redevelopment; “facilitator” intermediary service; “flat-for-flat” arrangement. The URA had also assisted in the establishment of the first DURF and URTF.
1 April 2011	Integrated Building Maintenance Assistance Scheme (IBMAS) took effect. Under the IBMAS, the financial assistance schemes currently operated by the URA and the Hong Kong Housing Society were consolidated into one integrated assistance scheme.
25 July 2011	Application for “demand-led” and “facilitator” intermediary services was open.
31 October 2011	25 applications for “demand-led” redevelopment received.
27 February 2012	Issued offer letters with “flat-for-flat” option to domestic owner-occupiers of the Pak Tai Street/San Shan Road project in Ma Tau Wai. They were the first batch of owner-occupiers benefiting from the FFF arrangement.
20 April 2012	Commenced three “demand-led” projects.
26 April 2012	The first one-stop service centre of the URA, the Urban Renewal Resource Centre at Tai Kok Tsui was opened.
1 June 2012	Applications opened for the second round of “demand-led” redevelopment.
4 July 2012	Conditional offers made to a “demand-led” redevelopment project in Sham Shui Po.