

## Lunch Talk by ACEHK

# Leveraging Consultants' Innovation to Enhance Quality of Urban Renewal

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Managing Director, Urban Renewal Authority

28 February 2017

# Scope of Urban Renewal Work



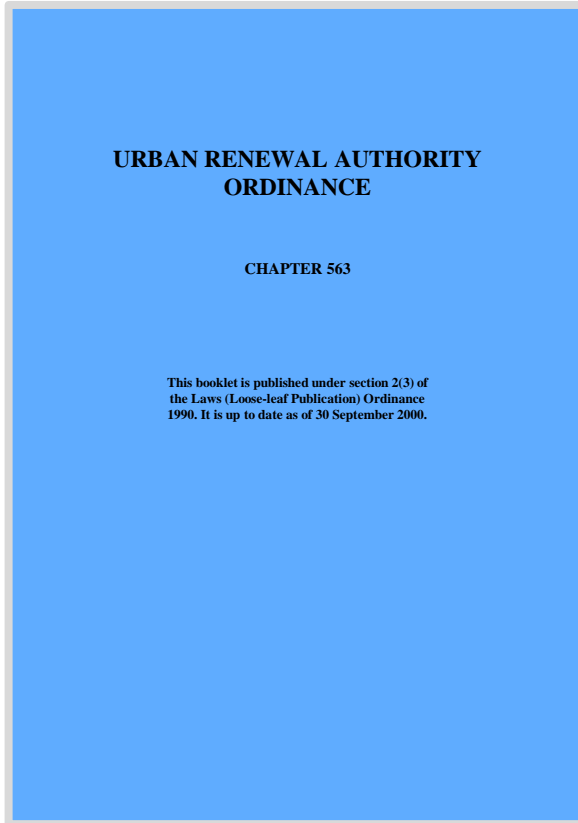
1988

2001

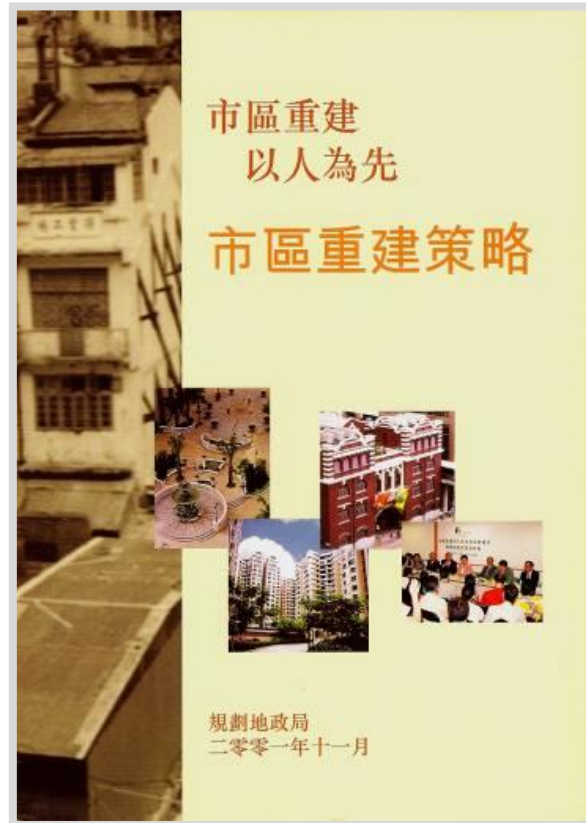
2017



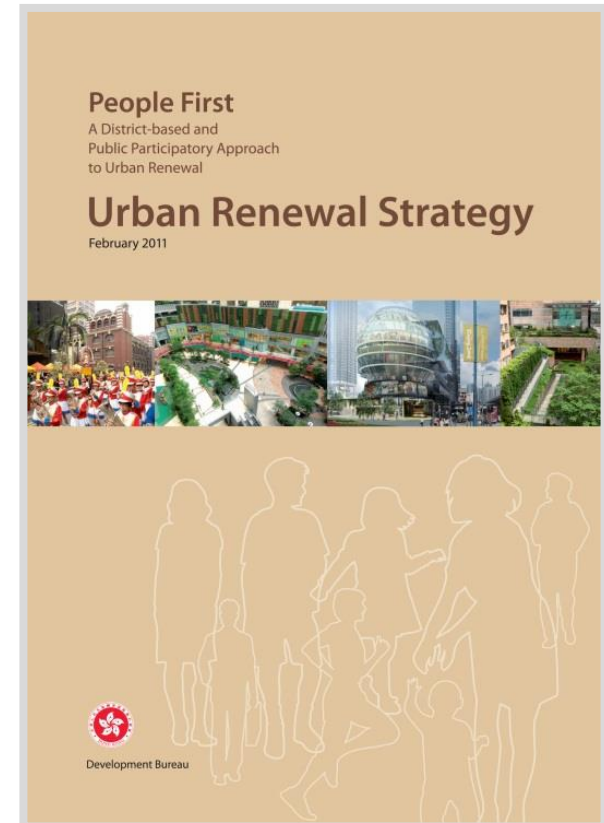
# Scope of Urban Renewal Work



Urban Renewal Authority  
Ordinance 2001



Urban Renewal  
Strategy 2001

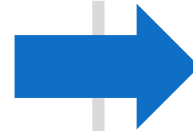


Urban Renewal  
Strategy 2011

# Scope of Urban Renewal Work

## LDCO vs URAO

Project-based Approach



Area-based Strategic Planning



Holistic, Forward-looking Approach

# Scope of Urban Renewal Work

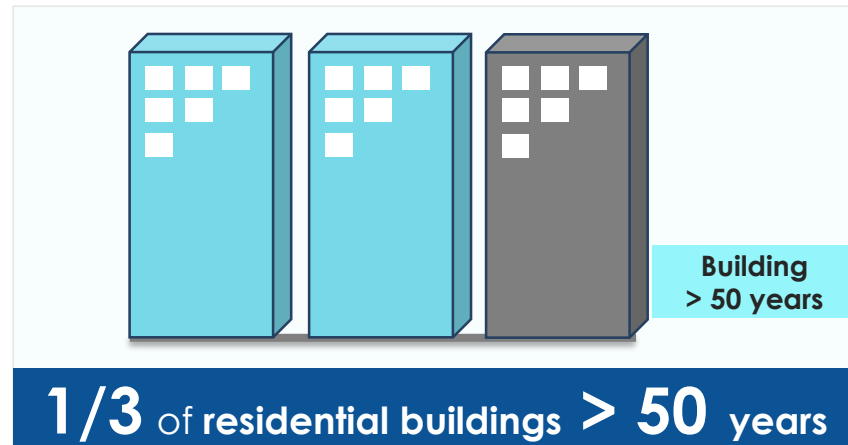
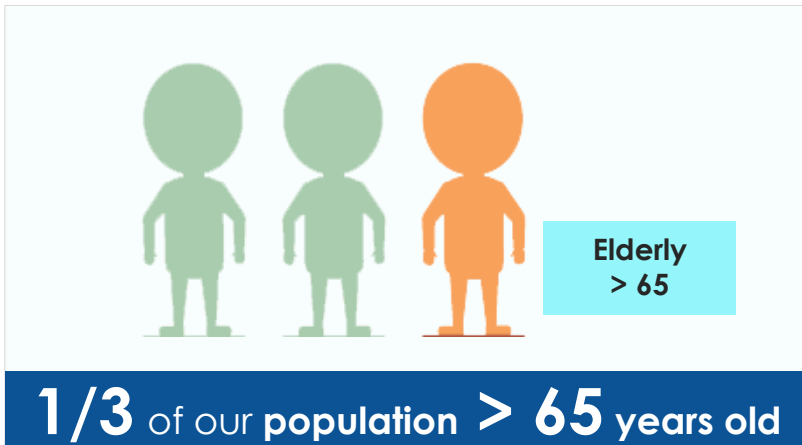
## Urban Renewal Strategy Study

Prepared by Urban Renewal Division, Planning Department

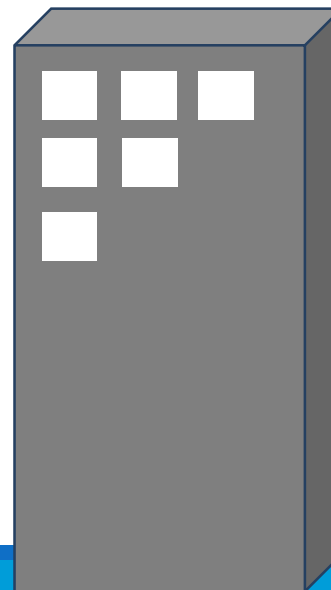
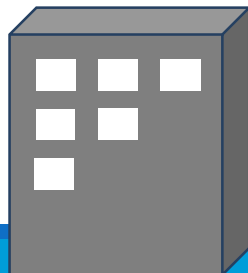


# Size of Urban Renewal Problem

By **2040**



**9,000**  
buildings  
(2015)



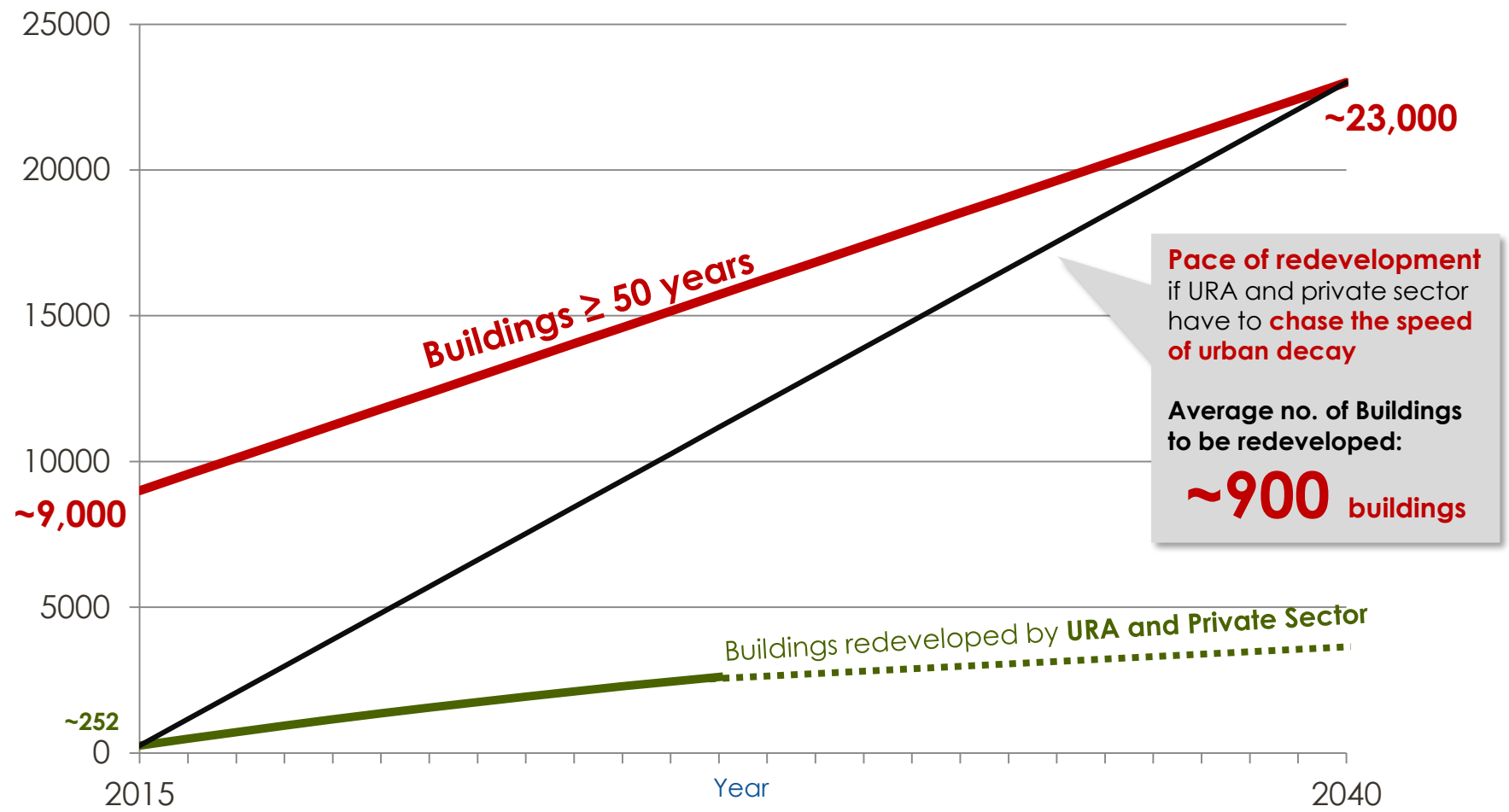
**>23,000**  
buildings  
(2040)

# Size of Urban Renewal Problem

## Redevelopment (Residential Buildings)

By 2040

No. of residential Buildings



# Constraints to Urban Redevelopment: URA's Perspective

Joint Venture Developer

URA

**Sale Price**  
**\$ 15,000 p.s.f.**

Other  
Development  
Costs

Tender AV  
5,000 p.s.f.  
(To URA)

Need for an Alternative  
Implementation Model

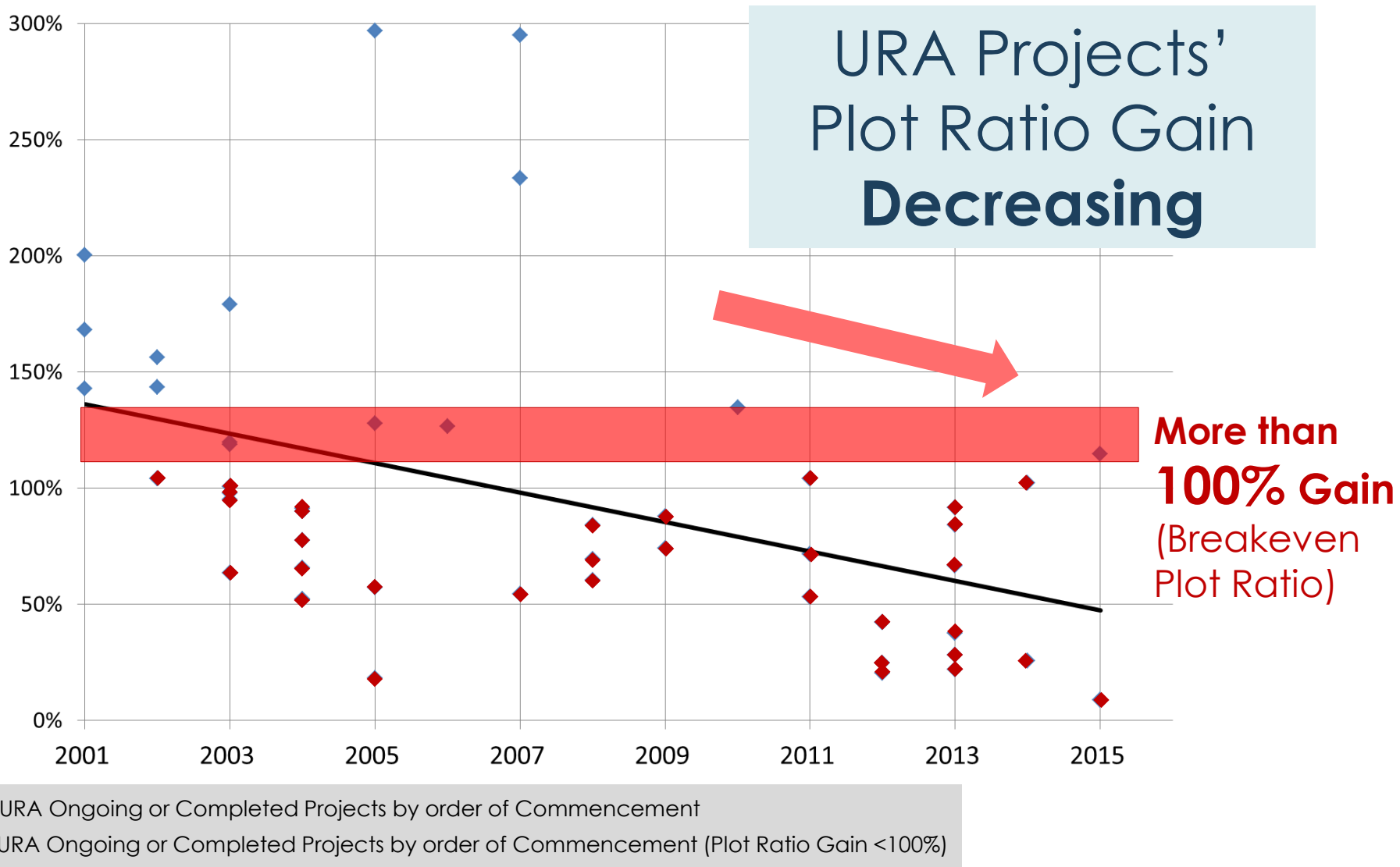
**Acquisition AV**  
**\$ 11,000 p.s.f.**

URA Loss

Recent URA Projects



# Constraints to Urban Redevelopment: URA's Perspective



# Constraints to Urban Redevelopment: URA's Perspective

Government Injection + Surplus:

**\$10 B + \$20 B = \$30 B**

9 redevelopment projects  
in Latest 5-year Corporate Plan

**Total Loss: ~\$ 9.6 B**

**35,000 building blocks**  
aged over 30 years up to 2030

**Subsidy amount: \$224B**

(\$1,120Bx20%)

Redevelopment

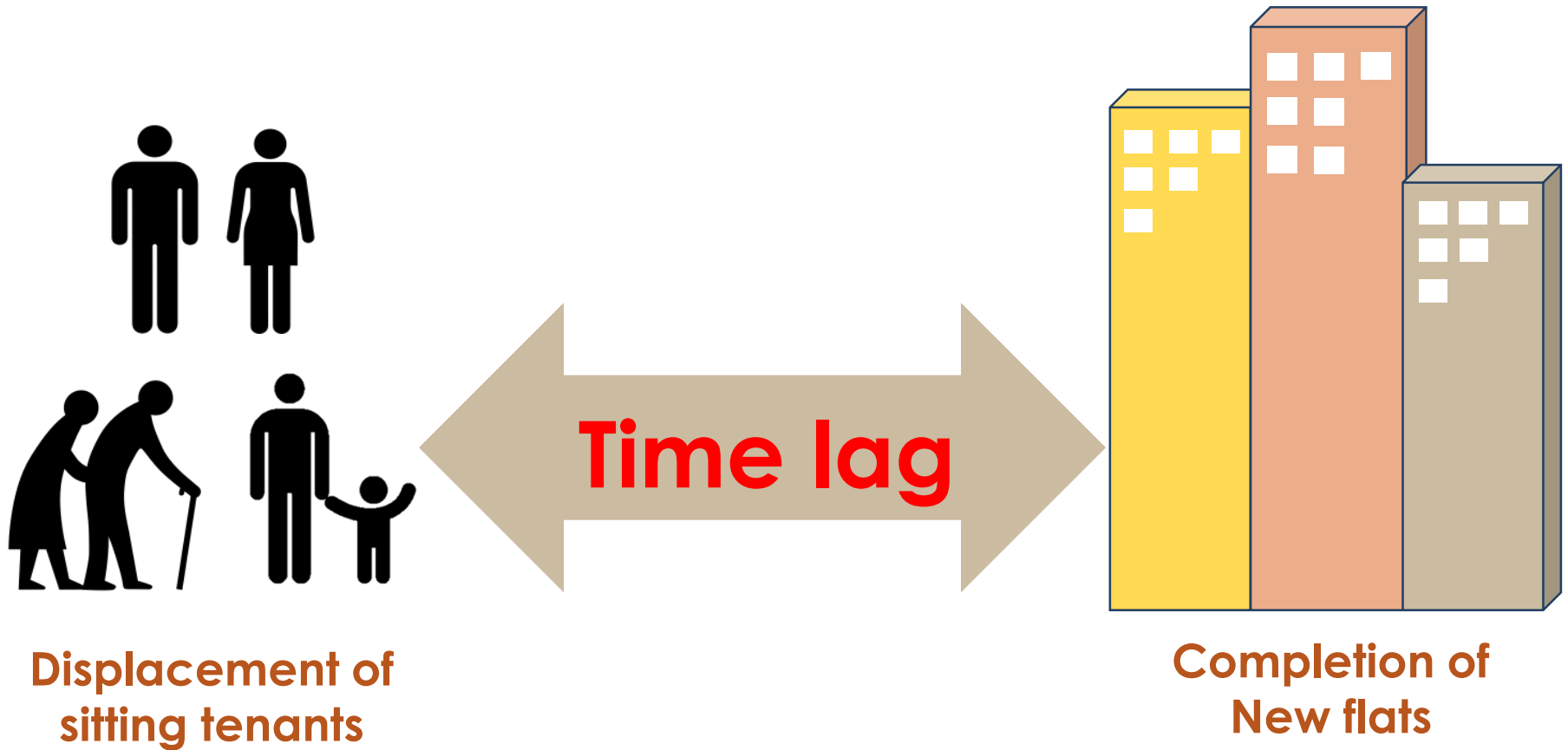
Rehabilitation/  
Retrofitting

Revitalisation

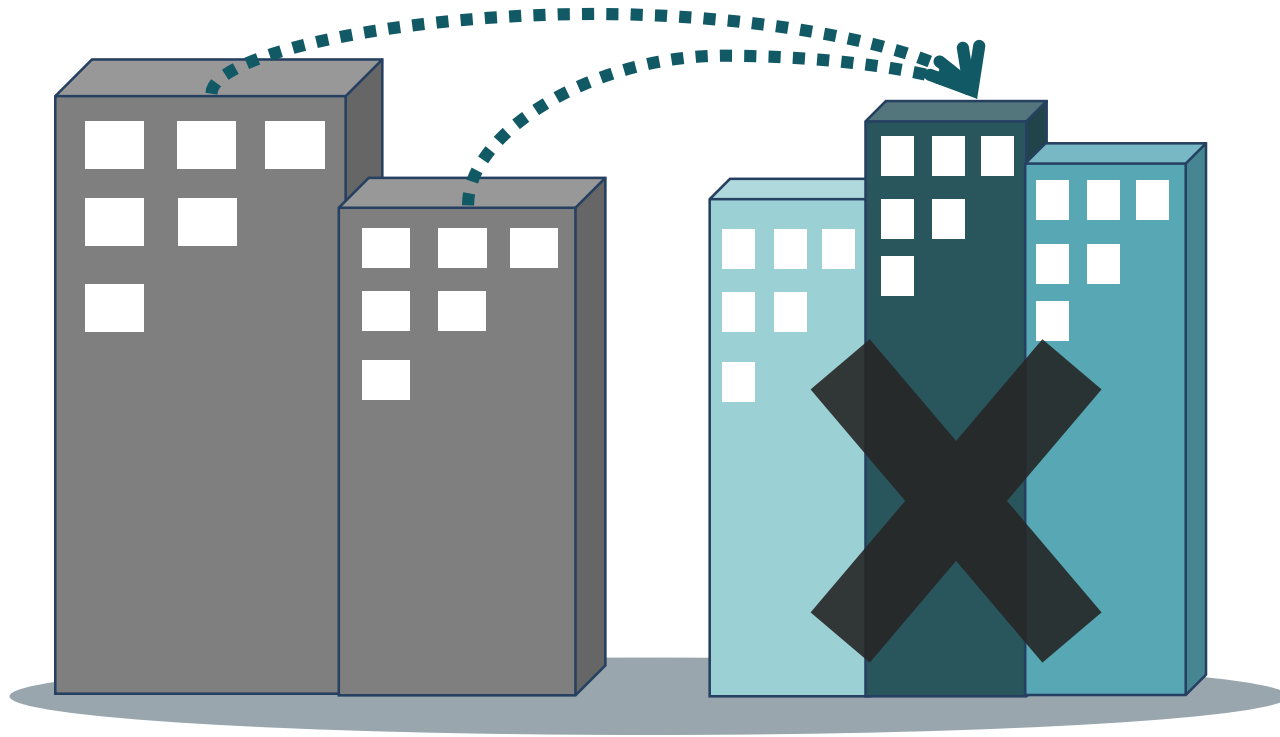
pReservation

# Constraints to Urban Redevelopment: URA's Perspective

## Rehousing & decanting



# Constraints to Urban Redevelopment: URA's Perspective



**Lack of rehousing facilities in same locality  
+ Concern Groups / Politicians**



**Prolonging time of site clearance**

# Constraints to Urban Redevelopment: URA's Perspective

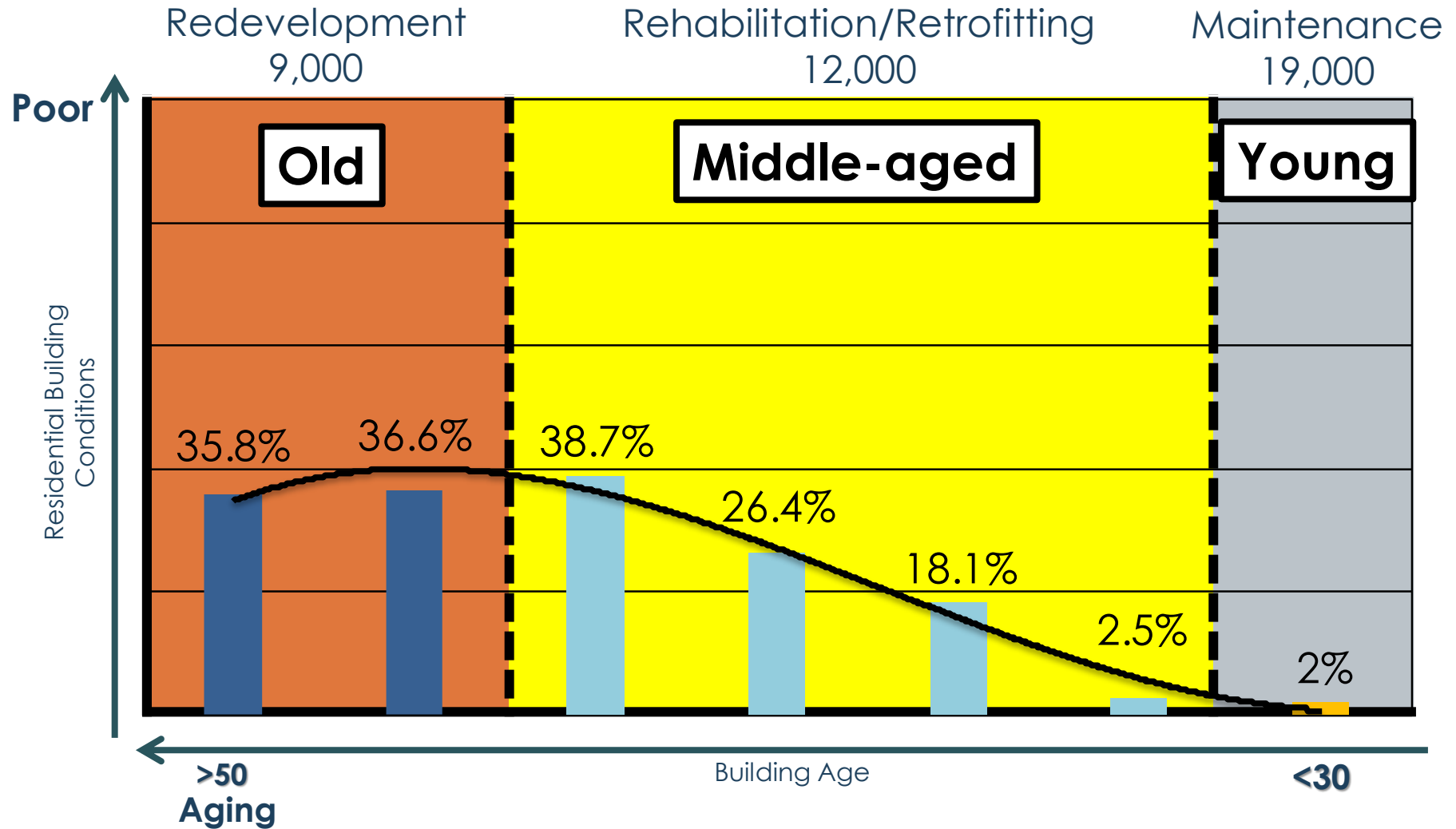
## Multiple Ownership



## Preservation of Local vibrancy and characteristics



# Holistic Approach to Urban Renewal



# Holistic Approach to Urban Renewal

For **Middle-aged buildings**

**2004**

Rehabilitation Schemes

**Technical Assistance**  
+  
**Financial Assistance**

**2011**

Integrated Building Maintenance Assistance Scheme

**From 1 July 2015**  
Urban Renewal Authority extends the building rehabilitation service to cover the whole Hong Kong territories

- Owners' Corporation Formation Subsidy
- Common Area Repair Works Subsidy
- Home Renovation Interest-free Loan
- New "Common Area Repair Works Subsidy" maximum subsidy capped at \$600,000 per Owners' Corporation

Building Rehab Info Net  
[www.buildingrehab.org.hk](http://www.buildingrehab.org.hk)  
31881188

**2016**

Smart Tender

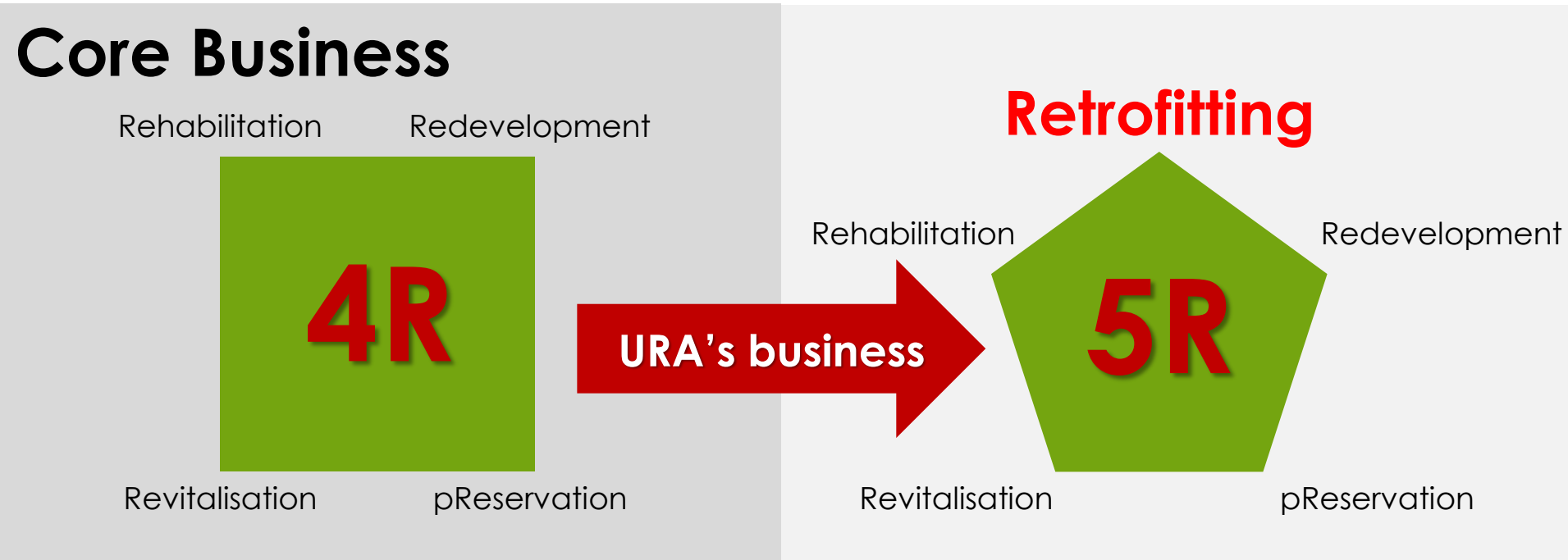
**大廈維修要齊心 工程招標須謹慎**

**「招標妥」促進服務三式**

- 自助工具手冊**  
一站式取得樓宇維修錄及「招標妥」服務詳情
- 獨立工程估算**  
安排以第三者身份提供獨立維修估價及專業意見
- 電子招標平台**  
為招標承建商提供電子招標平台，資料絕對保密，並由獨立專業人士監察開標

3188 1188  
樓宇維修資訊  
[www.buildingrehab.org.hk](http://www.buildingrehab.org.hk)

# Holistic Approach to Urban Renewal





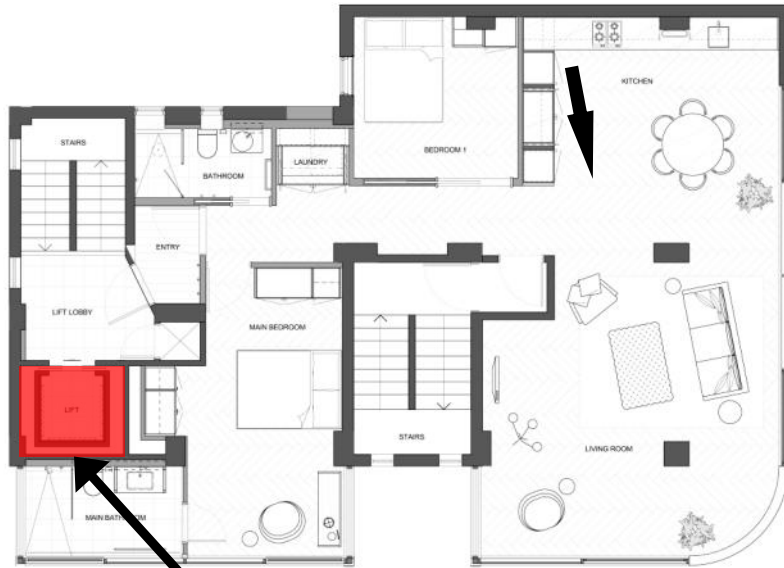
# Holistic Approach to Urban Renewal

## 5<sup>th</sup> “R”: Building Retrofit Example in Kennedy Town



# Holistic Approach to Urban Renewal

## 5th "R": Building Retrofit



**Adding a new lift**



# Holistic Approach to Urban Renewal

## 5 + 1 (greening) elements of Enhanced Rehabilitation

Fire Services



Barrier-free  
access



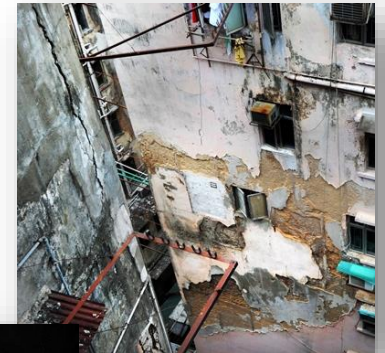
Façade



Energy  
Efficiency



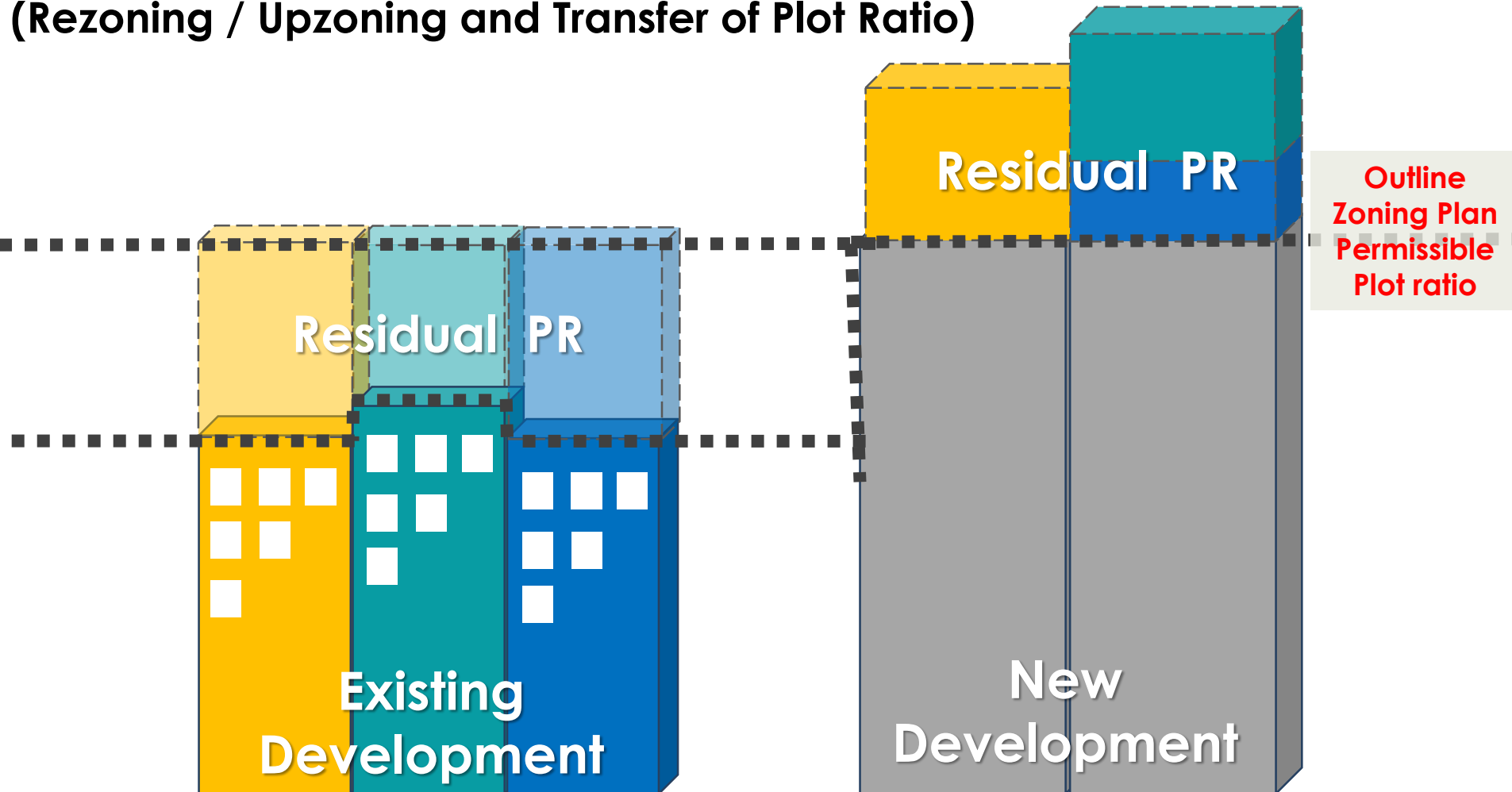
Building Structure



# Holistic Approach to Urban Renewal

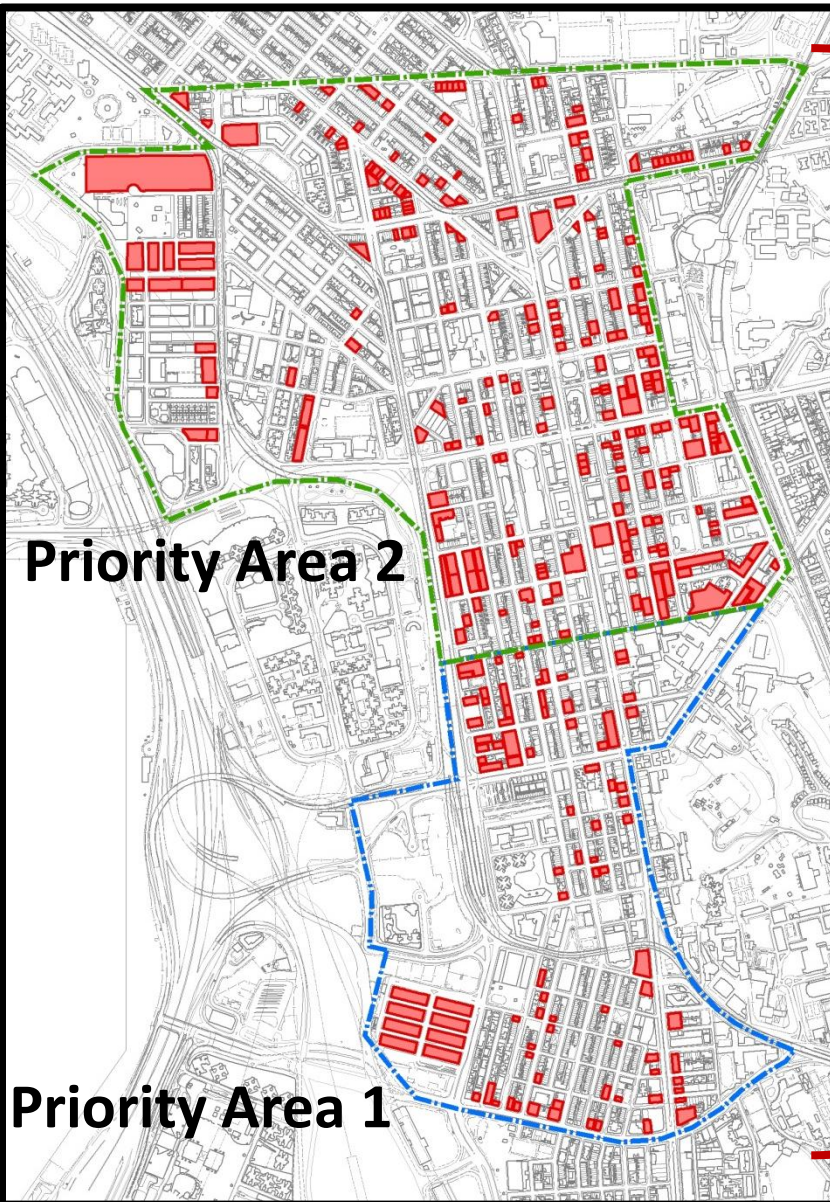
## District-based

(Rezoning / Upzoning and Transfer of Plot Ratio)



Overall **no change** in building volume

# Yau Mong District Study

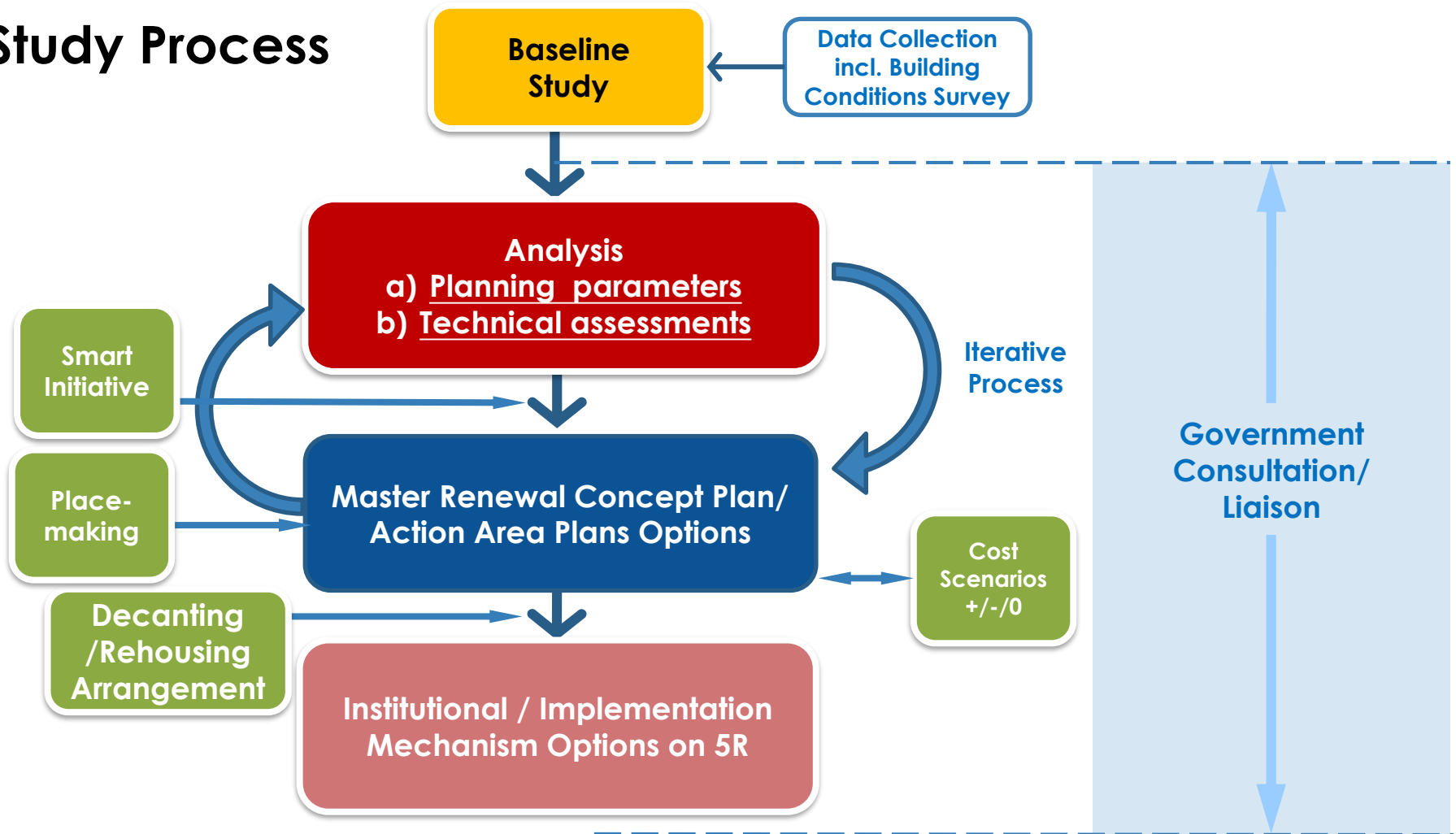


	Total Building Sites	Building Sites (PR gain = 0 or negative)	Financial Loss (HK\$ Billion)
PA 1	675	78 (11.6%)	- 46.5B
PA 2	1466	234 (16.0%)	- 107.6B
<b>Whole YM Area</b>	<b>2141</b>	<b>312</b>	<b>- 154.1B</b>

 Residual PR "0" or "negative"

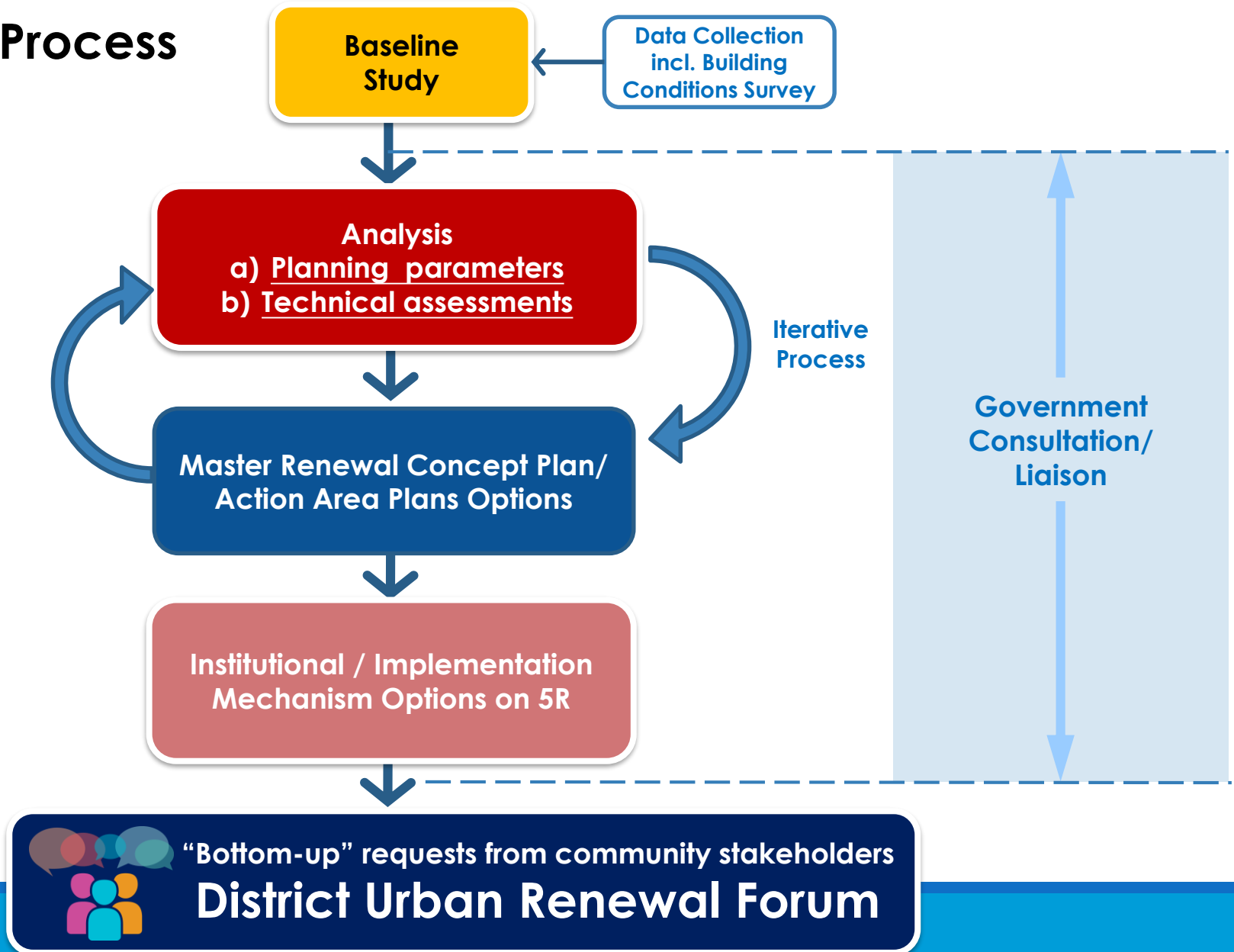
# Yau Mong District Study

## Study Process



# Yau Mong District Study

## Study Process



# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?



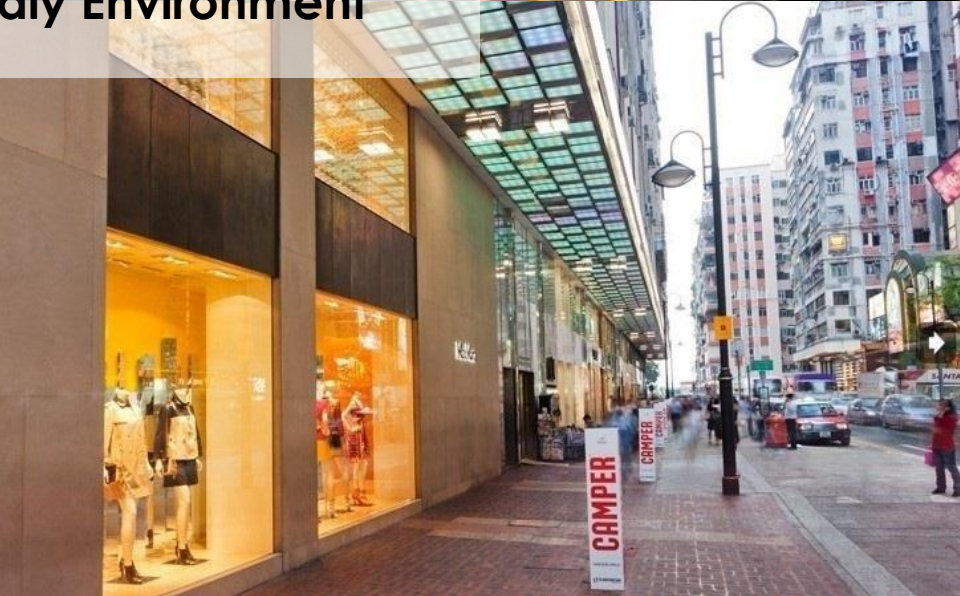
**Dense,  
Mixed-use  
Urban Fabric**



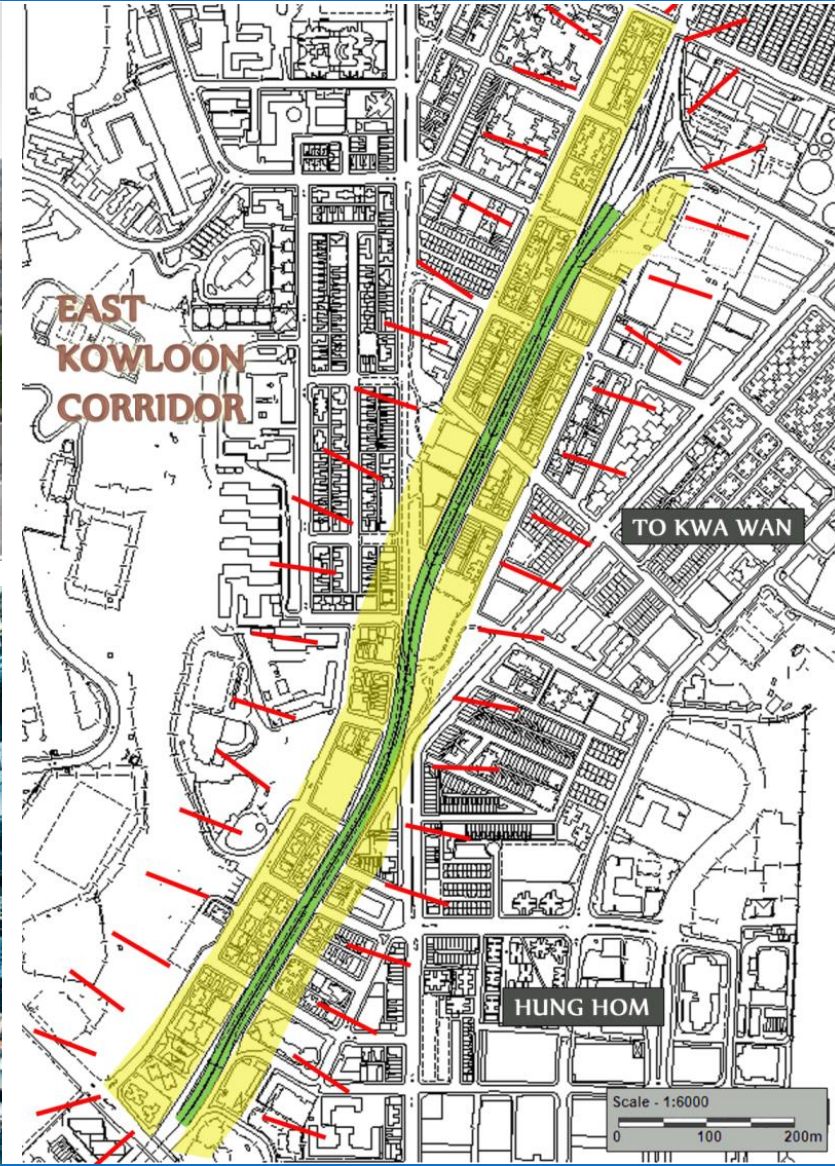
# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?



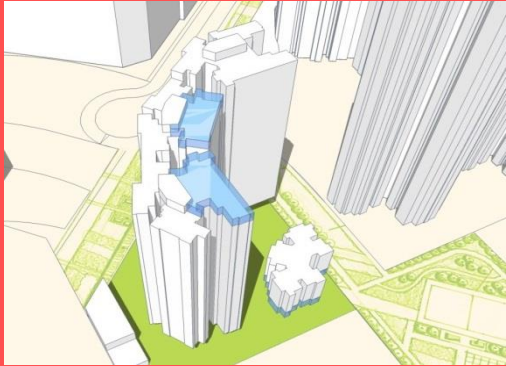
**Pedestrian-friendly Environment**



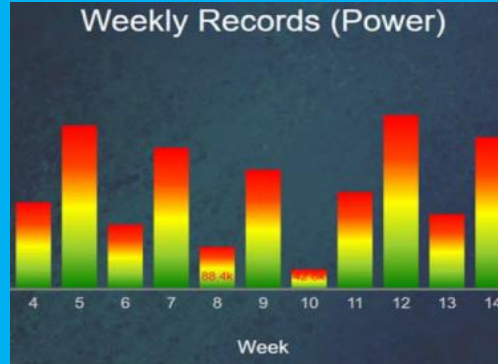
# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?



# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?



Smart Design



Smart Information



Smart Management



# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?



**Durability of Concrete Structures**

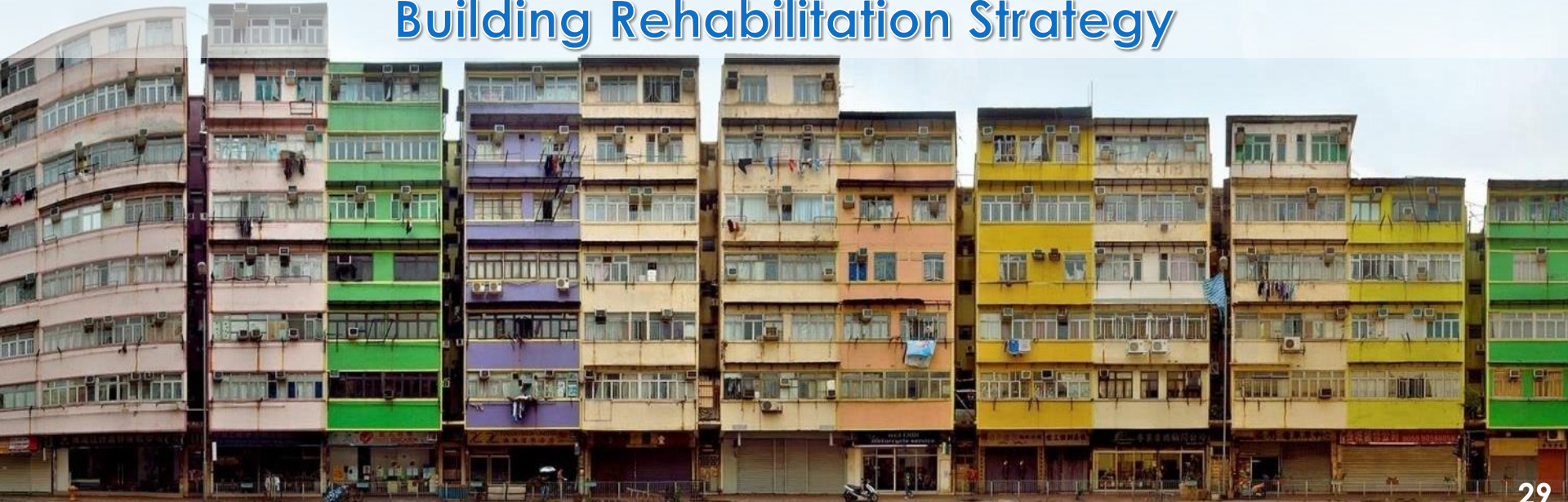


# How Consulting Engineers Could Help Enhance the Quality of Urban Renewal?

## Yau Mong District Study



## Building Rehabilitation Strategy



*“Implementation of Urban Renewal Strategy should be undertaken by the **URA**, as well as all **the other stakeholders/ participants** so as to achieve a **better balance and coordination among the 4Rs**”*

Thank you