

**URBAN RENEWAL AUTHORITY GUIDELINES ON THE  
SUBMISSION OF OBJECTIONS TO PROJECTS TO BE IMPLEMENTED BY  
WAY OF DEVELOPMENT PROJECT**

*These Guidelines are intended for general reference only. In case of any doubt reference should be made to the Urban Renewal Authority Ordinance. Any enquiry on this pamphlet should be directed to the Urban Renewal Authority at 10<sup>th</sup> Floor, Low Block, Grand Millennium Plaza, 181 Queen's Road Central, Hong Kong (Tel: 2588-2333).*

*The Guidelines are subject to revision without prior notice.*

**1. Introduction**

- 1.1 The purpose of this set of Guidelines is to set out the requirements and practices adopted by the Urban Renewal Authority (URA) regarding the submission of objections to projects which are to be implemented by way of development project under the Urban Renewal Authority Ordinance (URAO).

**2. An Overview of the Relevant Statutory Provisions**

- 2.1 The procedure of processing the development project is set out in sections 23, 24 and 26 of the URAO. Under section 23 of the URAO the commencement date of the development project will be published in the Gazette and the development project information will be made available for public inspection for a period of two months (the publication period).
- 2.2 Within the publication period, any person who considers that he will be affected by the development project and wishes to object to the implementation of the development project may send to the URA a written statement of his objections to the project under section 24(1) of the URAO.
- 2.3 The project will be submitted by the URA under section 24(3) of the URAO to the Secretary for Development (SDEV) no later than three months after the expiration of the publication period for consideration.

2.4 Under section 24(4) of the URAO, the SDEV shall consider the development project and any objections not withdrawn and determine whether:

- (a) to authorise the URA to proceed with the development project without amendment;
- (b) to make amendment to the development project to meet an objection raised under section 24(1); or
- (c) to decline to authorise the development project.

The SDEV can also authorize the URA to proceed with the development project if after the expiration of the publication period no objections have been lodged.

2.5 Where the SDEV authorizes the URA to proceed with a development project under section 24(4)(a) of the URAO, he shall order the URA to publish in the Gazette notice of authorisation of the project, together with a summary of the description of the general nature and effects of the project and a plan delineating the boundaries of the project as required under section 24(9) of the URAO.

2.6 Where the SDEV makes an amendment to a development project under section 24(4)(b) of the URAO to meet an objection raised under section 24(1) of the URAO, he shall order the URA to publish in the Gazette notice of amendment to the development project; and where the amendment appears to the SDEV to affect any land, other than that of the objector, he shall serve notice in writing of that amendment on the owner of that other land or give such other notice by advertisement or otherwise as he deems desirable and practicable to that owner of the amendment, as required under section 24(6) of the URAO. Objections to the amendments, if any, and appeals will be handled by the SDEV, and the independent Appeal Board respectively.

2.7 Where the SDEV declines to authorise a development project under section 24(4)(c) of the URAO, he shall order the URA to publish in the Gazette notice of withdrawal of the project; he shall serve notice in writing of that decision on the owner of the land or give such other notice by advertisement or otherwise as the URA deems desirable and practicable to the owner of the land to inform that owner of the decision, as required under section 24(10) of the URAO.

### 3. Submission Requirements

- 3.1 Under section 24(2) of the URAO, the written statement of objections shall set out:
- (a) the nature and reasons for the objection; and
  - (b) where the objection would be removed by an amendment of the development project any amendment proposed.
- 3.2 All the written statements of objections should be sent to the “Urban Renewal Authority, 10/F, Low Block, Grand Millennium Plaza, 181 Queen’s Road Central, Hong Kong” by hand or post. To facilitate processing of the objections, objectors should provide the necessary information by filling in an objection form (Form No. S24(1)). The form is available at the URA office or neighbourhood centres and can be downloaded from the URA website (<http://www.ura.org.hk>).
- 3.3 Any objection must be made within the statutory time limit for submission, *i.e. the two months upon gazette commencement of the project*. It is the responsibility of the objectors to provide sufficient and correct information when making the submission to the URA. There is no provision under the URAO for submission of further information to supplement an objection after expiration of the statutory time limit.
- 3.4 Objectors are advised to provide their particulars (including name, correspondence address, and telephone number/ fax number/ email address) in the submission. If the submission is made by an agent, particulars of the agent (including name, correspondence address, and telephone number/ fax number/ email address), and an authorization letter signed by the relevant objector should be given.
- 3.5 If supporting information (e.g. colour and/ or large size plans, planning studies and technical assessments) is included in the objections, ten copies of which should be provided to the URA for circulation purposes. They should preferably be written in both English and Chinese, or at least a summary in English for Chinese submissions (and vice versa) should be provided. If necessary, additional copies of the supporting information may be required by the URA. All supporting information should preferably use environmentally

friendly materials for printing and binding, and printing should be made on both sides of the paper.

#### **4. Important Points to Note**

This set of Guidelines only provides general guidance on the submission of written statements of objections to the development project under the URAO. It is not meant in any way to restrict the contents of each objection, nor to restrict the right of the URA to require further information.

#### **5. Collection of Personal Data**

5.1 The personal data submitted to the URA will be used for the following purposes:

- (a) processing the relevant objection, its consideration and deliberation, and the consideration of the development project; and
- (b) facilitating communication between the objector and the URA/ Government departments.

in accordance with the provisions of the URAO and the relevant Authority's Guidelines.

5.2 The personal data provided by the objector may also be disclosed to other persons for the purposes mentioned in paragraph 5.1 above.

5.3 An objector has a right of access and correction with respect to his personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the URA.