

# *Heads Up: In Search of the Way Forward of Urban Renewal*

*In order to ensure the sustainability of urban renewal, brainstorming sessions were organised in the first half of 2014. Board Members and the management explored how the URA could deal with today's realities. Here are some of their ideas and views that contributed to our exploration in new directions:*



“Should the URA set up a research and development team to review and find out more on what our neighbouring cities are doing in terms of urban renewal?”

“Should the URA consider providing even more community facilities in its urban redevelopment projects so that it can consolidate more public support for such projects?”

“The URA’s facilitating services scheme was well received by the community and has little financial implication to the public purse. Should we expand and enhance this service to cover more old buildings, be they residential or non-residential?”

“URA’s major challenges have been made more challenging. The escalating acquisition cost, the down-turning market, the rapidly rising construction cost, and the decreasing plot ratio gain of projects will have negative impact on the sustainability of our urban renewal programme. We need major breakthrough in the face of new realities and challenges.”



“Given URA’s social mission and the political and historical circumstances involved, although demand-led projects may not be financially sustainable, the scheme should continue. The URA may perhaps consider implementing the demand-led projects more prudently say by including financial consideration as a criterion in selection of projects.”

“Should the URA explore the feasibility of combining demand-led project(s) with self-initiated project(s) with a view to maximising the planning gains through larger-scale redevelopment projects?”

“Riding on the CE’s Policy Address that opened up the possibility of increasing development intensity, should the URA explore with the Government whether additional plot ratio could be granted on project-by-project basis, if social benefit is obvious?”

“Can we consider divesting non-core activities which were basically loss-making, so that we can effectively improve the financial situation of the URA and focus on our core business?”