



市區更新基金
Urban Renewal Fund

Annual Report

2014 - 2015

Table of Contents

Chairman’s Foreword	Page 2
About Urban Renewal Fund	Page 4
Urban Renewal Social Service Teams (SSTs)	Page 5
Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme (Funding Scheme)	Page 7
Kowloon City District Urban Renewal Forum (DURF)	Page 8
Governance	
I. Meetings of the Board of Directors	Page 9
II. Change of Company Name	Page 9
III. Appointment of Directors	Page 9
IV. Retreat of the Board of Directors	Page 10
V. Measures to Enhance Transparency	Page 10
Annexes	
I. Membership of Board of Directors and Committees	Page 11
II. Information and Progress of Approved Projects of Funding Scheme	Page 13
III. Highlights of the year	Page 27

Chairman's Foreword

As Chairman of the Urban Renewal Fund, I have the pleasure to present the Fund's first Annual Report which covers the work of the Fund for the period from 1 April 2014 to 31 March 2015.

Established in August 2011, the Fund has been working hard on its three major work areas, including providing funding support to the Kowloon City District Urban Renewal Forum (DURF) and urban renewal social service teams, and operating the Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme.

In the past three years, the URF approved the funding applications submitted by the Kowloon City DURF in order to undergo social impact assessments and to implement other related planning studies. We take pleasure in the fact that the DURF has successfully completed the "Urban Renewal Plan for Kowloon City" with active engagement with residents and stakeholders comprehensively. We have high hopes that the government will take initiative in executing the urban renewal planning recommendations aptly.

In addition, three non-governmental organizations have been appointed to operate the social services teams to assist residents affected by redevelopment projects implemented by the URA. Here we would like to extend our gratitude to the teams for their efficient work and professional services.

Under the First and Second Round of the Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme, we have approved seven projects, each with distinct characteristics. Through this funding platform, we will continue to provide funding support to outstanding and innovative

projects. An effective “bottom-up” approach will be continually implemented with aims to respond to the local needs and characteristics, raised by the organizations and residents of the districts.

In August 2014, the Secretary for Development made nominations to re-appoint/appoint 15 directors to the Board of the URF. It was a great honor of me to have been re-appointed as Chairman of the Board of the URF. I sincerely thank the Directors for their continuous support and contribution to the work of the URF.

Lastly, I sincerely hope that the URF will continue to strive and make good use of its resources to support a “people-first, district-based and public participatory” approach in urban renewal, and ultimately to improve the quality of life of people in old urban areas.

Professor Joe Leung MH, JP
Chairman, Urban Renewal Fund
October 2015

About Urban Renewal Fund

Hong Kong's building stock is ageing rapidly. Despite efforts of the Government, dedicated agencies like the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS), Owners' Corporations and relevant professional bodies, the conditions of Hong Kong's old buildings remain unsatisfactory, posing threats to public safety.

Under this circumstance, the new Urban Renewal Strategy (URS) has been published on 24 February, 2011 based on a broad consensus reached during an extensive two-year public consultation exercise conducted by the Development Bureau to introduce a people first, district-based and public participatory approach to urban renewal. One of its major highlights of the Strategy is to establish the Urban Renewal Trust Fund (the Trust Fund) which was first announced by the Chief Executive in his Policy Address in October 2010.

The Urban Renewal Fund (URF) was then established as an independent organization by guarantee incorporated on August 15, 2011 to act as the trustee and settlor of the Trust Fund. From November 10, 2011, the Trust Fund is also entitled to exemption under Section 88 of the Inland Revenue Ordinance (Cap. 112) and is, therefore, exempt from all taxes payable under the Ordinance.

With HK\$500 million endowed by the Urban Renewal Authority, the Urban Renewal Fund endeavours to provide an independent funding source to support the operation of social service teams to provide assistance for residents affected by urban redevelopment projects implemented by the URA, to support social impact assessments and other related planning studies to be proposed by the District Urban Renewal Forum and to support heritage preservation and district revitalisation projects to be proposed by non-governmental organizations and other stakeholders in the overall context of urban renewal.

Urban Renewal Social Service Teams (SSTs)

Three NGOs were engaged by the Fund to operate five SSTs to provide services for residents affected by the redevelopment projects implemented by the URA in the following five designated districts:

- St. James' Settlement in Hong Kong Island
- Christian Family Service Centre in Kwun Tong Town Centre
- Christian Family Service Centre in Kowloon
- The Salvation Army in Yau Tsim Mong and Shamshuipo
- The Salvation Army in Wong Tai Sin, Kowloon City and Kwun Tong

The URF not only funded the SSTs with an annual budget of around \$12M, but also aimed to enhance the cross-team sharing of the SSTs and to ensure effective communications among the URA, the URF and the SSTs.

Last year, the URF convened four series of quarterly meetings for frontline staff of the URA and SSTs to exchange progress and discuss cases; convened two half-yearly management meetings for management staff of the URA, SSTs and URF to discuss issues of redevelopment projects and concerns in administration.

Two sharing meetings were held among SSTs in April 2014 and January 2015 to facilitate sharing across SSTs on service strategies and outputs/outcomes.

Two visits were organized for the members of the Committee on Urban Renewal SSTs formed under the Board to the SST for HK Island to exchange views on work progress and another for Kwun Tong Town Centre in April 2014 and March 2015 respectively.

The list of the Committee members is shown in Annex I (page 12).

Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme

The objectives of the Funding Scheme is to promote heritage preservation and district revitalisation in urban renewal context to improve quality of life of residents; to provide financial support to bottom-up urban renewal heritage preservation and district revitalisation initiatives from NGOs and other stakeholders; as well as to encourage community participation in urban renewal heritage preservation and district revitalisation at the local level.

In the past year, the Secretariat has been working closely with the seven approved projects to ensure their delivery of quality activities.

Last year, in view of the fact that the Funding Scheme has been operated for more than 2 years, the Board of Directors commenced a fundamental review to find the way forward of the Funding Scheme before the launch of the Third Round.

The information and progress of the First and Second Round approved projects are shown in Annex III (page 13).

Kowloon City District Urban Renewal Forum (DURF)

The objectives of the Kowloon City District Urban Renewal Forum (DURF) was to foster revitalisation initiatives and contribute to a quality city environment in Kowloon City. To strengthen urban renewal planning at district level, the URF (Urban Renewal Trust Fund) provided funding support to the broad-based public engagement exercise, social impact assessments and planning studies conducted by the Kowloon City DURF.

The term of Kowloon City District Renewal Forum was ended in May 2014. The proposed Urban Renewal Plan for Kowloon City was submitted to the Secretary for Development in January 2014 for consideration.

Governance

I. Meetings of the Board of Directors

The Board of Directors held six meetings in the year to execute the mission and businesses of the Fund. Summary of the Board meeting minutes and Directors' attendance record have been uploaded to the website.

II. Change of Company Name

In January 2014, the Registrar of Companies granted the licence under Section 21 of the Company Ordinance to change the company name by omitting the word "Limited". Therefore, the company name was changed to "Urban Renewal Fund" ("市區更新基金") with effect from 14 January 2014.

III. Appointment of Directors

On August 8, 2014, the Development Bureau announced that the Secretary for Development had made nominations to re-appoint/appoint 15 directors to the Board of the Urban Renewal Fund (URF) for a term of three years with effect from August 15, 2014.

Professor Joe Leung Cho-bun was nominated for re-appointment as Chairman of the Board of the URF. The 8 incumbent directors who had been nominated for re-appointment were Dr Andrew Chan Ping-chiu; Mr Bosco Fung Chee-keung; Mr Patrick Fung Pak-tung; Mr Philip Kan Siu-lun; Ms Serena Lau Sze-wan; Mr Edward Leung Yee-wah; Ms Iris Tam Siu-ying, and Mr Philip Tsai Wing-chung. 6 new directors had been nominated for appointment, and they

were Dr Au King-lun, Mr Wilson Fung Ying-wai, Ms Lilian Law Suk-kwan, Professor Albert Lee, Dr Lawrence Poon Wing-cheung and Mr Adrian Wong Koon-man.

IV. Retreat of the Board of Directors

On November 29, 2014, a Retreat of the Board of Directors was held to conduct a fundamental review on the Funding Scheme and other major work areas including the urban renewal social service teams (SSTs) and the Kowloon City District Urban Renewal Forum (DURF).

V. Measures to Enhance Transparency

To ensure effective Board governance and transparency, the abridged versions of Board meeting minutes, attendance record of the Directors, annual financial report and the information and progress of the approved projects of the Funding Scheme were uploaded to the website and updated regularly.

Annex I

Membership of Board of Directors and Committees

Board of Directors

Chairman

Professor Joe Leung Cho-bun, MH, JP

Directors

Dr Au King-lun, MH (from 15 August 2014)

Dr Andrew Chan Ping-chiu, BBS

Mr Bosco Fung Chee-keung, SBS

Mr Patrick Fung Pak-tung, BBS, SC

Mr Wilson Fung Ying-wai (from 15 August 2014)

Mr Philip Kan Siu-lun

Ms Serena Lau Sze-wan, JP

Ms Lilian Law Suk-kwan, JP (from 15 August 2014)

Professor Albert Lee (from 15 August 2014)

Mr Edward Leung Yee-wah

Mr Jeffrey Leung Sin-kei (up to 14 August 2014)

Dr Lawrence Poon Wing-cheung, JP (from 15 August 2014)

Ms Iris Tam Siu-ying, JP

Mr Philip Tsai Wing-chung, JP

Mr Adrian Wong Koon-man, MH, JP (from 15 August 2014)

Audit Committee

Chairperson

Mr Philip Tsai Wing-chung, JP

Members

Dr Andrew Chan Ping-chiu, BBS (up to 14 August 2014)

Dr Au King-lun, MH (from 15 August 2014)

Mr Wilson Fung Ying-wai (from 15 August 2014)

Mr Jeffrey Leung Sin-kei (up to 14 August 2014)

Mr Adrian Wong Koon-man, MH, JP (from 15 August 2014)

Committee on Urban Renewal Social Services Teams

Convenor

Mr Jeffrey Leung Sin-kei (up to 14 August 2014)

Professor Joe Leung, MH, JP (from 15 August 2014)

Members

Dr Andrew Chan Ping-chiu, BBS

Ms Serena Lau, JP

Ms Lilian Law, JP (from 15 August 2014)

Professor Joe Leung, MH, JP (up to 14 August 2014)

Annex II

Information and Progress of Approved Projects of Funding Scheme

St. James Settlement

Approved Budget: Around HK\$3,000,000

To Kwa Wan House of Stories

Introduction

To Kwa Wan district has once played an important role on Hong Kong industrial development. To Kwa Wan House of Stories became a platform for community participation and engaged local residents in discovering and unfolding the indigenous histories and local culture, with the purpose of cultivating people's sense of belonging to the community. Together with art groups in To Kwa Wan, art and cultural programme engaged community stakeholders in revitalizing the old urban district in the long run.

Progress

"To Ka - To Kwa Wan House of Stories" was launched in June, 2014, which became the community platform and gathering place for the neighborhood. Through research and publication on the community histories and guided tours, it unearthed and shared these stories and rebuilt the image of To Kwa Wan district and enhanced the residents' sense of the identity on the community.

In collaboration with the local art groups, different community art programmes were organized. Also, together with the designers and local residents, products under the brand of "Made in To Kwa Wan" were developed, which revitalised local production as well as the aging community.



The Conservancy Association Centre for Heritage

Approved Budget: Around HK\$2,600,000

Inheriting the sense of lane: we-build the Sai Ying Pun

Introduction

Through discovering the urban history and the culture, the project consolidated the unique characteristics of Hong Kong so as to achieve the aim of revitalizing the community. In conjunction with such historical moment of urban renewal, the project employed the methodology of “dot”, “line” and “face”, to conserve the history and culture of Sai Ying Pun, and promoted the idea of heritage conservation to the young generation. Through the collaboration and interaction with different communities, the project further built up the local economy from the bottom up approach, and to brought in sustainable development for Sai Ying Pun.

Progress

In 2014-15, the Conservancy Association Centre for Heritage (CACHe) established the “Sai Ying Pun Heritage Trail” under the programme ‘Inheriting the Sense of Lanes: We-build Sai Ying Pun’. With free trail booklets and e-guide, the public were able to look at the development of medical services and public health, missionary societies and schools, as well as traditional industries and street shops in the area, discovered, explored and promoted the unique heritage and characteristic lanes in Sai Ying Pun CACHe, at the same time has run a “Train the Docents” training programme, which equipped 30 members of the community with knowledge and skills in a 3-month course. The qualified docents have guided 12 public cultural tours, shared their stories and historical resources around Sai Ying Pun.

C W Power

Approved Budget: Around HK\$1,000,000

Live in C&W

Introduction

Central and Western District (C & W) is the earliest developed area since Hong Kong has opened up for trading. Central is not only shaped to be the Centre of Business, but also founded the earliest Chinese residential community. The project revisits the “alley culture” in C & W District through this project “realizing the early history and reconstruct the alley story. The established features in the alley in C & W withered with the steps of the redevelopment and the construction of the railway, eventually fragmented the history once bloomed.

Progress

The launching ceremony, themed “Living at Central and Western District – Dressing, Eating, Living and Strolling”, was officiated by the President of the Legislative Council, Mr Jasper Tsang Yok-sing, GBM, GBS, JP; Chairman of the Board of URF, Professor Joe Leung Cho-bun, MH, JP ; Director of the Board of URF, Mr Bosco Fung Chee-keung, SBS; Director of the Board of URF, Mr Philip Kan Siu-lun; and Assistant District Officer, Miss Erica Lam Bing-bing. With a variety of programmes, including performances, game booths, and exhibition that showcased a series of priceless old photos related to C&W's history, the ceremony attracted an estimated 700 visitors.

A teaching material of over 10,000 words, featured activities of brothels at Shek Tong Tsui, gas-holder explosion in the old days, Tai Ping Theatre, the Yu Lan Ghost Festival at Hill Road, Lo Pan Temple, Belcher's Fort, the old Hon Wah College, etc. Students and the public were invited to join our community guided tour to explore the history of Shek Tong Tsui. Thematic guided tour, such as

guided tour on Yu Lan Ghost Festival that introduces its origin, customs and venue decoration were also held. In order to better document the history of Shek Tong Tsui, the project would continue to invite people who live in the district to participate in oral history interview.



Life Workshop

Approved Budget: Around HK\$1,300,000

REstore - Small Shop Culture Reconstruct Project

Introduction

The Restore - Small Shop Culture Reconstruct project allows independent small shops in Yau Tsim Mong District, through review the story of the district in the forms of video-making and theatre production, re-engineer the traditional skills of the small shops, redesign and transfer of traditional skills to the younger generation and innovation design, and the next step would be restore the economy of the district and restructure the microhistory and network in the neighborhoods.

Progress

In the initial phase of our programme, the shop owners and relatives joined video making and theater production. Their stories were presented in order to review cultural and history in Yau Tsim Mong District. Next step, the collaboration between elders and youngsters was encouraged. 12 innovative products integrated traditional skills and creativity was designed. The pavilion "Restore" displayed those products to the public, and restructure the microhistory and network in the neighborhoods.

Masters who have proficient different craftsmanship were invited to be the instructors of different workshops. So far 14 kinds of workshops were held, over 600 participants joined, including mahjong carving, wooden box carving, bronze plate making, embroidery and Chinese calligraphy classes, etc. Besides learning basic knowledge on specific crafts, participants created their own works. Some of them even expect to further study related skills. Instructors also felt

very proud of themselves because their craftsmanship had been spread to the public and different generations.

At this stage, the project has been running a shop on Hamilton Street named 'Restore' to show 8 kinds of Redesign innovative products (Another 4 kinds will be launched in the late 2015). Also, pop-up store were set up in a few events. Both attracted over 2,000 people to visit. In addition, during the above 4 phases, more than 140 volunteers were motivated to be more involved in the project, including the shop owners, craft masters, docents, video makers and redesign designers. They became a new energy for Yau Tsim Mong community who helped to preserved local history and culture, and to revitalised the district.



HKSKH Lady MacLehose Centre

Approved Budget: Around HK\$3,900,000

Our Community of Love & Mutuality – Nurturing Cultural Diversity & Community Legacy in Kwai Chung

Introduction

Ping Lai Path is a microcosm, a community where ethnic minority and local Chinese households mingled and cultures cohabited. This project renovated selected public space with elements heralding cross-cultural heritage of Ping Lai Path, and put into this eclectic mix the Cultural Insight Museum, such that the Ping Lai community will continue to thrive and evolve, continuing its legacy and heritage where people of all races cherish their cultural identity while value their mutuality.

Progress

The project “Our Community of Love & Mutuality – Nurturing Cultural Diversity & Community Legacy in Kwai Chung”, which was launched by HKSKH Lady MacLehose Centre, chosen Ping Lai Path and Ping Fu Path in Kwai Chung, where the peaceful South Asian neighbourhoods cluster, as the starting point for promoting and revitalizing the cross-cultural uniqueness in the community.

In the past year, KungYungKoon-The Dost has held various unique cross-cultural exhibitions including, “Persianity - Photo Exhibition of Iranian Culture”, “Beyond Architecture: Hong Kong 2015 Exhibition”, "Look Look" South Asian Fashion Exhibition, etc. The accumulated visitor number has already reached 3,400. Exhibitions showcasing diverse cultures change seasonally, together with ad hoc activities such as community tours, workshops, music shows etc., allowing the public to explore different cultures’ uniqueness and leading 490 and 280 people

joined our market and cultural tour respectively. Moreover, with the collaboration with Oxfam, Beyond the Wall, Community Planning Aid Hong Kong and others parties, our project gained publicity and became an appealing channel to explore the cross-cultural elements in Kwai Chung.

Another highlight of the project, Ping Lai Plus-Ping Lai Cross-Cultural Community Revitalization Project gathered like-minded artists from different background, and revitalises the Ping Lai sitting-out area into an open garden featuring various cross-cultural elements, and also a public space where people from all cultural backgrounds shared and enjoyed. (By the end of 2015, the revitalization project is going to enter a new stage. Department of Architecture, Chu Hai College of Higher Education and Law Chi Yip Construction Co. Ltd will progress the construction with the neighbourhood participating in the project design. With the supports from the neighbourhood, Ping Lai Path will soon turn into a splendid cross-cultural landmark comprehending educational, recreational and beautifying function.)



HKICC Lee Shau Kee School of Creativity

Approved Budget: Around HK\$2,000,000

Kowloon City Urban Renewal Learning Network

Introduction

Setting Kowloon City old district as the major scope of study, "Kowloon City Urban Renewal Learning Network" aims at promoting secondary school students to participate in community study and research through creative education. The project will guide young people to look into controversial issues related to urban renewal and revitalization, and develop a new set of teaching and learning material about this theme for all secondary schools. The project also raises public awareness of the cultural characteristics of Kowloon City. It also provides a platform for Kowloon City neighborhood to participate in creative activities.

Progress

This Network Project has been started since March 2014. First two phases were commenced in July and September respectively for youngsters.

Phase 1 - Community Research Workshop & Field Trip aims at guiding the young to know more about community by different approaches and deepening their concept of urban renewal. The team conducted works of observation and review in past few months, and compiled a 3-month (2 to 3 lessons a week) teaching plan which was implemented at HKSC in September 2014.

With more than a hundred youth to join the workshop recruited, strolling along Kowloon Walled City Park of Phase 2 - Creative Arts Workshop and Exhibition leads the youth to image, listen and record traces of Kowloon City by

four different media: literature, visual art, photography and sound in August. Works created by the participants were selected to exhibit at an exhibition taking place in November, 2014.



Introduction of 2nd Round Approved Projects

HULU Culture

Approved Budget: Around HK\$3,500,000

South Kwun Tong – the Industrial Backyard of Hong Kong

Introduction

The project arouses the memory and attention of Hong Kong people to local industry, various kinds of activities will be organized, including exhibitions, markets and workshops, to present the relationship between Kwun Tong District and the local industrial development. The youngsters' understanding on the culture and golden period of Hong Kong industry could be increased, and consequently the preservation and revitalization of Kwun Tong District could be achieved.

Progress

From October 2014 to April 2015, the project had conducted research and interviews with owners from factories and emerging industries respectively in South Kwun Tong. After the exhibition venue had been confirmed, we started working on its interior design and fitting out. At the same time, we sent out invitations to local artists of various kinds of media for creating works for the project. Interviews and artworks were eventually being displayed at the exhibition venue titled Backtory. Meanwhile, we arranged a series of workshops related to South Kwun Tong, and invited different parties as collaborators.



Annex III

Highlights of the year

Kowloon City District Urban Renewal Forum (DURF)

九龍城市區更新計劃
Urban Renewal Plan for Kowloon City

建議摘要
Summary of Recommendations

主席的話
Chairman's Message

願景
Vision

Way Forward

活化文物及設立主題步行徑
Revitalising Heritage and Designation of Themed Walking Trail

優化海濱及地區連繫
Enhancing Waterfront and District Connectivity

善用土地资源
Optimising Land Resources

社會影響評估
Social Impact Assessment

Urban Renewal Plan for Kowloon City

Urban Renewal Social Services Teams

St. James' Settlement (Hong Kong Island)



Christian Family Service Centre (Kwun Tong Town Centre) (Kowloon)



The Salvation Army (Yau Tsim Mong and Shamshuipo) (Wong Tai Sin, Kowloon City and Kwun Tong)



Board of URF Directors



Group photo of Board of Directors (taken at the Retreat of the Directors of the Board on 19 November 2014)

Back Row (From Left to Right): Mr Joseph Wong Kam Man*, Dr Au King Lun, Dr Andrew Chan Ping Chiu, Mr Wilson Fung Ying Wai, Dr Lawrence Poon Wing Cheung, Mr Philip Tsai Wing Chung, Professor Albert Lee, Mr Edward Leung Yee Wah, Mr Adrian Wong Koon Man

Front Row (From Left to Right): Mr Bosco Fung Chee Keung, Ms Lilian Law Suk Kwan, Ms Serena Lau Sze Wan, Professor Joe Leung Cho Bun, Ms Iris Tam Siu Ying, Mr Patrick Fung Pak Tung, BBS, Mr Philip Kan Siu Lun

**Chief Executive & Secretary to the Board*

Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme



Ms Serena Lau and Mr Edward Leung officiated at the opening ceremony of the project “To Kwa Wan House of Stories” by St. James’ Settlement on 7 June 2014.



Professor Joe Leung officiated at the opening ceremony of “Inheriting the sense of lane: we-build the Sai Ying Pun” by The Conservancy Association Centre for Heritage on 6 December 2014.



A practice sharing session among NGOs of approved projects of the Funding Scheme was held on 20 January 2015 to facilitate mutual learning.



The Chairman, Dr Andrew Chan and Mr Wilson Fung officiated the opening ceremony of the project “小區濃情 - 葵涌多元文化社區傳承計劃” by HKSKH Lady MacLehose Centre on 5 June 2015.



The Chairman, Mr Bosco Fung, and Mr Philip Kan officiated the opening ceremony of the project 「活」在中區 by C W Power on 13 June 2015.

URF Secretariat

Address

Unit 1012, 10/F, Tower 2, Cheung Sha Wan Plaza, 833 Cheung Sha Wan Road,
Kowloon

Tel

3752 2723

Fax

3426 4643

Email

urfund@urfund.org.hk