



**市區更新基金**  
**Urban Renewal Fund**

**Annual Report**

**2016 - 2017**

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## **Chairman's Foreword**

As Chairman of the Urban Renewal Fund (URF), I have the pleasure to present the URF's 2016-2017 Annual Report which covers the work of the URF for the period from 1 April 2016 to 31 March 2017.

In this year, the URF continued to provide funding support to Social Services Teams (SSTs) to provide services for residents affected by redevelopment projects implemented by the URA. Also, in November 2016, the Consultants from the Chinese University of Hong Kong submitted the Final Report of Consultancy Services for Outcome Evaluation for Services of Urban Renewal Social Service Teams. The results and the recommendations of the Consultants will contribute to the enhancement of future service assessment and service planning.

This year, under the Third Round of Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme, we have approved six projects, each with its characteristics. Through this funding platform, we will continue to provide funding support to outstanding and innovative projects.

With great enthusiasm, we have been working on the "Development of the Kowloon City Themed Walking Trail". The Kowloon City DURF formulated and submitted the Urban Renewal Plan (URP) to the Government in January 2014 for consideration and follow-up. The Fund hopes to provide funding support for the Development of the Kowloon City Themed Walking Trail under the Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme. Through the Invitation of Proposal commenced in December 2016, we will appoint the successful organization to implement the project of the

development of the Kowloon City Themed Walking Trail in the next year, linking and organizing the enormous historical and cultural architectures and facilities in the district, as well as providing activity space for the public to enjoy.

Lastly, after six years on the Board as the Chairman, my term of office with the URF will be completed in August 2017. I truly feel that the last six years here have been fulfilling. I am grateful for having the opportunity to serve this Board as well as various committees of the URF. I also feel extremely privileged to work with all the members of the Board. I sincerely thank for their hard work and their contributions to the URF. I am pleased that we are moving towards our objective of making good use of our resources to support a “people-first, district-based and public participatory” approach in urban renewal, and continue to contribute in the urban renewal context.

**Joe Leung**  
**Chairman, Urban Renewal Fund**  
**August 2017**

## **About Urban Renewal Fund (URF)**

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 URF was then established as an independent organization by guarantee incorporated on 15 August 2011 to act as the trustee and settlor of the Trust Fund. From 10 November 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 URA, the URF endeavours to provide an independent funding source to support the operation of SSTs 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 DURF 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)

Subsequent to the tendering the URF had completed in December 2016, four NGOs are engaged by the URF to operate urban renewal social service teams to provide assistance to residents affected by redevelopment projects implemented by the URA in the following five designated districts/projects under the contract term from January 2017 to December 2020:

- Christian Family Service Centre in Wong Tai Sin, Kwun Tong and Hong Kong Island
- The Salvation Army in Yau Tsim Mong and Shamshuipo
- Hong Kong Lutheran Social Service in Kowloon City: Chun Tin Street/Sung Chi Street
- The Salvation Army in Kowloon City: Bailey Street/Wing Kwong Street
- St. James' Settlement in Kowloon City: Hung Fook Street/Ngan Hon Street and Hung Fook Street/Kai Ming Street and Wing Kwong Street

In November 2016, the Consultants from the Chinese University of Hong Kong submitted the Final Report of Consultancy Services for Outcome Evaluation for Services of Urban Renewal Social Service Teams. The results and the recommendations of the Consultants will contribute to the enhancement of future service assessment and service planning.

Last year, the URF convened four series of quarterly meetings for frontline staff of the URA and SSTs to exchange views on latest progress of work, update issues of redevelopment projects and share concerns on cases.

One half-yearly management meeting for supervisory/management staff of the URA, SSTs and URF were convened to discuss issues of redevelopment projects and concerns in administration and communications.

A Committee has been formed by the Board and its function is to review all issues on the overall approach as well as significant matters relating to the appointment and management of the SSTs; and to consider and approve the proposed action plans of the Secretariat.

The list of the Committee members is shown in Annex I (page 13).

## **Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme**

As part of the new Urban Renewal Strategy promulgated by the Development Bureau in February 2011, one of the main objects of the Urban Renewal Trust Fund is to support heritage preservation and district revitalisation initiatives in the urban renewal context. As the trustee of the Trust Fund, the URF operates the Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme (Funding Scheme) to provide financial support to urban renewal preservation and revitalisation projects proposed by the community.

### **First and Second Round of Funding Scheme**

In the past year, the URF has been working closely with the seven approved projects to oversee their implementation. In 2016 - 17, all the seven projects of the First and Second Round were completed with satisfactory results and deliverables.

A four-day exhibition on the projects of the First and Second Round of the Funding Scheme were organized from 24 to 27 March 2017 at Oasis Gallery, Central Market to introduce to the public the project results and deliverables.

An e-pamphlet on these projects has been produced and uploaded to the URF website. Hard copies were also distributed in the exhibition venue.

A video clip of URF and the deliverables of the approved projects of the First and Second Rounds was under production to disseminate the project results to the public.



## **Third Round of Funding Scheme**

The call for applications for the Third Round was closed in March 2016 which encouraging responses. The Board approved to provide funding support to six projects under the Third Round Funding Scheme.

The introduction of approved projects of the Third Round are shown in Annex II (page 14).

## **The Development of the Kowloon City Themed Walking Trail**

The District Urban Renewal Forum (DURF) is one of the major highlights of the new “Urban Renewal Strategy” promulgated by the Government in 2011. As the first DURF in Hong Kong, the Kowloon City DURF was established in June 2011 with the mission of formulating the Urban Renewal Plan (URP) for Kowloon City.

Based on the results of different studies and a series of public engagement activities, the DURF formulated and submitted the URP to the Government in January 2014 for consideration and follow-up. The development of the Kowloon City Themed Walking Trail is one of the recommendations of the URP.

In line with its commitment to support heritage preservation and district revitalisation initiatives in the urban renewal context, the URF intended to provide funding to the project on the development of the Themed Walking Trail and plans to invite proposals from interested organizations to carry out the project.

In April 2016, the URF conducted an Invitation for Expression of Interest (EOI) to ascertain the nature and extent of interests as well as the underlying concepts of the organizations that may be interested in the project on the development of the Kowloon City Themed Walking Trail. The purpose is to collect views and ideas from relevant organizations on a non-committal basis. The Invitation for EOI was closed in June 2016 with encouraging responses from interested organizations. The EOI submissions provided the URF with useful information

and better understanding on the organizations' ideas and concerns that are beneficial to the further planning of the Project.

To invite proposals from interested organizations to implement the development of the Trail, the Invitation for Proposal for the Development of the Kowloon City Themed Walking Trail was commenced on 8 December 2017 with deadline on submission of Proposals being 10 March 2017. A briefing session for interested organizations was held on 22 December 2016. It is expected that the URF will appoint the successful proponent to carry out the development of the Themed Walking Trail by the end of 2017.

# **Governance**

## **I. Meetings of the Board of Directors**

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

## **II. 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

Dr Andrew Chan Ping-chiu, BBS

Mr Bosco Fung Chee-keung, SBS

Mr Patrick Fung Pak-tung, BBS, SC

Mr Wilson Fung Ying-wai

Mr Philip Kan Siu-lun

Ms Serena Lau Sze-wan, JP

Ms Lilian Law Suk-kwan, JP

Professor Albert Lee

Mr Edward Leung Yee-wah

Dr Lawrence Poon Wing-cheung, JP

Mr Philip Tsai Wing-chung, BBS, JP

Ir Wai Chi-Sing, GBS, JP (from 13 July 2016)

Mr Adrian Wong Koon-man, BBS, MH, JP

## **Audit Committee**

### **Chairperson**

Mr Philip Tsai Wing-chung, BBS, JP

### **Members**

Dr Au King-lun, MH

Mr Wilson Fung Ying-wai

Mr Adrian Wong Koon-man, BBS, MH, JP

## **Committee on Urban Renewal Social Services Teams**

### **Convenor**

Ms Lilian Law, JP

### **Members**

Dr Andrew Chan Ping-chiu, BBS

Ms Serena Lau Sze-wan, JP

Professor Joe Leung, MH, JP

Ir Wai Chi-Sing, GBS, JP

## Annex II

### Information of Approved Projects of the Third Round Funding Scheme

#### HKSKH Lady MacLehose Centre

Approved Budget: \$5,100,000

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

#### Introduction

Kwai Chung is one of the districts with the greatest number of South Asians. At Ping Lai Path, there are always stories narrating the integration between both Chinese and South Asian culture. The steam from dim sum steamers combining the scent of South Asian curry creates harmony. The typical Chinese Dim Sum restaurant settles right in the middle of the South Asian neighborhood. A socially related ambience among Chinese and South Asian is harmoniously seen everyday.

#### Progress

Our project is currently working on the following four items:

1. Ping Lai Plus II–Ping Lai Cross-Cultural Community Revitalization Project

Through working with like-minded artists from different background, the Ping Lai sitting-out area revitalization project continues. After a series of discussion with different government sectors, community’s stakeholders and architect, in 2017, Ping Lai Path will be revitalized into an open garden featuring

various cross-cultural elements, where planters, floor-pave, bench and staircases are redecorated and people from all cultural backgrounds can share and enjoy.

## 2. Kung Yung Koon - Shabnam

As the key feature in our project, Kung Yung Koon-Shabnam is an important community centre for information sharing within the community. In this year, there are nearly 9,500 visitors witness our work progress. Combining with the revitalized Ping Lai Path, KungYungKoon-Shabnam will become the hub in bridging both Chinese and South Asian and allowing public to explore different cultures' uniqueness.

## 3. "What could Kwai Chung be?" Activity Series

Exhibitions showcasing diverse cultures will change seasonally, together with ad hoc activities such as Into the Unknown - India Culture exhibition · community stories exhibition · Human Library, community planting workshop, etc., the nearly-650 participants are able to experience the rich blend of cultures in Kwai Chung. In a long run, we hope the rigid "Kwai Chung = Industrial development" image will be broken through and lead to a boundless creativity flood-in.

## "4. Kwai Chung Re-made" Cross-cultural Community Revitalizing Trail

A series of culture heritage projects will be done regarding the formation of the cross-cultural community in Kwai Chung district, which includes documentary capture, community sceneries' illustration, hand-on experience workshops, etc. See Network will be our research partner in the coming year.





## Life Workshop

Approved Budget: \$2,900,000

'Kengaku' Small Shop Handcraft Master Nurturing & Community Revitalisation Project

### Introduction

'Kengaku', which is originated from Japanese, means visiting the craftsman physically at the studio for learning. We believe that in order for skills to be transferred to the next generations, learning closely and consistently is essential, so that the essence and meanings of the skills can be experienced. Between 2013 to 2015, through the traditional handicraft workshops organized under the "Restore - Small Shop Culture Reconstruct" Project, and opening physical stores for selling various innovative products designed by craftsmen,

the craftsmen who are happy to pass their skills and whose who hopes to further enhance their skills to gather together. Therefore the 'Kengaku' Small Shop Handcraft Master Nurturing & Community Revitalisation Project is commenced, the objectives is to record the small shop craftsmanship, and to apply the skills further into the community, to nurture the new generation of craftsman.



## Hong Kong Culture Heritage Studies and Promotion Association

Approved Budget: \$680,000

"The History and Importance of Old Chinese and Foreign Cannons for the defense and community in Sau Kei Wan" :Conservation Community

Ambassador

### Introduction

Shau Kei Wan is located in the east of Hong Kong Island and the community has a long history. The earliest residents were Hakkas and the area mainly relied on mining at quarries and fishery. When the British landed on Hong Kong, there was already a considerable size of population. Shau Kei Wan not only has a natural shelter for boats but also was a strategic military location.

With the generous support from the Urban Renewal Fund for this programme, Hong Kong Culture Heritage Studies and Promotion Association (HKCHSPA) aims to enhance Shau Kei Wan residents's understanding of the old Quarry Bay area, regarding the fortresses and its importance in harbour defence strategy, the military history and their relationships with the Shau Kei Wan community history and to appreciate the changes in Shau Kei Wan area from past to present. As well, the project hopes illustrate to the public how the military history and development of this strategic location was related to the defence for Hong Kong and the Shau Kei Wan community.

This two-year program will focus on Shau Kei Wan's military strategic location and its history, oral history by veterans, fishery development, life on water for people who live on boats, community organizations and festivals, specialty shops, and community life. The programme will present these information and materials in form of public exhibitions, lectures, guided tours,



and the production of “Shau Kei Wan” Community Map, CDs and books on oral history which showcase Shau Kei Wan local stories and festivals. These materials will be distributed to local primary and secondary schools, libraries and the public in the district to promote Shau Kei Wan’s military history, community development and local life stories. At the same time, we will train community members as conservation ambassadors to introduce the history, festivals and cultural characteristics of the community in hope to reconstruct the community image of Shau Kei Wan and strengthen the centripetal spirit of local residence for the area.



## Caritas - Hong Kong

Approved Budget: \$5,900,000

Magic Lanes

### Introduction

“Magic Lanes” will set up a placemaking centre and organize different kinds of community events in Sai Ying Pun. It aims at enriching the experience of the residents in making use of the public space and encouraging the participation of the public in the process of the placemaking for their community. The project will incorporate the ideas of the public to turn Sheung Fung Lane into a community-friendly public space and set up the platform with the community members for the future management of the place.



## St. James' Settlement

Approved Budget: \$8,800,000

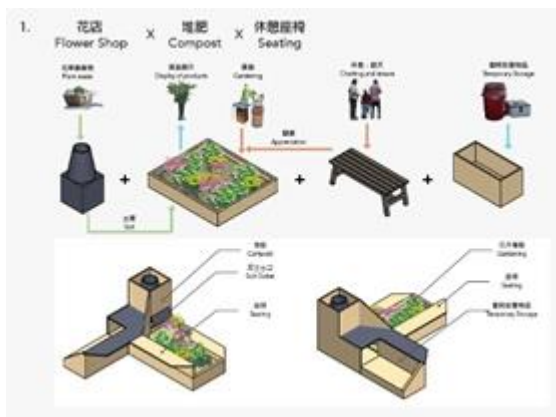
To Kwa Wan Community Dining Room

### Introduction

Public space -In the broad sense is a public space can be defined as an area where everyone, regardless of his or her background, can enter without pre-requisite, such as an entry fee. "To Kwa Wan Community Living Room" is intended to explore a small public space in the To Kwa Wan area. Through professional co-operation and bottom-up participation to encourage residents participate in the community planning process.

### Progress

"To Kwa Wan Community Living Room" will expected to be launched in July 2017 to enhance the residents' quality of life and to build up a community-based cultural identity through participatory and design of community public spaces.







## Hong Kong Museum of Medical Sciences Society

Approved Budget: \$1,500,000

Living Medical Heritage in the Community

### Introduction

The museum will have new initiatives to open a series of Community Cultural trails to engage more different cultural sectors in the Central and Western District neighbourhood with newly recruited docents. With the aid of apps and online platform we wish to connect the communities by means of digital tools and to facilitate access to the museum web site. In order to engage the education sector we would invite drama educators to tailor make specific sessions at Schools engaging teachers and students such that they can participate in production introducing drama skills around the theme and schools can further join coming museum activities such as Fun Fair featuring participating schools and organizations. Other educational programmes would also include workshops and lectures designed around medical and heritage preservation

themes; these are also in parallel with our new exhibitions such as Creating New Experience featuring new medical themes with interactive technology.





## Annex III

### Highlights of the year

#### Urban Renewal Social Services Teams

Christian Family Service Centre in Wong Tai Sin, Kwun Tong and Hong Kong Island



The Salvation Army in Yau Tsim Mong and Shamshuipo



Hong Kong Lutheran Social Service in Kowloon City: Chun Tin Street/Sung Chi Street



The Salvation Army in Kowloon City: Bailey Street/Wing Kwong Street



St. James' Settlement in Kowloon City: Hung Fook Street/Ngan Hon Street and Hung Fook Street/Kai Ming Street and Wing Kwong Street





# Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme



To disseminate the project results and deliverables to relevant parties and the public, a four-day exhibition on the projects of the First and Second Round of the Funding Scheme were organized on from 24 to 27 March 2017 at Oasis Gallery, Central Market.



An e-pamphlet on the seven projects of the First and Second Round Funding Scheme were produced and uploaded to the URF website. Printed copies were also distributed in the exhibition venue.



A video clip of URF and the deliverables of the approved projects of the First and Second Rounds was under production.

### Development of the Kowloon City Themed Walking Trail



On 11 May 2016, a briefing Session on Invitation for Expression of Interest for the Development of the Kowloon City Themed Walking Trail inviting interested organizations to attend.



On 22 December 2016 , a Briefing Session on Invitation for Proposal for the Development of the Kowloon City Themed Walking Trail was held to invite Proposals from interested organizations to attend.

## Others



On June 10 2016, Professor Joe Leung (Chairman), Mr Philip Kan, Ms Serena Lau and Mr Joseph Wong (Secretary) attended the International Conference on Bringing Innovations to Urban Renewal and 15<sup>th</sup> Anniversary Cocktail Reception.



On 5 July 2016, Mr Joseph Wong was invited to make a presentation on the work of the URTF in the Cross Strait, HK and Macau Philanthropy Symposium at the University of Hong Kong.

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