

Partnering with Consultants to overcome Urban Renewal Challenges

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Scope of Urban Renewal Work



1988

2001

2017



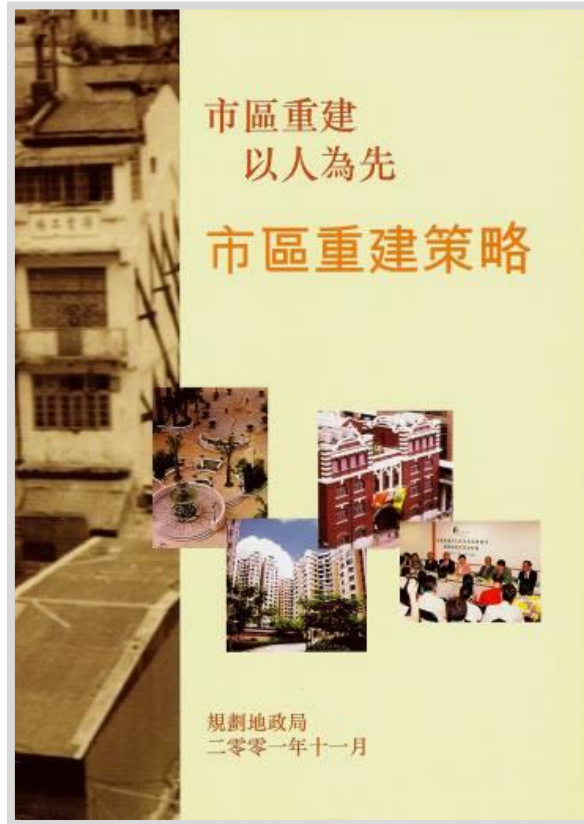
Scope of Urban Renewal Work

URBAN RENEWAL AUTHORITY ORDINANCE

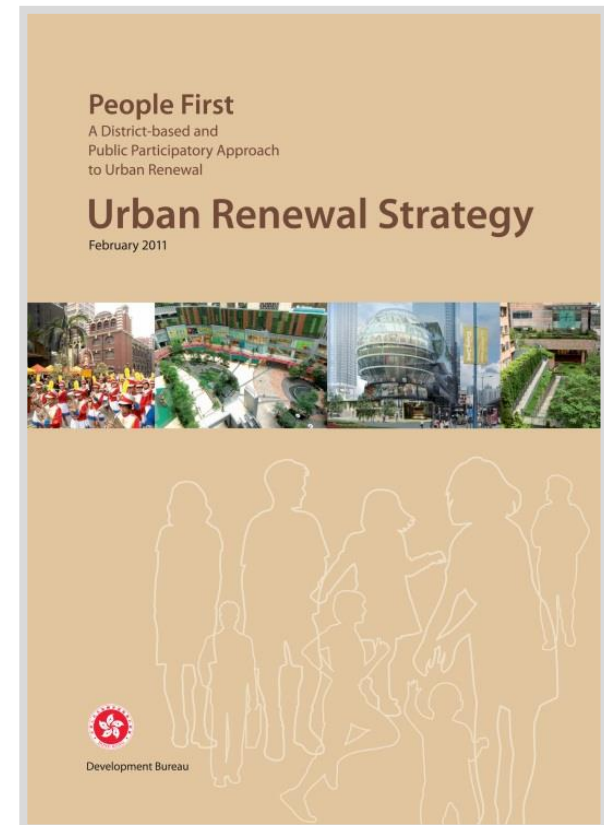
CHAPTER 563

This booklet is published under section 2(3) of
the Laws (Loose-leaf Publication) Ordinance
1990. It is up to date as of 30 September 2000.

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



4Rs

Holistic, Forward-looking Approach

Scope of Urban Renewal Work

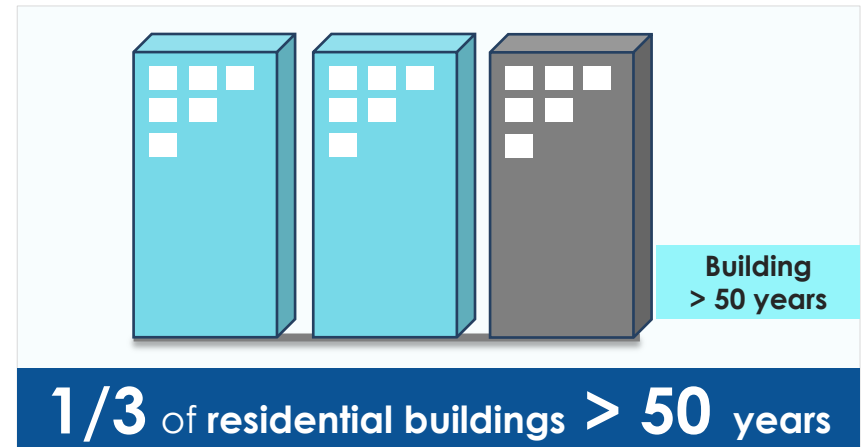
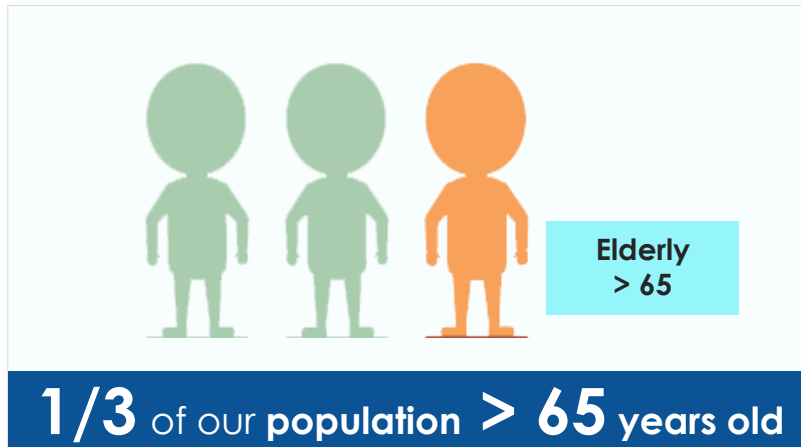
Urban Renewal Strategy Study

Prepared by Urban Renewal Division, Planning Department

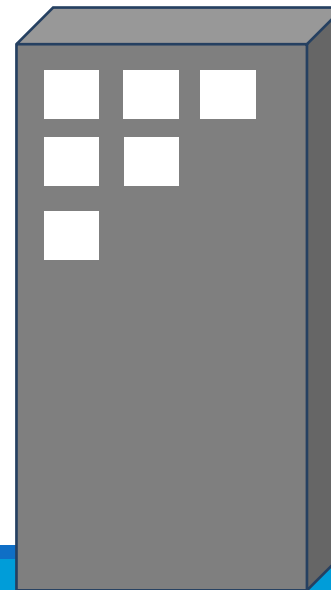
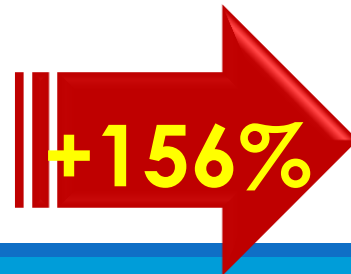
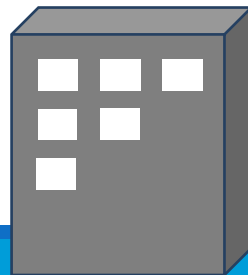


Size of Urban Renewal Problem

By **2040**



9,000
buildings
(2015)



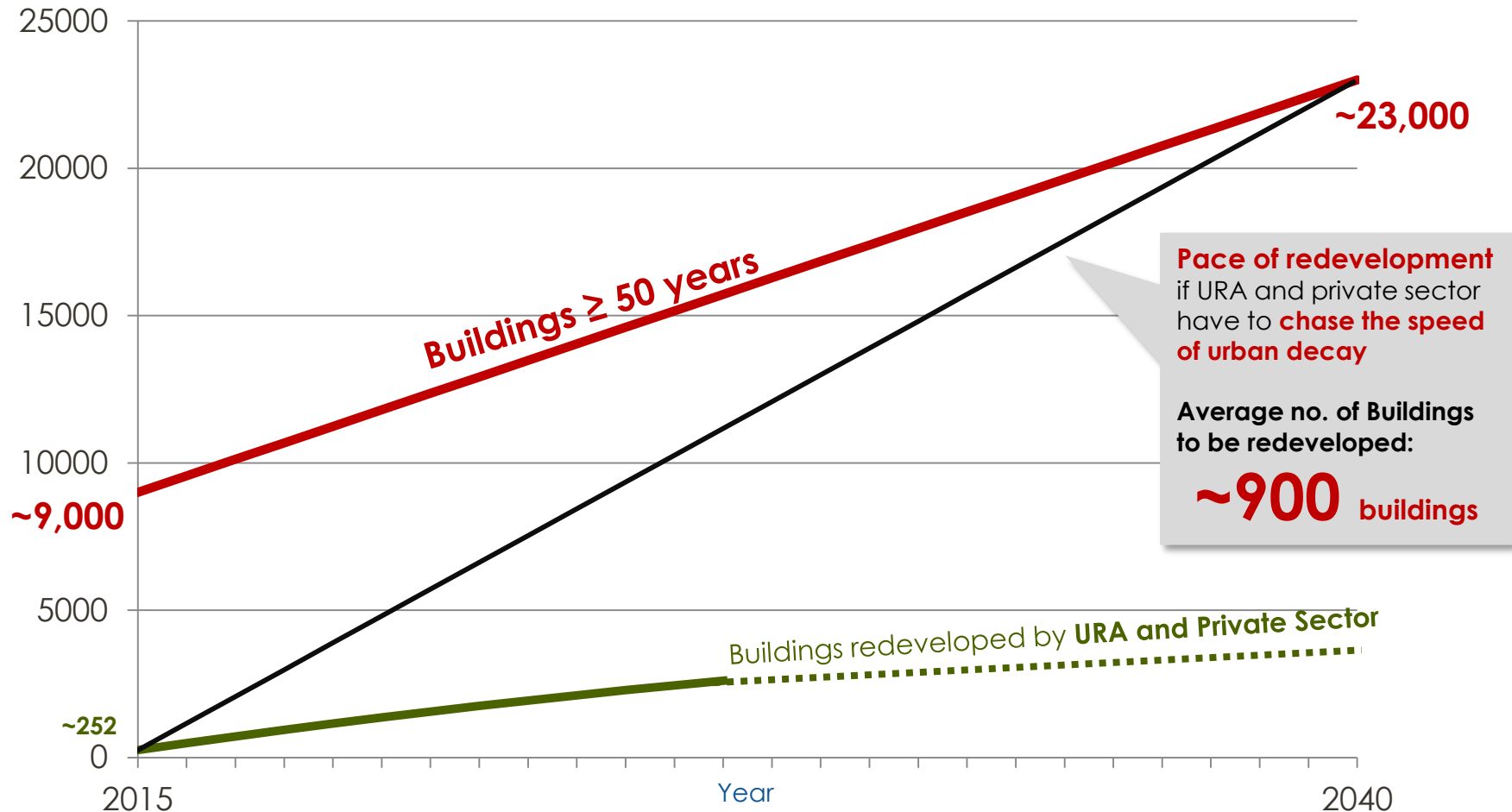
>23,000
buildings
(2040)

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)

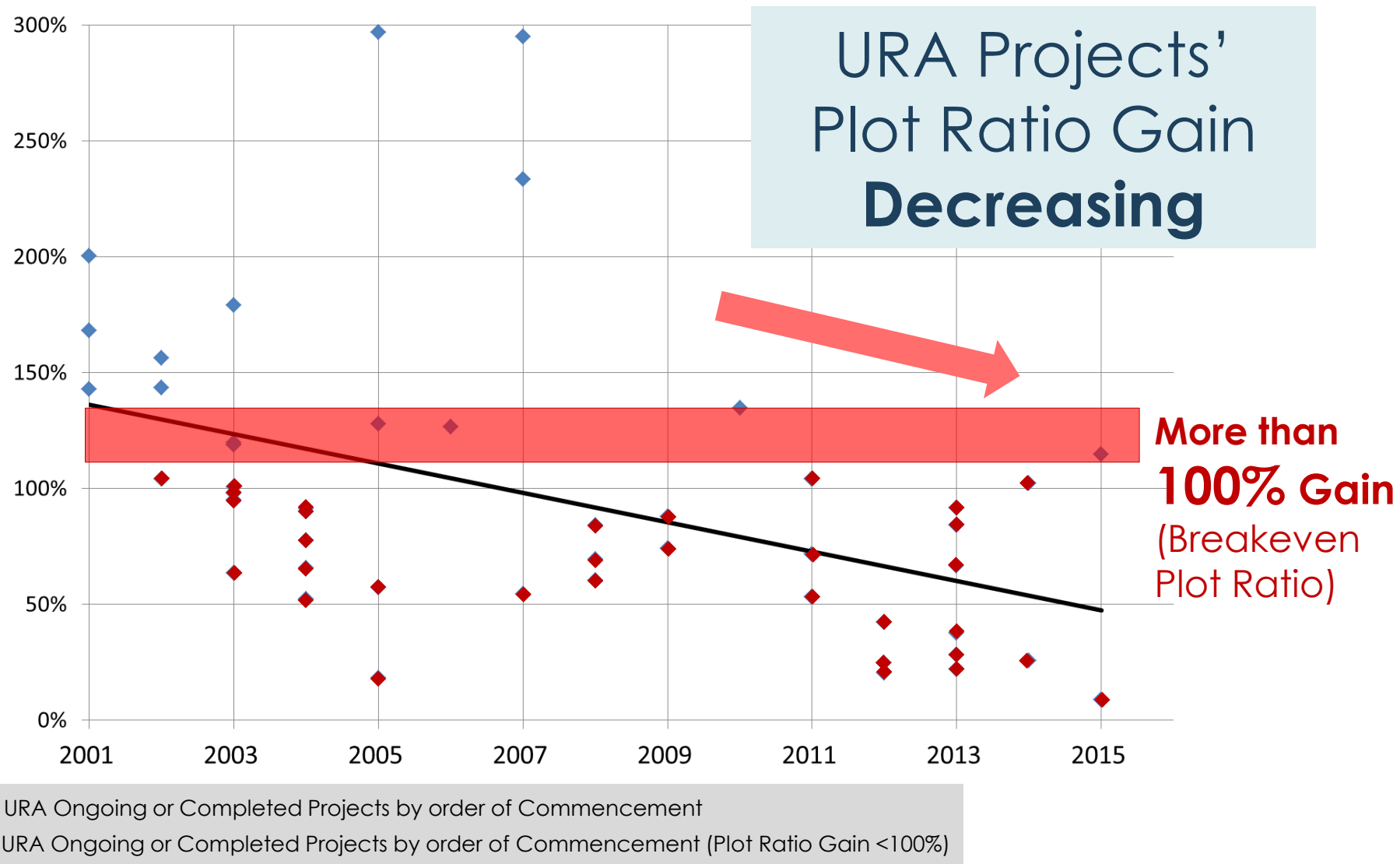
Need for an Alternative
Implementation Model

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 = \$30B

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

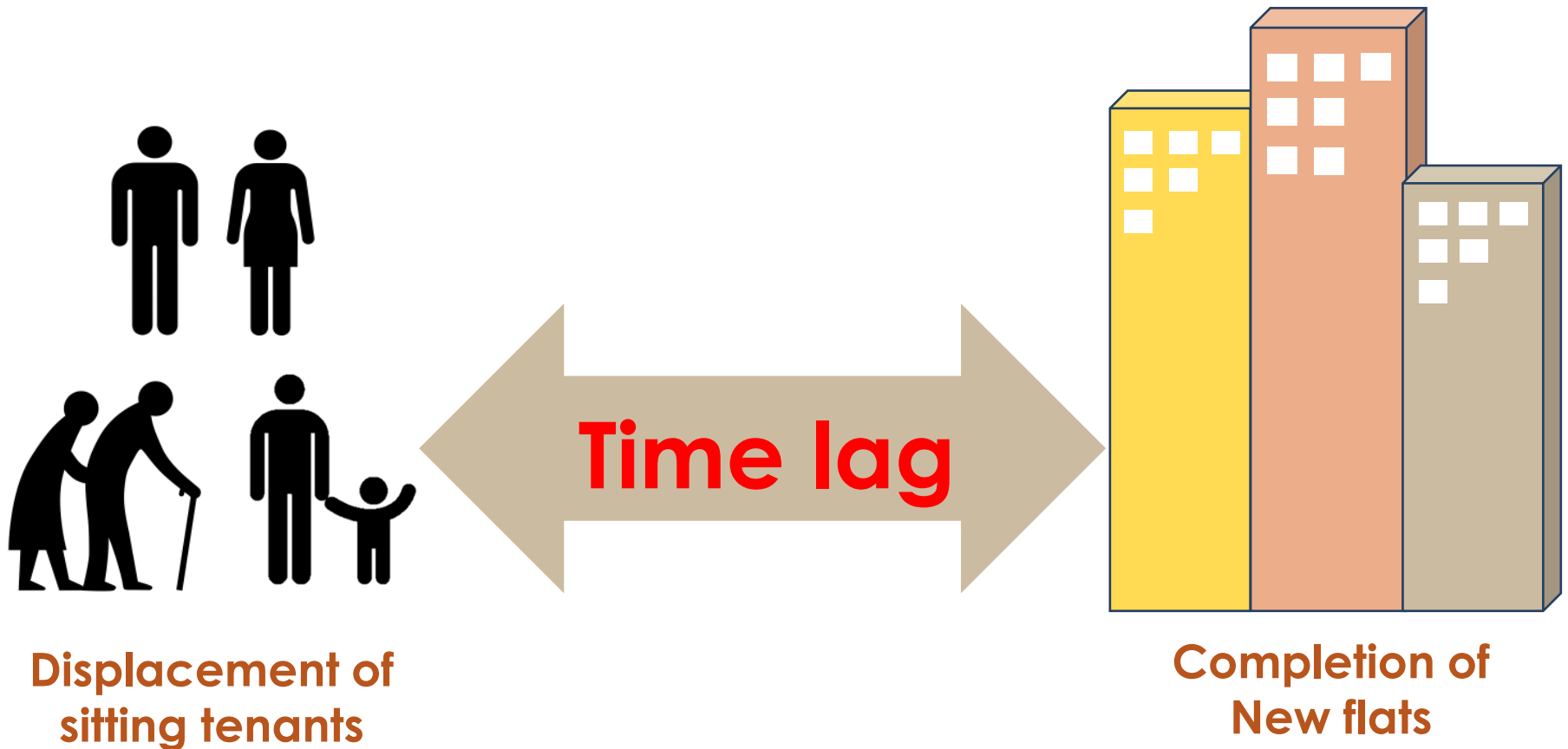
Rehabilitation/
Retrofitting

Revitalisation

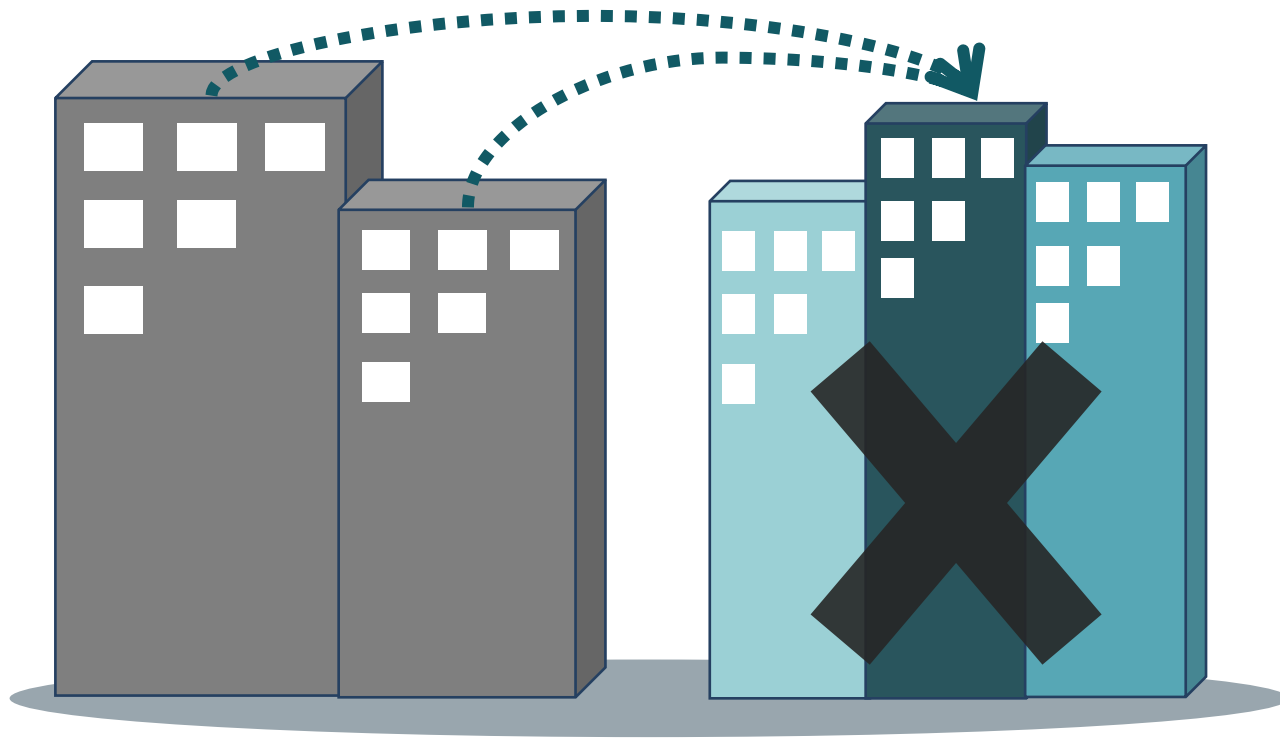
pReservation

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

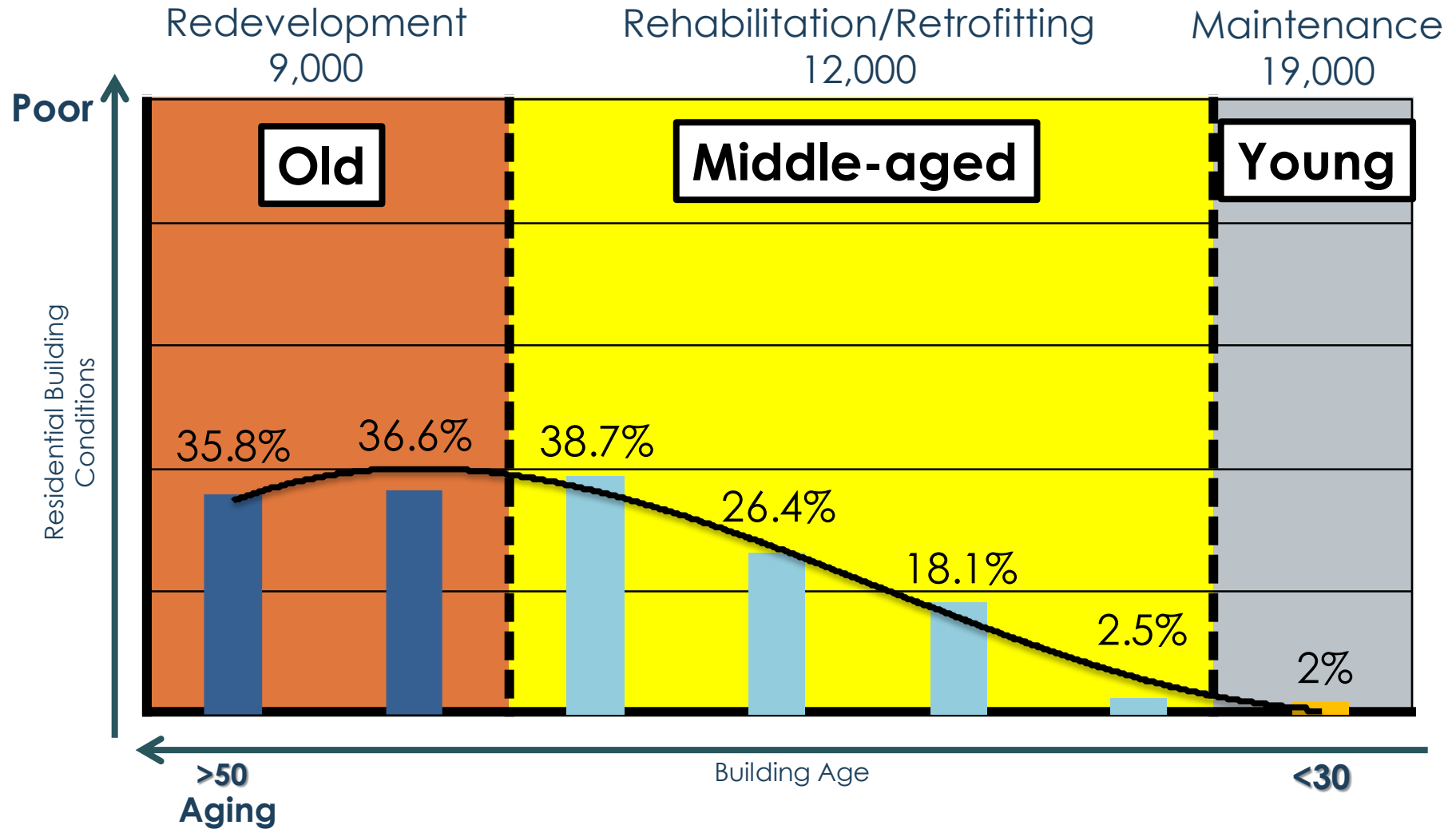
Multiple Ownership



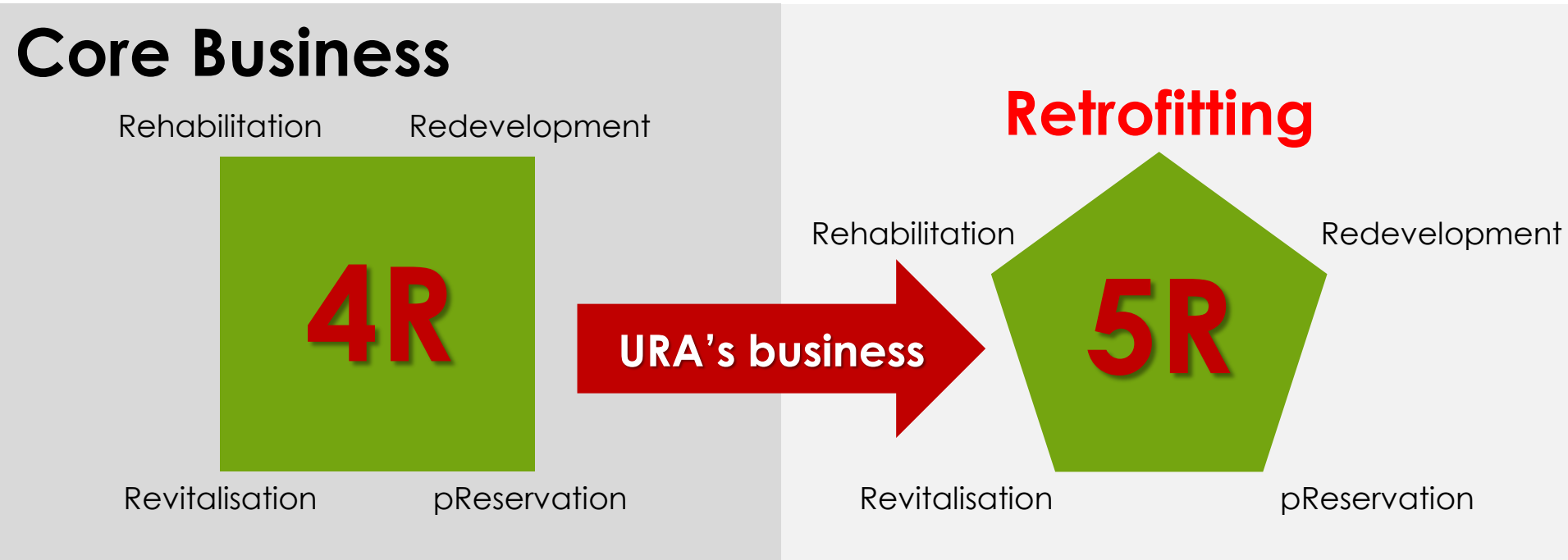
Preservation of Local vibrancy and characteristics



Holistic Approach to Urban Renewal



Holistic Approach to Urban Renewal



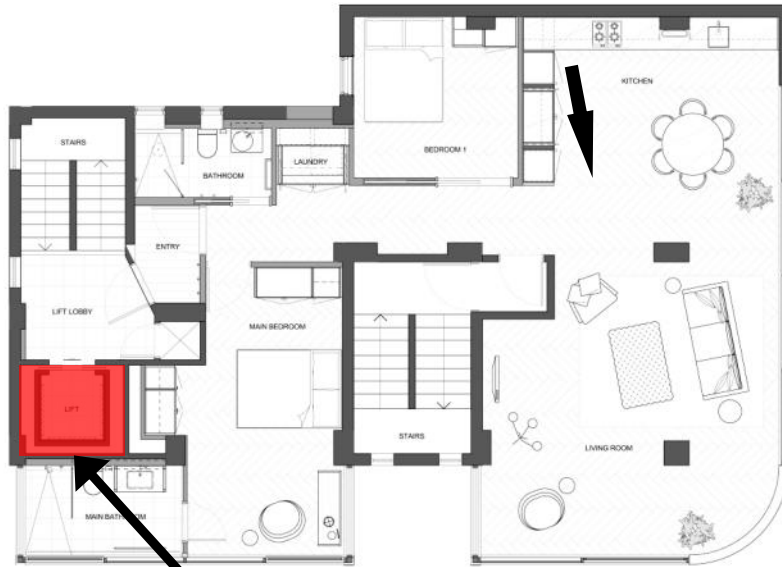
Holistic Approach to Urban Renewal

5th “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



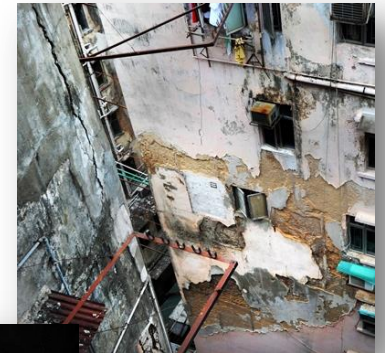
Façade



Energy
Efficiency



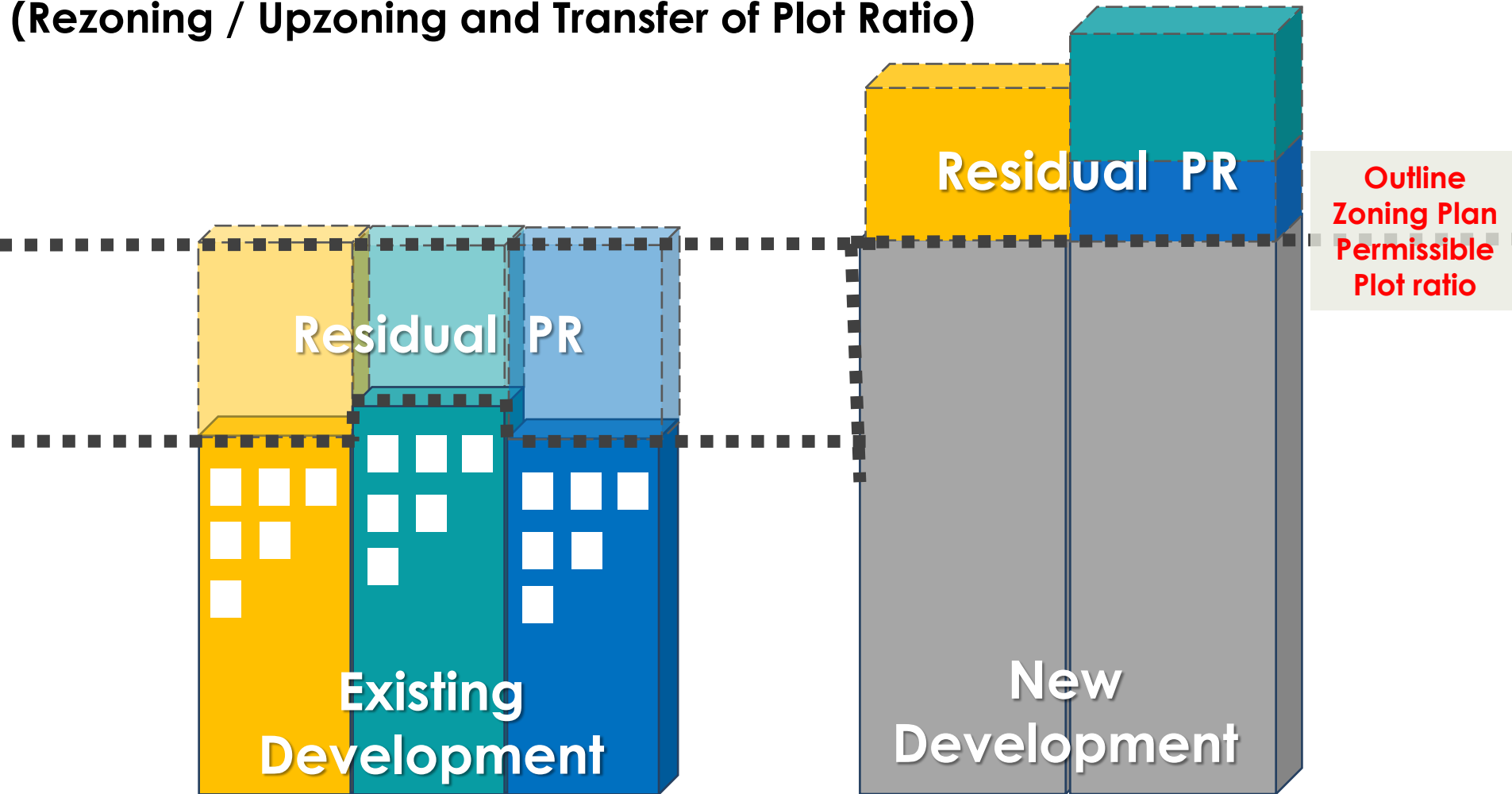
Building Structure



Holistic Approach to Urban Renewal

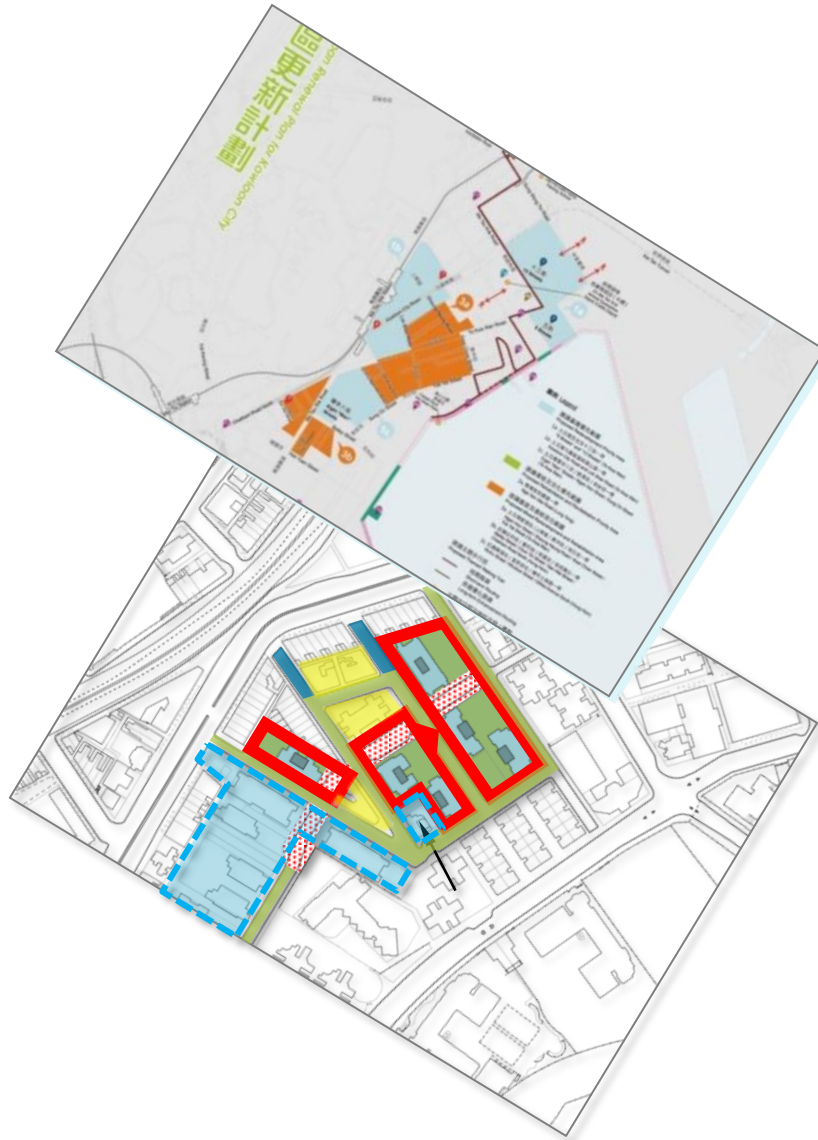
District-based

(Rezoning / Upzoning and Transfer of Plot Ratio)



Overall **no change** in building volume

Holistic Approach to Urban Renewal



**Placemaking
Theme**



**5R + 3C
Strategy**

Placemaking - Overseas Examples by **taking away** the flyover

Cheonggyecheon



Boston Big Dig



Placemaking e.g. Marina Bay



PLACE MANAGEMENT: MAKING PLACES BETTER

Place management is a coordinated, multi-stakeholder approach to improve precincts and make them more attractive with each having their own unique characteristics. Today, place management in Singapore is undertaken by stakeholders on a voluntary basis. In other cities, it is common to see precincts forming associations with the support of legislation – known as Business Improvement Districts – where all stakeholders in the precinct contribute to sustain place management efforts.

Place Making

- Prominent way-finding signage
- Interesting street furniture
- Pedestrian-friendly streets

Place Marketing

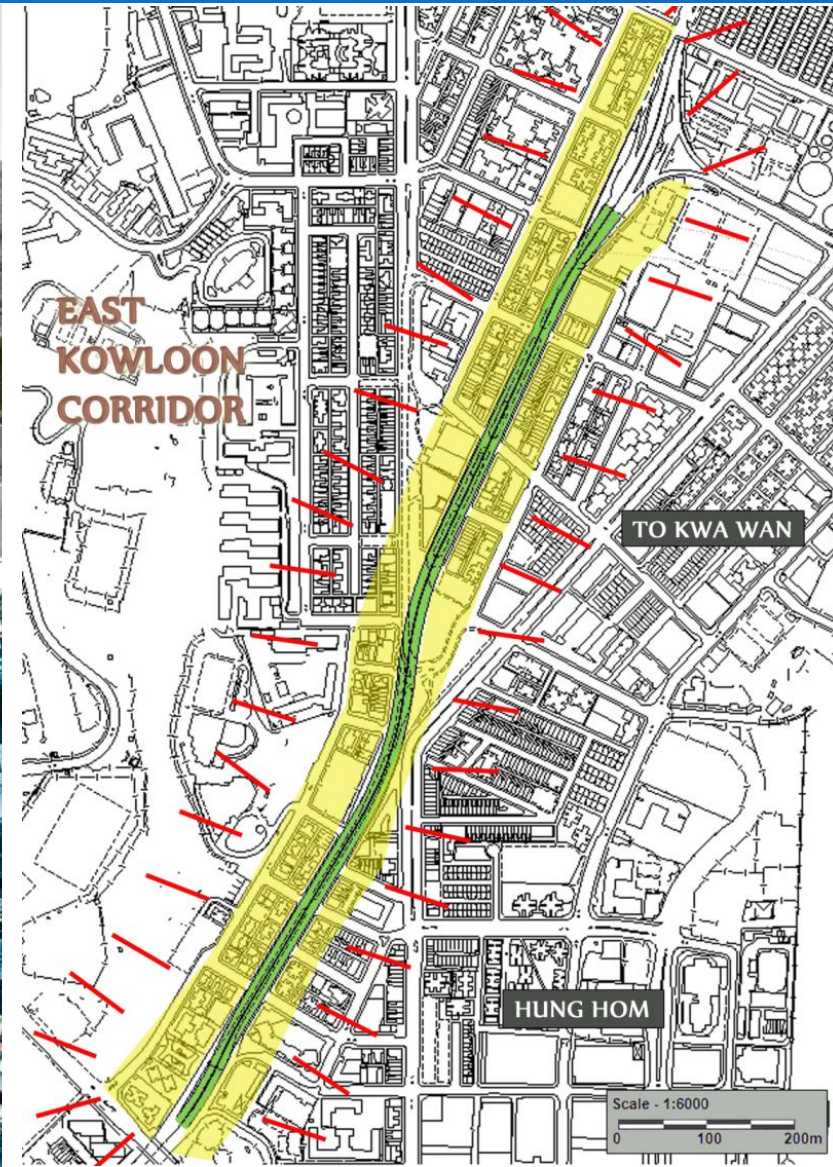
- Concerted efforts in branding and marketing
- Exciting line-up of events, activities and programmes

Place Maintenance

- Enhanced public safety
- Enhanced cleanliness
- Improved public access



Holistic Approach to Urban Renewal

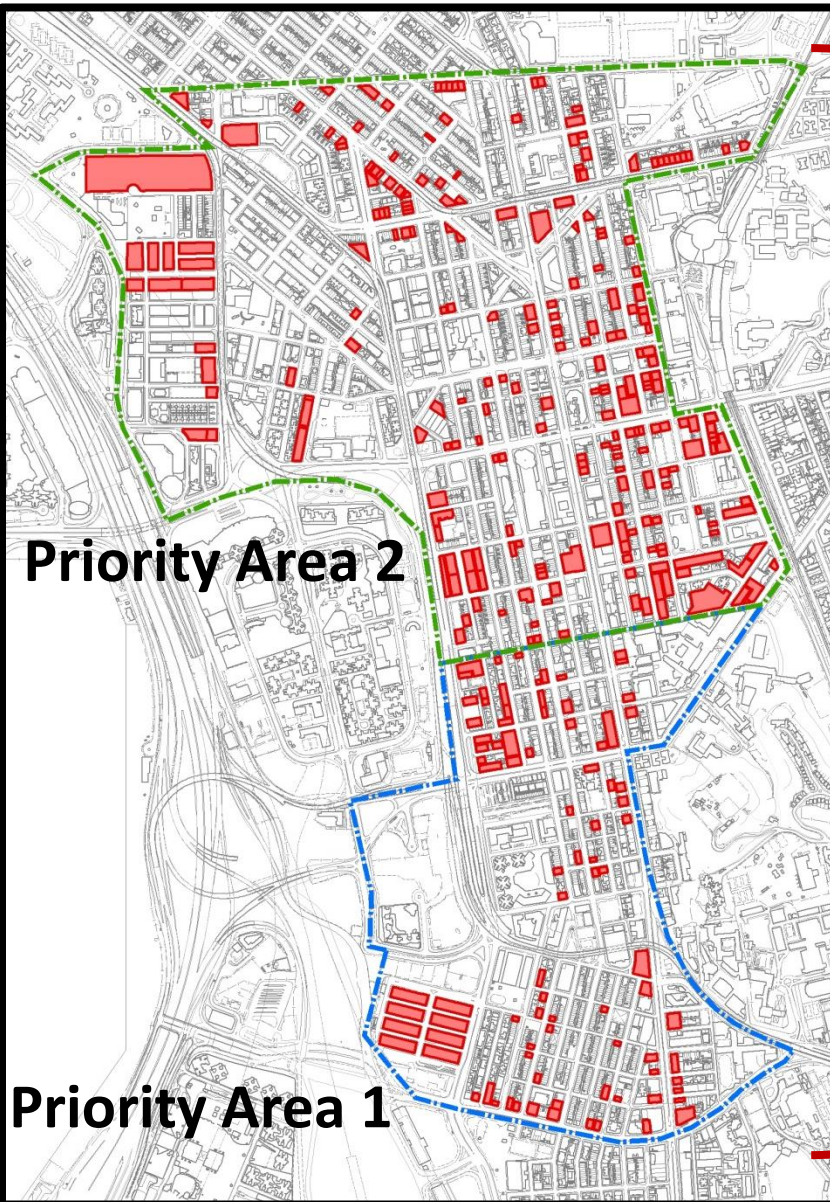


Holistic Approach to Urban Renewal

What if ?



Yau Mong District Study

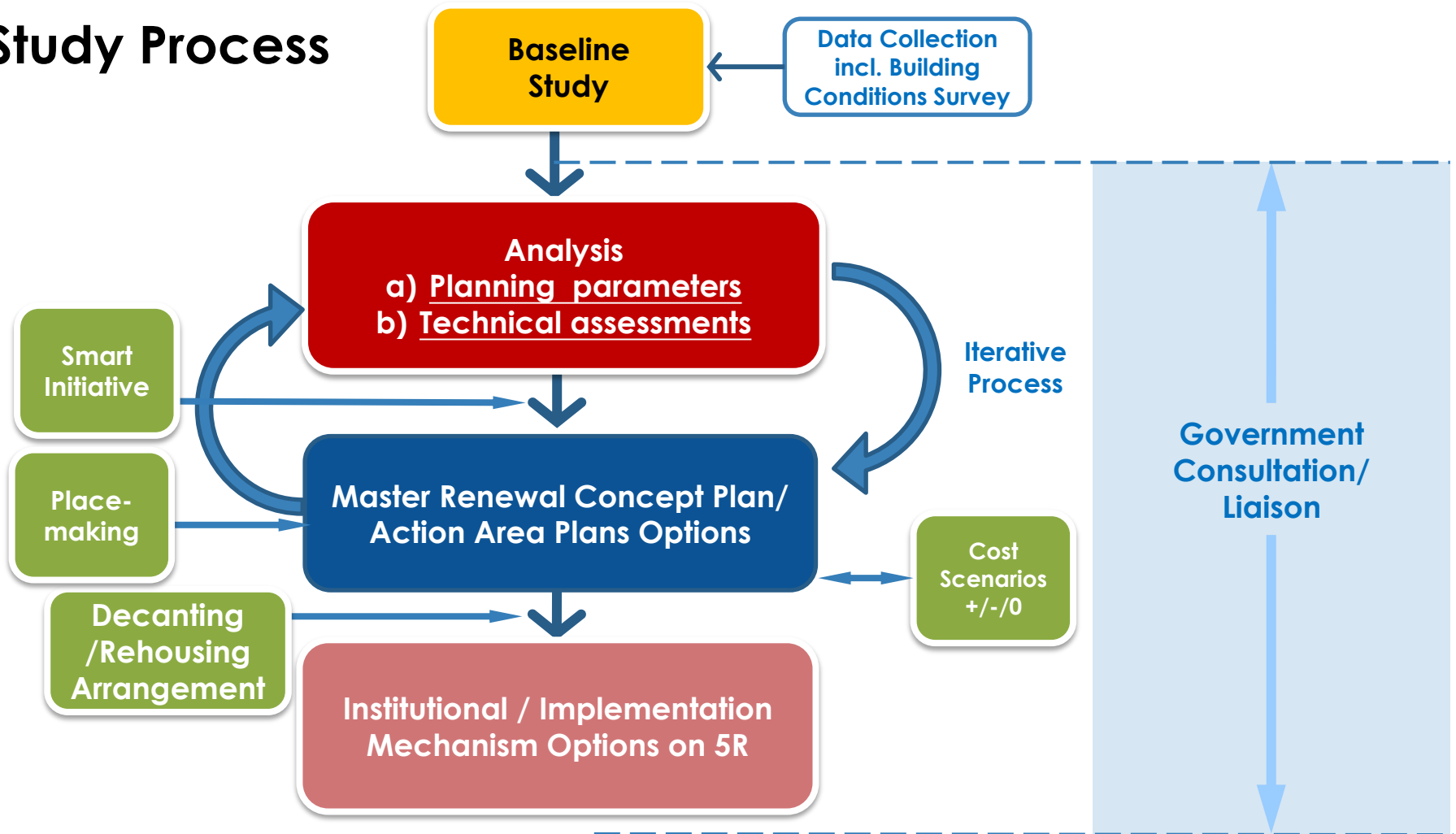


	Total Building Sites	Building Sites (PR gain = 0 or negative)	Financial Loss (HK\$ Billion)
PA 1	675	78 (11.6%)	- 46.5B
PA 2	1466	234 (16.0%)	- 107.6B
Whole YM Area	2141	312	- 154.1B

 Residual PR "0" or "negative"

Yau Mong District Study

Study Process



Yau Mong District Study

Integration of **Placemaking** to enhance quality living

International Case Studies



- Enhance district characteristics
- Preserve heritage and historical buildings integrating events and activities
- Design proposals for iconic building elements, public spaces and street improvements



Granville Island Public Market, Vancouver



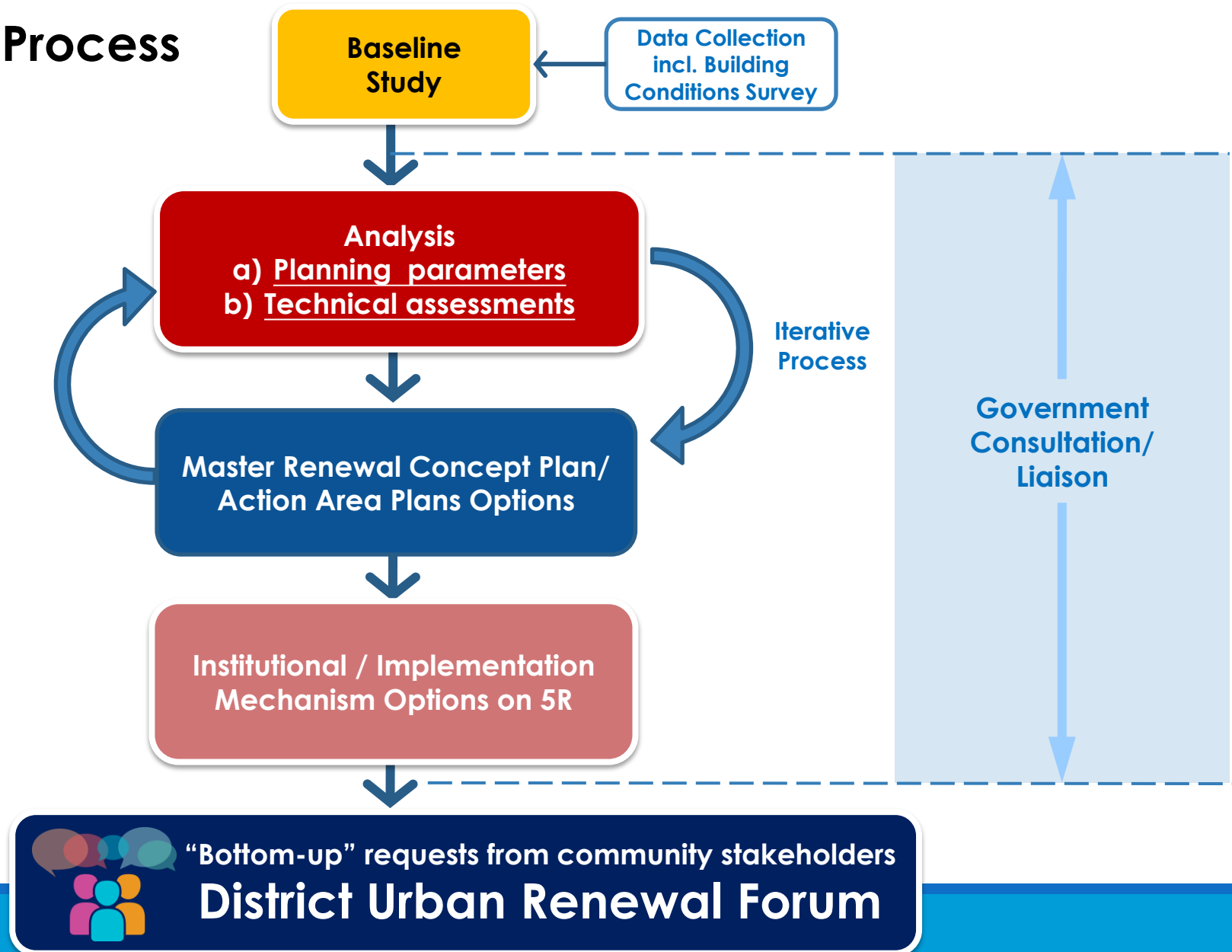
Pittsburgh Market Sq., Pennsylvania



Yokohama, Japan

Yau Mong District Study

Study Process

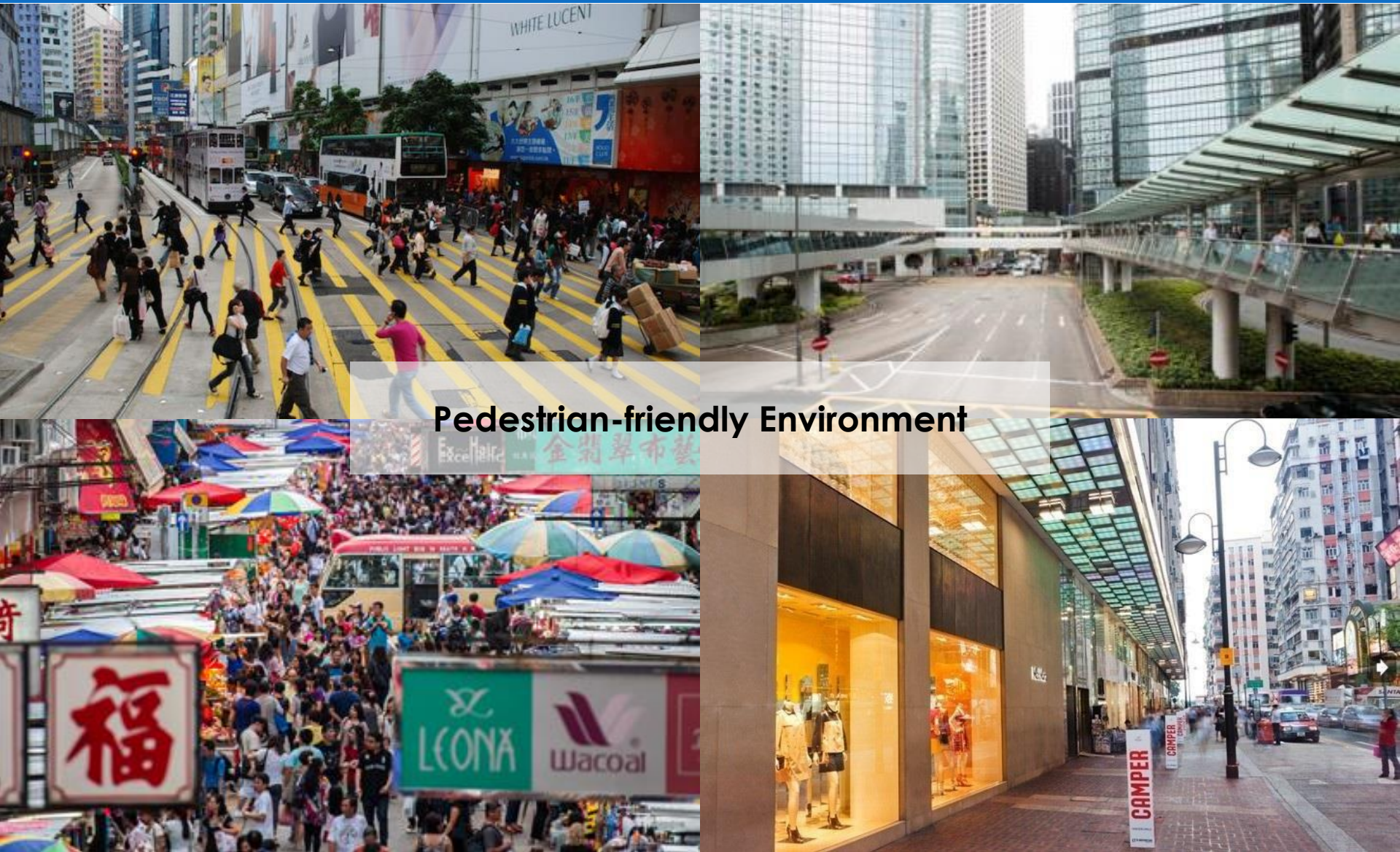


How **Consultants and Experts** Could Help Overcome **Urban Renewal Challenges?**



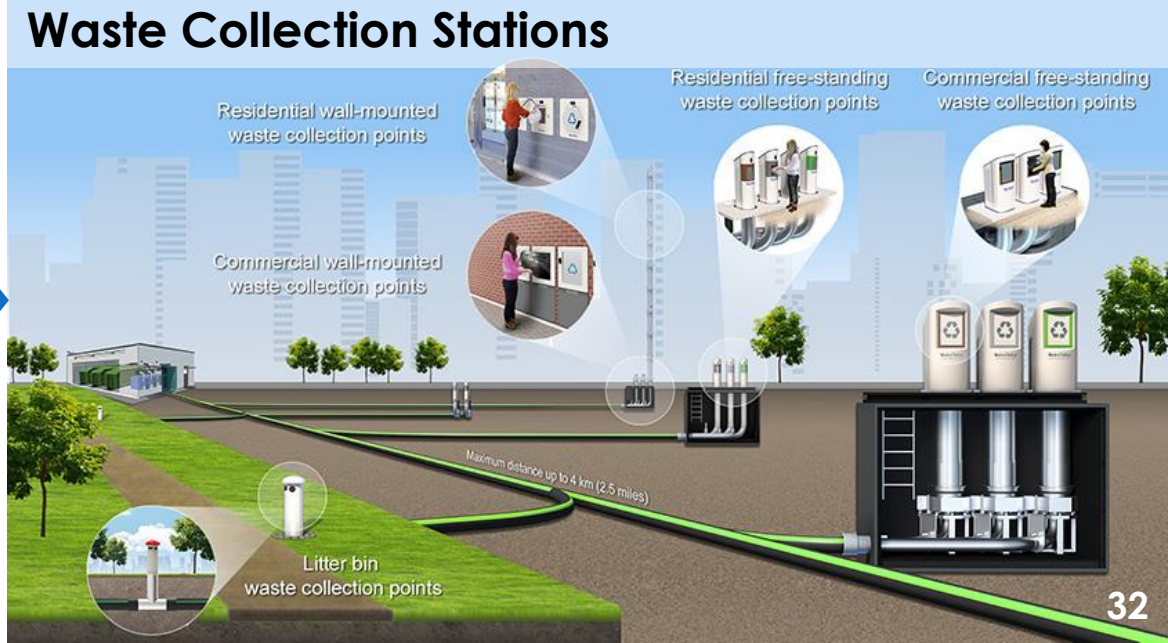
**Dense,
Mixed-use
Urban Fabric**

How Consultants and Experts Could Help Overcome Urban Renewal Challenges?

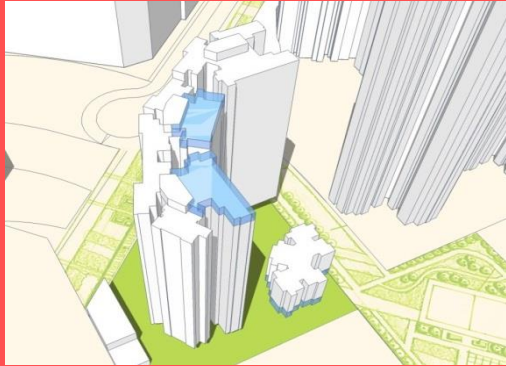


Pedestrian-friendly Environment

How Consultants and Experts Could Help Overcome Urban Renewal Challenges?



How Consultants and Experts Could Help Overcome Urban Renewal Challenges?



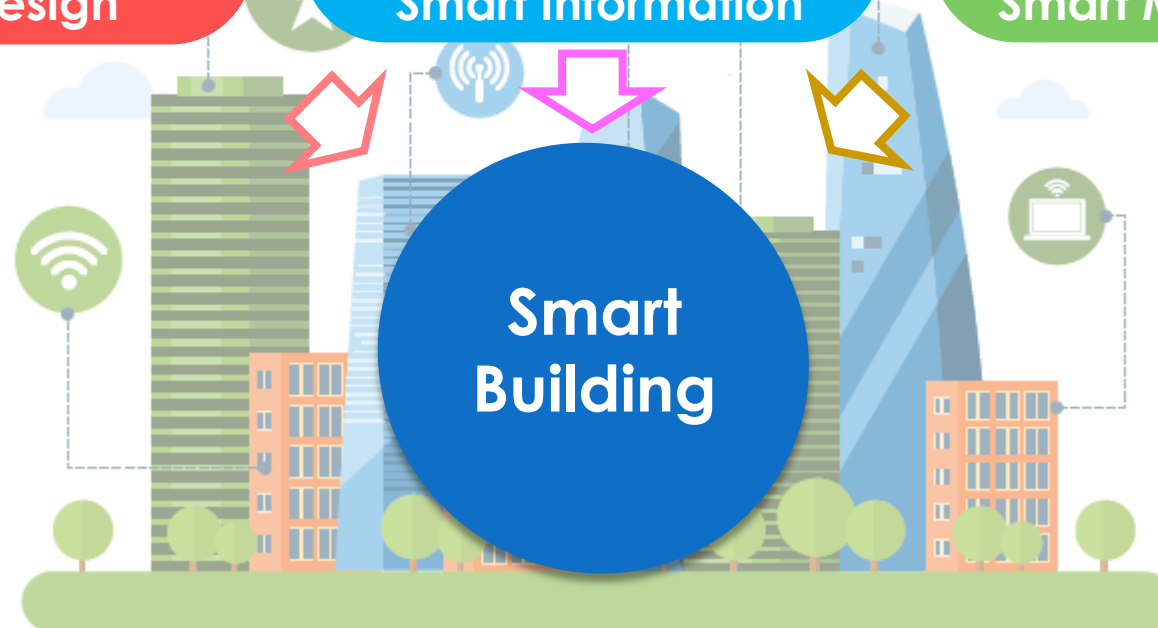
Smart Design



Smart Information



Smart Management



How Consultants and Experts Could Help Overcome Urban Renewal Challenges?



Durability of Concrete Structures

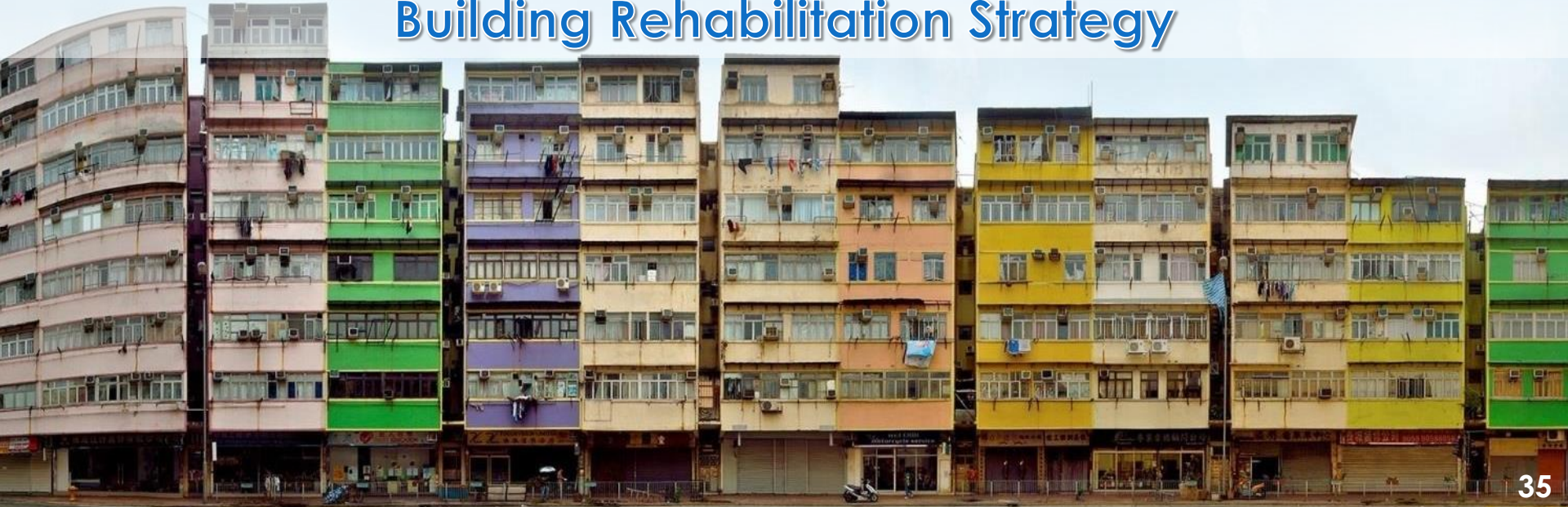


How Consultants and Experts Could Help Overcome Urban Renewal Challenges?

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