

Selection Criteria and Processing of Applications for Demand-led Redevelopment Project (Pilot Scheme)

All applications received will be screened to see if they meet the following criteria*:

- a. Joint application by owners of not less than 67% of the undivided shares in each lot within the Site;
- b. Building conditions within the Site - “poor” or “varied”.
- c. The Site should generally be larger than 400 sq.m. If a smaller site is proposed, there must be special needs to support URA to consider it;
- d. The Site does not comprise buildings/structures of historical, architectural or cultural significance unless they can be integrated in the future development.
- e. The Site is situated within redevelopment zones or not situated within proposed preservation areas identified by District Urban Renewal Forum, if there is one in the district covering the Site.

*(*Details can be referred to in the Pamphlet on Demand-led Redevelopment Project (Pilot Scheme)*

Applications must fulfill the above criteria before they can be considered for selection. All applications received within the application period will be assessed with reference to the following factors which are not meant to be exhaustive:

(a) Building Conditions (max.50%)

For example:

- ✓ High proportions of buildings in poor condition which indicate building decay and dilapidation such as concrete spalling, cracking, bulging, leakage, seepage, etc.;
- ✓ High proportions of buildings have confirmed signs of sub-divided units;
- ✓ Buildings have permanently obstructed means of escape from ground floor to roof.

(b) Planning Considerations (max.40%) which comprise planning gains, planning impacts and other relevant planning factors:

- Planning Gains

For example:

- ✓ Redevelopment allows for set-back/road widening etc. (where Government's intentions are known) or has potentials to do so.
- ✓ Redevelopment allows for pavement widening / corner set-back /realignment of public passageway.
- ✓ Redevelopment allows for better vista and air-ventilation.
- ✓ Redevelopment allows for provision of at-grade open space, space for social enterprise uses or GIC provision.
- ✓ Buildings/structures within the proposed project are of historical, architectural or cultural significance and are deemed to be able to add value to the future development by providing a viable "theme".
- ✓ Redevelopment allows for design to mitigate current noise impact.
- ✓ Existing use includes obnoxious trades or unauthorized or illegal activities the removal of which by way of redevelopment will have a positive impact on local living environment.
- ✓ Poor living conditions e.g. high degree of sharing (if discernible).

- Planning Impacts

For example:

- ✓ Redevelopment of the proposed site will compromise the potential of implementing a more comprehensive scale project to the benefit of the community.
- ✓ Existing use (with distinct local character) will be removed by redevelopment.
- ✓ Over-concentration of projects in that district in the same year.

- Other Planning Factors

For example:

- ✓ There is clear indication of local aspirations.

(c) Other Relevant Factors (max.10%)

For example:

- Ownership structure
- Rehousing resources in the district
- Abnormal spate of tenant eviction

The URA will proceed to conduct a freezing survey for a selected demand-led redevelopment project and such survey will indicate that the application is successful.

Applicants whose applications are declined will be duly informed of such in writing after the conduct of freezing surveys of the selected projects.

The URA may revise the above criteria from time to time without giving prior notice.