

For information

**LEGISLATIVE COUNCIL  
PANEL ON PLANNING, LANDS AND WORKS**

**Work of the Urban Renewal Authority**

**PURPOSE**

This paper reports on the progress of the work of the Urban Renewal Authority (URA) and the URA's future work plans.

**BACKGROUND**

2. The URA was established in May 2001 to undertake urban renewal in accordance with the Urban Renewal Authority Ordinance and the Urban Renewal Strategy. The URA adopts a holistic "4R" strategy to regenerate our older urban areas and improve the living environment of the residents therein, i.e. redevelopment of dilapidated buildings, rehabilitation of poorly maintained buildings, revitalization of socio-economic and environmental fabric of older districts and preservation of buildings with historical significance within its projects.

**PROGRESS OF URA'S WORK**

3. As at end-June 2006, the URA has commenced 30 redevelopment projects, continued its enhanced building rehabilitation programme and undertaken various revitalization and preservation initiatives within or in close vicinity to its action areas. A list of the 30 projects is set out in Appendix A to URA's paper at the Annex.

4. In October 2005, the URA enhanced its rehabilitation programme to provide further financial assistance to more building owners to encourage them to properly repair and maintain their buildings. For example, the URA has enhanced the Building Rehabilitation Materials Incentive Scheme by raising the subsidy of incentive materials from 10% to 20% of works value or \$3,000 per unit (whichever is lower) to offer greater assistance to owners. The URA's building rehabilitation programme has been well received by the community and the residents. About 200 buildings (over 17,000 units) have participated in the programme as at June this year. The total amount of loans and subsidies approved under the programme so far is about \$60 million.

5. The URA has also undertaken a number of revitalization and preservation initiatives to rejuvenate old urban districts. So far, over 20 buildings with historical value in various redevelopment projects have been preserved. The revitalisation and preservation initiatives are also conducive to fostering cultural and creative industries, for example, the preservation project at Mallory Street/Burrows Street in Wan Chai.

6. During 2005/06, the URA continued to implement 9 on-going projects inherited from the former Land Development Corporation.

7. The URA has provided a detailed account regarding the progress of its work in paragraphs 3 to 23 of its paper in the Annex.

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### **FUTURE WORK PLANS**

8. In March 2006, the Financial Secretary approved the URA's Corporate Plan (CP) for 2006/07 – 2010/11 and Business Plan (BP) for 2006/07.

9. The approved CP for 2006/07 to 2010/11 comprises 45 new redevelopment projects, and a rehabilitation programme benefiting about 2,500 old buildings over a period of 10 years. Taking into account the on-going projects, the URA has a rolling programme of 84 redevelopment projects during the next five years. The approved BP consists of 13 redevelopment projects that are scheduled for commencement in 2006/07, and a rehabilitation programme offering assistance to owners of around 180 buildings (some 11,000 units).

10. As an integral part of urban renewal, the approved CP also includes revitalization initiatives in various districts, including Wan Chai, Yau Ma Tei, Mong Kok, and Sham Shui Po, etc. Preservation elements have also been included in 4 projects in the CP.

11. To ensure that its urban renewal programmes are implemented smoothly and widely accepted by the community, the URA is fully aware of the importance of consulting the public and relevant stakeholders through various channels, such as conducting community aspiration surveys and setting up in various districts District Advisory Committees comprising local personalities from different sectors. Take the Kwun Tong Town Centre project as an example, the URA has been proactively engaging the community in its project planning and design process. In respect of the project at Sai Yee Street, Mong Kok, the URA is conducting community and building condition surveys with a view to

working out a way forward for the project.

12. The URA has set out the details of its future work plan in paragraphs 24 to 27 of its paper in the **Annex**.

### **FINANCIAL ASPECT**

13. With the Government's financial support <sup>Note 1</sup> and on the basis of the various assumptions adopted in the financial projections in its CP, the URA estimates that by the end of the development period of its planned projects, a self-financing position could be achieved. This is in line with the Government's policy intent. If for some reasons the URA is unable to achieve self-financing in the long run in future, the Government will be prepared to consider, in the light of the actual circumstances, the URA's financial arrangements.

14. The financial forecasts in the CP will undoubtedly be affected by a number of key factors such as movements in the property market, interest rate changes, construction cost fluctuations and the actual implementation mode of individual projects. The Government will keep the work of the URA and its financial position under scrutiny through the annual examination of URA's CP and BP.

### **CONCLUSION**

15. The URA has made steady progress in its work since its establishment. The URA fully appreciates the community's rising aspirations on urban renewal and will take into account the views of the relevant stakeholders and the community in implementing its "4R" urban renewal programme. The Government will continue to support and facilitate the URA's urban renewal work.

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<sup>Note 1</sup> The Government has put considerable resources into urban renewal. The Executive Council approved in May 2002 that redevelopment sites should in principle be provided to the URA at nominal premium. The Finance Committee of the Legislative Council also approved in June 2002 a commitment of \$10 billion for equity injection into the URA by phases in the five years from 2002/03 to 2006/07. The \$10 billion has already been injected into the URA in full.

**Work of the Urban Renewal Authority in 2005/06  
And Business Plan for 2006/07**

**I. INTRODUCTION**

This paper is a report on the work of the Urban Renewal Authority (URA) since April 2005 and its business plan for 2006/07.

**II. BACKGROUND**

2. In its fourth full year of operation, the URA has continued to work within the parameters prescribed in the Urban Renewal Authority Ordinance (URAO) and the Government's Urban Renewal Strategy (URS). The URA has further developed its 4Rs strategy (redevelopment, rehabilitation, revitalisation and preservation) and has pressed ahead with rehabilitation initiatives. The strategic partnership between the URA and Hong Kong Housing Society (HS) has continued to bear fruit.

**III. WORK OF THE URA IN 2005/06**

**Redevelopment Projects**

3. During the past year, the URA has continued with the work of property acquisition, clearance and re-housing for five redevelopment projects launched in its first three years. A further eight redevelopment projects and one preservation project are currently at the planning stage<sup>Note 1</sup>. Resumptions have been approved for three projects undertaken by the URA during 2005/06. Clearance of four sites has been completed. To date, a total of 222 households have accepted re-housing in estates of the Housing Authority (HA) and HS. A further 521 households have accepted cash compensation. Work on re-housing or compensating remaining households is continuing.

4. The URA has commenced implementation of six new redevelopment projects in Tai Kok Tsui, Sham Shui Po, Mong Kok and Sai Ying Pun in 2005/06. Of these, five projects involved starting the

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<sup>Note 1</sup> These projects include one gazetted under the URA Ordinance on 21 March 2003. The Town Planning Board (TPB) approved the project on 19 March 2004. However, an objector to the scheme sought a judicial review of the TPB decision. The High Court judgement was in favour of the TPB. However, the objector lodged an appeal to the Court of Appeal which is scheduled for hearing in November 2006.

necessary statutory planning procedure through gazettal under the URAO, including four projects in two development schemes which are being processed under the Town Planning Ordinance and the first development project processed under the URAO which has been authorized by the Secretary for Housing, Planning and Lands to proceed. The remaining project is an already approved ex-Land Development Corporation (LDC) project. These projects are at various stages of implementation. Overall, it is estimated that about 513 property interests are involved and about 898 households, comprising some 2,188 people, are affected.

5. The URA conducted tender exercises and appointed joint venture partners for two sites at Tai Kok Tsui and Western District during the year. In March 2006, the URA also entered into a joint venture agreement with the Hong Kong Playground Association (HKPA) for the redevelopment of the Macpherson Indoor Stadium in Mong Kok. The URA will invite expressions of interest and call tenders for other cleared sites over the remainder of 2006/07.

6. The tentative timing for completion of development of the projects launched so far since the establishment of the URA varies between 2007 and 2013. Based on current plans, they are expected to provide an estimated total of about 6,400 new domestic units and 57,000m<sup>2</sup> of retail space upon completion. For the benefit of residents and local communities, these projects are also expected to provide about 6,310m<sup>2</sup> of open space and 12,980m<sup>2</sup> of Government/Institution/Community (GIC) facilities.

7. The URA and HS entered into a Memorandum of Understanding on Strategic Cooperation in December 2002. Under the MOU, the HS has to date commenced seven redevelopment projects announced but not commenced by the former LDC, and HS is bearing all of the costs of these projects and any profits or losses. Five of these projects are in Sham Shui Po and two are in Shau Kei Wan. The projects affect some 746 property interests and an estimated 1,202 households comprising about 2,320 people. Under the agreed arrangement, the HS is undertaking acquisition and clearance for the projects. The HS is also responsible for redevelopment of the sites after clearance. When developed, the projects are expected to provide 1,774 new flats, 12,634m<sup>2</sup> of retail space, 300m<sup>2</sup> of open space and 4,400 square metres of space for GIC use. In addition to these seven projects, the HS and URA commenced implementation, in 2006, under the MOU of a preservation project in Wanchai, affecting 9 tenement blocks and 55 households. On completion, the preserved building will be used for cultural and community purposes complemented by some commercial facilities, and

there will be 220m<sup>2</sup> open space. The URA and HS are looking ahead and exploring the scope for cooperation in bringing further urban renewal projects to fruition for the benefit of the community as a whole. Appendix A shows the current progress for the 22 projects launched so far by the URA and the 8 launched by the HS.

8. Both the URA and HS adopt a similar policy for acquisition of property interests to the Government's compensation policy on land resumption but add a certain amount of incentive for property owners. Domestic owner-occupiers are offered a home purchase allowance (HPA) equivalent to the difference between the open market valuation of the owner's premises and that of a notional seven-year-old replacement flat in the same general locality. The average acceptance rate of over 85.3% in the 12 projects, for which acquisition has commenced so far is considered reasonable in view of the rising property market over the last two years and given that on average about 5% of the interests cannot be acquired due to problems such as unclear legal titles and untraceable owners. Nevertheless, the URA continues to look for improvements to ensure that its policies and procedures strike the right balance between being sufficiently responsive to the needs of people affected and cost-effective to sustain a viable urban renewal programme.

9. The URA has also continued with the implementation of nine projects commenced by the former LDC. These projects are at various stages of construction. About 1,359 units were offered for sale during 2005/06. Altogether, the nine projects are expected to produce about 5,650 new flats and 380 serviced apartments, 130,000m<sup>2</sup> of retail/commercial space, 66,000m<sup>2</sup> of office space, over 1,000 hotel rooms, 11,150m<sup>2</sup> of open space and 21,000m<sup>2</sup> of GIC facilities. Appendix B shows the current status of these projects.

10. Based on a set of assumptions adopted in formulating the latest Corporate and Annual Business Plans in 2006, the total development cost of the 22 projects launched by the URA so far is estimated at \$19.5 billion, of which about \$9.3 billion is for acquisition and re-housing, which together form the land assembly cost. The remaining \$10.2 billion covers development cost and interest. The gross development cost of the eight projects undertaken in association with the HS, which is responsible for all such costs, is estimated at \$5.93 billion.

### Community Relations

11. The URA appreciates that some owners and tenants, especially the elderly, might face difficulties in vacating their premises and setting up new homes elsewhere. Front-line staff are trained to

provide personal care and assistance to every family genuinely in need of help. Practical assistance includes providing a special 30% down payment instead of the standard market practice of 10% based on the needs of individual families, helping to arrange a bridging bank loan, gathering market information on home-buying and mortgage, helping out with house moving and providing temporary storage for large household items. In addition, the URA and the HS have appointed, through open tender, six district-based social service teams (SST) to provide affected residents, who need special help, with counselling and advice services on various issues. The SSTs have provided assistance to about 180 cases in 2005/06 and a total of about 1,500 since 2002/03.

12. To ensure that urban renewal projects are planned and designed in ways which take account of the aspirations of the stakeholders concerned where practicable, URA has established five District Advisory Committees (DAC) in our major action areas, namely, Sham Shui Po, Wanchai, Central and Western, Yau Tsim Mong and Kwun Tong. Membership of these DACs includes legislators, district councilors, academics, social workers, landlords, tenants and trade representatives as well as professionals, so that URA may be suitably and directly advised on all relevant aspects and concerns when planning our renewal projects. During the year 2005-06, a total of 17 DAC meetings were held, not including numerous informal discussion sessions with individual members.

13. During 2005/06, the strategy for community engagement was further refined. A comprehensive programme to engage the community was implemented during the year with over 100 direct community engagement activities held which ranged from public forums, community aspiration surveys and resident briefings to District Council meetings and community participation workshops. The views and suggestions collected in the process have proved effective in refining the URA's planning and operational policies and practices. A significant example of our new strategy is the Kwun Tong Town Centre project which is the biggest ever redevelopment project undertaken by the URA or, indeed, its predecessor, the LDC. With the assistance of the Hong Kong University's Architecture Faculty, URA was able to utilize an innovative three dimensional computer graphic design tool for the first time in our consultation workshop for this project. Doing so enabled participants to see at once on computer screens how their design proposals would look and enabled immediate revisions to be made to the design concepts. This offered spontaneous public participation in the planning and design process for this important, large scale and complex

renewal project. Similar workshops were held for projects in Wanchai and Central & Western Districts.

### **Rehabilitation**

14. Initiatives to encourage better care of domestic premises in multiple ownership by the owners continue to be a major area of work for the URA. The purposes of building rehabilitation are to improve the environment and living conditions in residential buildings, and to extend the useful life of buildings. Three initiatives have been undertaken.

#### ***Materials Incentive Scheme***

15. URA has continued to operate a Materials Incentive Scheme, which was formerly known as the Extended Trial Scheme. This scheme targets buildings with Owners Corporations (OCs) with a view to encouraging owners to form OCs and promoting sustained maintenance and management after rehabilitation. Owners of domestic or composite buildings in multiple ownership with established OCs and generally subject to statutory repair orders are invited to participate.

16. The value of renovation material, excluding technical advice, provided by URA does not exceed \$3,000 per domestic unit or 20% of the total cost of the rehabilitation work apportioned to a unit, whichever is lower.

#### ***Building Rehabilitation Loan***

17. The URA also continued to operate the interest-free Building Rehabilitation Loan Scheme, which was announced in May 2004, to cover buildings which meet similar criteria to those for the Materials Incentive Scheme and are not subject to statutory orders, in order to encourage owners to undertake voluntary rehabilitation early. Loans are arranged through OCs but made to individual domestic property owners for up to \$100,000 per domestic unit for a term of up to five years, depending on the amount. Generally speaking, the scope of works covered is:

- Repair or preventive maintenance works to common areas and external envelope;
- Repairs, maintenance or up-grading of building services; and
- Repair and maintenance works inside domestic units which are carried out in association with the works to the whole building.

### ***Hardship Grants***

18. In some cases, the presence of owners, such as elderly people on low incomes, who are unable to contribute to the overall rehabilitation costs, may discourage or prevent other owners from going ahead. The URA has therefore introduced a limited Hardship Grant Scheme to assist such owners. The Scheme applies to the Building Rehabilitation Scheme Areas and covers the same class of buildings as the Materials Incentive Scheme and Loan Scheme. Hardship Grants may be up to \$10,000 per domestic unit or 100% of the share of cost of the works for the whole building attributable to that unit, whichever is lower.

19. Around \$150 million has been allowed for funding the Loan Scheme and the Grant Scheme. This can potentially cover up to 700 buildings, comprising about 42,000 domestic units for five years. Additional resources may be allocated for this use if required in future.

20. Taken together with the Materials Incentive Scheme detailed in paragraphs 15 to 16 above, the rehabilitation initiatives will potentially benefit about 1,000 buildings, comprising 60,000 domestic units. The proposals will help address problems of building dilapidation and improve living conditions and the built environment in these areas. So far over 17,000 units in about 200 buildings have participated in these schemes. Expenditure incurred under all schemes up to June 2006 is around \$60 million.

21. As a further measure to encourage better care of buildings in private ownership, the URA reached agreement in late 2004 with 13 local banks to offer mortgages on enhanced terms in respect of older domestic flats in buildings, which have benefited from URA's rehabilitation programmes. During 2005/06, URA reached similar agreements with 4 further banks. This market-led mechanism for reflecting the enhanced value of properly maintained buildings has been widely welcomed by owners, the property industry and the community at large.

### **Preservation**

22. The URA currently operates Western Market, which is a preservation project. Four current projects, all in Wanchai, contain significant preservation elements, in particular the preservation of five pre-war buildings in the redevelopment project at Johnston Road, and three pre-war shophouses as part of the Lee Tung Street redevelopment project, a revitalization-cum-preservation project at Mallory Street/Burrows Street, and a similar project jointly undertaken with HS at Stone Nullah Lane/Hing Wan Street, resulting in a total of 22 buildings

being preserved in Wanchai. The URA is keen to pursue further revitalization and preservation projects as part of its coordinated 4Rs approach. However, the costs of preservation are often high. In considering new preservation projects, the URA must keep in view the need to balance priorities in resource allocation and the potential, following their preservation, of buildings to generate revenue through adaptive re-use to pay for their long term maintenance.

### **Cost Control**

23. During the past year, the URA has continued to maintain a prudent financial position and to pursue cost reduction measures wherever possible. Staff headcount has been reduced from 302 at 1 May 2001 to 246 as at 31 March 2006. Recurrent staff cost reduced from \$145 million in 2004/2005 to \$137 million in 2005/06 down from \$201 million in 2001/02. However, staff costs are likely to increase in 2006/07 as URA recruits additional staff to cope with its increasing workload and number of projects.

## **IV. FUTURE PLAN**

24. The 2005 Policy Address stated that the URA “has played a vital role in Hong Kong’s urban renewal process” and referred to the 4Rs strategy. The Policy Address also mentioned that “Renewing old districts and rehabilitating old buildings can be a major force for economic growth.” The URA’s work programme for 2006/07, which adopts a balanced approach to redevelopment, rehabilitation, preservation and revitalization, has been drawn up with this objective in mind, focusing on Action Areas within the Target Areas identified by the Urban Renewal Strategy.

25. Sections 21 and 22 of the URA Ordinance require the URA to prepare a five-year Corporate Plan (CP) and an annual Business Plan (BP) for approval by the Financial Secretary each year. The fifth CP for 2006/07 to 2010/11 and the 2006/07 BP were approved by the Financial Secretary in March 2006.

26. Rolling forward from the previous CPs, the fifth CP consists of 84 redevelopment projects, including 9 on-going projects taken over from the LDC, the aforementioned 30 redevelopment projects commenced so far, including those undertaken in association with the HS, and a number of new projects. Priority continues to be given to projects announced but not commenced by the former LDC, of which 21 out of 25 have already commenced, with the remaining 4 namely, Kwun Tong Town Centre, Nga Tsin Wai Village, Sai Yee Street and Peel

Street/Graham Street currently being scheduled to commence in appropriate forms during 2006/07. In addition, some new projects are also being commenced where justified on planning and other grounds. In total, the URA plans to undertake 13 redevelopment projects in 2006/07.

27. The URA will continue to implement its rehabilitation programme targeting to offer assistance to owners of about 180 buildings in 2006/07. The fifth CP also contains 4 projects which involve the preservation of heritage buildings. There are also on-going projects at Johnston Road and Lee Tung Street, Wanchai where a number of pre-war shophouses are being preserved and new projects at Mallory Street and Stone Nullah Lane, Wanchai, which involve preservation of pre-war tenement buildings and provision of open space.

## V. CONCLUSION

28. The work of the URA continued to make substantial progress in 2005/06. The relatively high acceptance rate for acquisition offers in redevelopment projects has been sustained despite the rise in the property market during the year. Particularly good progress has been made in the area of rehabilitation with real benefits becoming apparent and being reflected in rising property values and the willingness of banks to provide finance for the purchase of rehabilitated flats. Co-operation with the HS has continued to prove beneficial in bringing extra resources to the urban renewal effort and the two bodies will build on this. The challenge remains in delivering an affordable, financially self-sustaining and integrated urban renewal programme that meets the needs and expectations of the community in changing economic and market conditions.

Urban Renewal Authority  
July 2006

**Status of 22 projects launched by URA and 8 projects launched by HS**

	<b>Project Code</b>	<b>Project Name</b>	<b>Action by</b>	<b>Brief Details</b>	<b>Current Progress</b>
1.	H16	Johnston Road	URA	Residential /Retail development with total GFA of 20,567m <sup>2</sup> and 381 residential units. Preservation of 5 historical buildings.	<ul style="list-style-type: none"> <li>- Construction in progress and is scheduled to complete by late 2007.</li> <li>- Pre-sale of residential units to commence in 3rd Quarter 2006.</li> </ul>
2.	K3	Cherry Street	URA	Residential /Retail development with total GFA of 43,097m <sup>2</sup> and 522 residential units.	<ul style="list-style-type: none"> <li>- Construction in progress and scheduled to complete by late 2008.</li> </ul>
3.	K26	Fuk Wing Street / Fuk Wa Street	URA	Residential /Retail development with total GFA of 12,579m <sup>2</sup> and 158 residential units. 250m <sup>2</sup> open space.	<ul style="list-style-type: none"> <li>- Construction in progress and scheduled to complete by early 2008.</li> </ul>
4.	K19	Po On Road / Shun Ning Road	URA	Residential /Retail development with total GFA of 12,511m <sup>2</sup> and 154 residential units. 250m <sup>2</sup> open space.	<ul style="list-style-type: none"> <li>- Construction in progress and scheduled to complete by early 2008.</li> </ul>
5.	K27	Reclamation Street	URA	Residential /Retail development with total GFA of 4,921m <sup>2</sup> and 85 residential units.	<ul style="list-style-type: none"> <li>- Construction in progress and scheduled to complete by late 2007.</li> </ul>
6.	H20	First Street / Second Street	URA	Residential/Retail development with total GFA of 38,954m <sup>2</sup> and 472 residential units. Residential care home for the elderly. 700 m <sup>2</sup> open space.	<ul style="list-style-type: none"> <li>- Construction in progress and scheduled to complete by late 2008.</li> </ul>
7.	H17	Queen's Road East	URA	Residential/Retail development with total GFA of 3,900m <sup>2</sup> and 69 residential units.	<ul style="list-style-type: none"> <li>- Demolition completed. Processing of land grant underway. JV tender/EOI invitation to be prepared.</li> </ul>

	<b>Project Code</b>	<b>Project Name</b>	<b>Action by</b>	<b>Brief Details</b>	<b>Current Progress</b>
8.	K30	Larch Street / Bedford Street	URA	Residential/Retail development with total GFA of 10,327m <sup>2</sup> and 87 residential units.	- Construction in progress and scheduled to be completed by late 2009
9.	K33	Baker Court	URA	Residential/Retail development with total GFA of 2,113m <sup>2</sup> and 46 residential units.	- Buildings cleared pending demolition subject to resolution of road access problem
10.	H15	Lee Tung Street / McGregor Street	URA	Residential/Retail development with total GFA of 86,813m <sup>2</sup> including 3,084m <sup>2</sup> GFA for residential care home for the elderly, refuse collection point and public toilet, and 1,323 residential units. 550m <sup>2</sup> open space. Preservation of 3 historical buildings.	- Rehousing and clearance in progress - Revised planning brief endorsed by TPB on 23 June 2006
11.	H19	Staunton Street / Wing Lee Street	URA	Residential/Retail development with total GFA of 34,325m <sup>2</sup> including 150m <sup>2</sup> GFA for public toilet and 519 residential units. 855m <sup>2</sup> public open space.	- Development Scheme gazetted on 21 March 2003. - Pending the outcome of legal appeal proceedings
12.	H21	Shau Kei Wan Road	HS	Residential /Retail development with total GFA of 19,467m <sup>2</sup> and 296 residential units.	- Clearance in progress
13.	K25	Po On Street / Wai Wai Road	HS	Residential /Retail development with total GFA of 23,382m <sup>2</sup> including 2,200m <sup>2</sup> G/IC GFA and 384 residential units.	- Clearance in progress
14.	K20	Castle Peak Road / Cheung Wah Street	HS	Residential /Retail development with total GFA of 8,910m <sup>2</sup> and 149 residential units.	- Clearance in progress

	<b>Project Code</b>	<b>Project Name</b>	<b>Action by</b>	<b>Brief Details</b>	<b>Current Progress</b>
15.	K21	Castle Peak Road / Un Chau Street	HS	Residential /Retail development with total GFA of 23,482m <sup>2</sup> and 356 residential units. 150m <sup>2</sup> open space.	- Clearance in progress
16.	K22	Un Chau Street / Fuk Wing Street	HS	Residential /Retail development with total GFA of 19,998m <sup>2</sup> including 2,200 m <sup>2</sup> G/IC GFA and 333 residential units. 150m <sup>2</sup> open space.	- Clearance in progress
17.	K23	Castle Peak Road / Hing Wah Street	HS	Residential /Retail development with total GFA of 12,438m <sup>2</sup> and 180 residential units.	- Clearance in progress
18.	K31	Larch St/Fir Street	URA	Residential/Retail development with total GFA of 19,584m <sup>2</sup> and 251 residential units.	- Clearance in progress
19.	K32	Pine St/Anchor Street	URA	Residential/Retail development with total GFA of 20,700m <sup>2</sup> and 314 residential units. 450m <sup>2</sup> open space.	- Clearance in progress
20 – 21.	SSP/1/001 & 002	Lai Chi Kok Road / Kweilin Street & Yee Kuk Street	URA	Residential/Retail development with total GFA of 30,106m <sup>2</sup> and 420 residential units. 400m <sup>2</sup> of open space.	- 2 projects processed as 1 Development Scheme and gazetted on 11 March 2005 - Development Scheme approved
22.	WC/001	Mallory Street/ Burrows Street	URA	Retention and refurbishment of 2,140m <sup>2</sup> of existing space for cultural and creative industries 250m <sup>2</sup> of open space	- Development Scheme approved - Acquisition to commence shortly
23.	H14	Sai Wan Ho Street	HS	Residential/Retail development with total GFA of 5,791m <sup>2</sup> and 88 residential flats.	- Acquisition in progress

	<b>Project Code</b>	<b>Project Name</b>	<b>Action by</b>	<b>Brief Details</b>	<b>Current Progress</b>
24.	SYP/1/ 001	Yu Lok Lane/ Centre Street	URA	Residential/Retail development with total GFA of 14,325m <sup>2</sup> and 224 residential flats. 1,100m <sup>2</sup> open space.	<ul style="list-style-type: none"> <li>- Development Scheme gazetted on 2 December 2005</li> <li>- Planning approval process underway</li> </ul>
25.	TKT/2/ 001	Fuk Tsun Street/ Pine Street	URA	Residential/Retail development with total GFA of 4,824m <sup>2</sup> and 72 residential flats	<ul style="list-style-type: none"> <li>- Development Project gazetted on 16 December 2005</li> <li>- Authorisation from SHPL to proceed with the project obtained in June 2006</li> <li>- Acquisition to commence shortly</li> </ul>
26 – 28.	SSP/1/ 003, 004 & 005	Hai Tan Street/ Kweilin Street & Pei Ho Street	URA	Residential/Retail development with total GFA of 66,960m <sup>2</sup> including 2,200m <sup>2</sup> G/IC reserve and 879 residential units. 1,500m <sup>2</sup> open space.	<ul style="list-style-type: none"> <li>- 3 projects processed as 1 Development Scheme and gazetted on 17 February 2006</li> <li>- Planning approval process underway</li> </ul>
29.	K9	MacPherson Stadium	URA	Residential/Retail development with total GFA of 24,663m <sup>2</sup> including 5,716m <sup>2</sup> of G/IC for indoor stadium and youth centre and 253 residential units.	<ul style="list-style-type: none"> <li>- Commenced in March 2006</li> <li>- Land grant being processed</li> <li>- Detailed planning work underway prior to issue of invitation of expressions of interest</li> </ul>
30.	H05-026	Stone Nullah Lane/Hing Wan Street	HS	Retention and refurbishment of 2,305m <sup>2</sup> existing GFA for cultural, community and commercial use with 220m <sup>2</sup> of open space	<ul style="list-style-type: none"> <li>- Development Scheme gazetted on 31 March 2006</li> <li>- Planning approval process underway</li> </ul>

**Status of Joint Venture Projects commenced by Former LDC**

	<b><u>Projects</u></b>	<b><u>Brief Details</u></b>	<b><u>Status</u></b>
1.	H1 – No. 1 Queen’s Terrace at Inland Lot No. 8897	Residential / Retail development with total GFA of 66,233m <sup>2</sup> about and 1,148 units of flat	Project completed with Certificate of Compliance issued in May 2006.
2.	K10 – 8 Waterloo Road at Inland Lot No. 11100	Residential development with total GFA of 32,012m <sup>2</sup> and 576 units of flat	Project completed with Certificate of Compliance issued in September 2004. Remaining flats now on sale again.
3.	K2 – Langham Place, Mongkok at Inland Lot No.11099	Commercial/Retail/Hotel development with total GFA of 167,414m <sup>2</sup> and 686 hotel rooms	Project completed with Certificate of Compliance issued in February 2006.
4.	H12 - Kennedy Town at Inland Lot No. 8971	Residential development with total GFA of 62,904 m <sup>2</sup> and 1,182 units of flat	Project completed with Certificate of Compliance issued in November 2005. Remaining flats to be launched for sale again in second half of 2006 pending market conditions.
5.	H13 – Ka Wai Man Road at Inland Lot No. 8873	Residential development with total GFA of 7,280m <sup>2</sup> and 89 units of flat	Occupation permit issued in May 2006. Sale of residential units underway.
6.	K13 – Tsuen Wan Town Centre at Inland Lot No. 398	Residential /Retail development with total GFA of 134,193m <sup>2</sup> and 1,466 units of flat	Construction in progress and scheduled to complete by late 2007. Pre-sale of residential units underway.
7.	K11 – Hanoi Road, Tsim Sha Tsui at Inland Lot Nos. 9805 and 11121	Retail/Hotel/Services Apartment development with total GFA of 102,663m <sup>2</sup> , 345 units of services apartment and 383 hotel rooms	Construction in progress and scheduled to complete by early 2008. Lease modification for amalgamation of an adjoining hotel site is in progress.
8.	H9 - Wanchai Road at Inland Lot No. 8953	Residential / Retail development with total GFA of 62,307m <sup>2</sup> and 904 units of flat	Sites A and B completed. Construction of Site C is yet to start after completion of lease modification and scheduled to complete by mid 2011. Sites A and B flat sales to commence in second half of 2006
9.	K17 – Yeung Uk Road, Tsuen Wan at Inland Lot No. 394	Residential /Retail development with total GFA of 44,587m <sup>2</sup> and 270 units of flat	Construction in progress and scheduled to complete by early 2009.