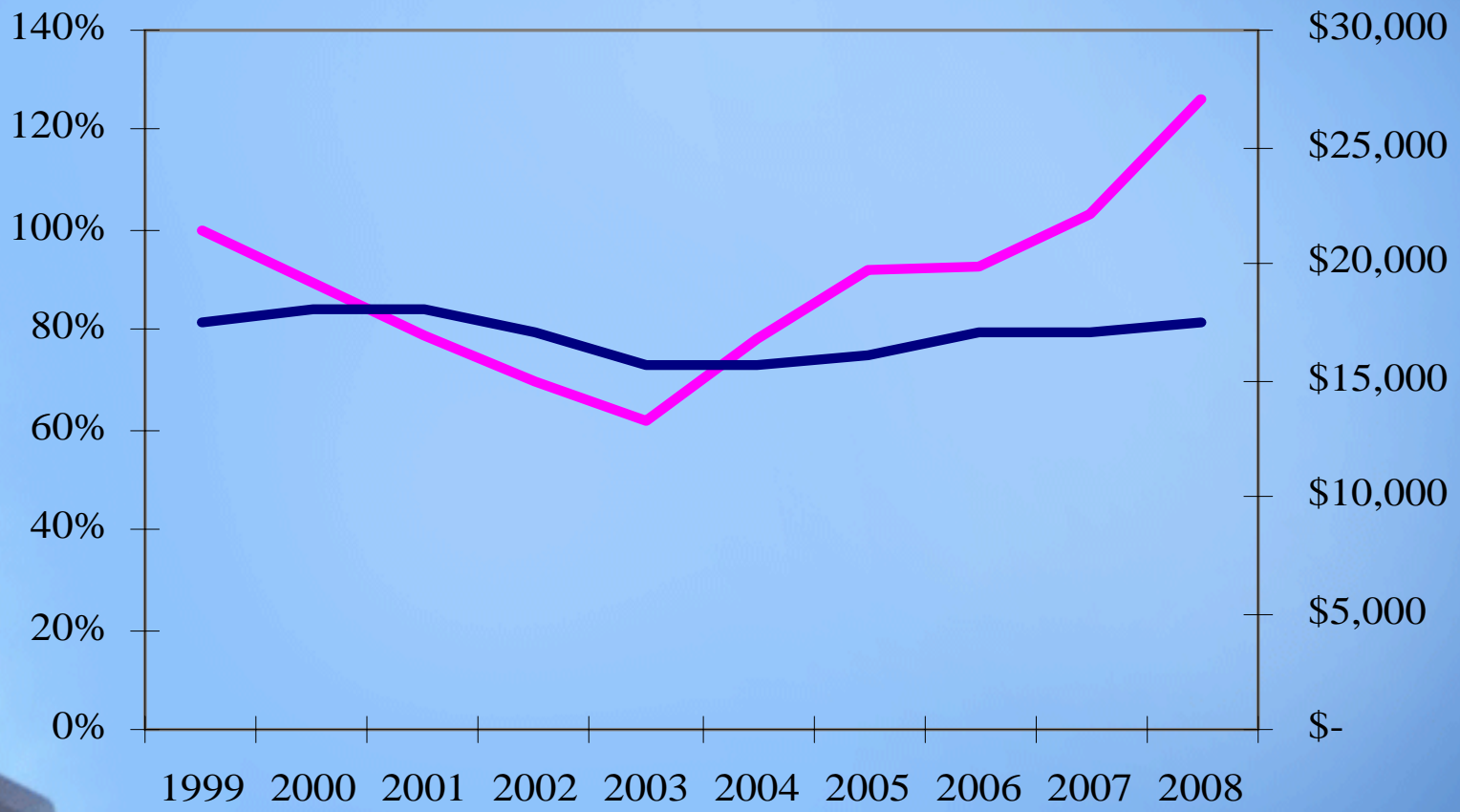


No. of Households vs Completion in Units of Private Properties 1999 - 2008



Property Price Index vs the Medium Monthly Household Income 1999 - 2008



The Obscure Identity of URA as a Public Agency and Partner of profit maximizing Private Property Developers

The Public Assistance and authority empower to URA under CAP 563 & Urban Renewal Strategy (2001)

- URA acquires the lawful property rights of affected residents with compensation level according to their own guidelines and subject to no negotiation.
- URA is exempted from taxation under the Inland Revenue Ordinance (CAP. 112).
- To boost the financial viability, the government may stipulate a higher plot ratio.
- Under the rationalization of land use & comprehensive planning, the authority may incorporate roadways and public land to increase the GFA at no cost.
- Compulsory Land Resumption & revert of deeds to government before allocate to URA.
- Waiver of land premia for redevelopment and rehousing sites.
- Interest free government loan up to HK\$100 billion.

The roles of URA as partner & collaborator of private developers.

- In pursuant of 'excellent in building design and construction standards', most redevelopment projects are targeted for the high end of the property market.
- The timing of property sale is subject to the prevailing market condition.
- The price of the properties are marked to market.
- The redevelopment scheme and building composition are subject to market condition and profitability.
- The development objective is to maximize the profit for URA and its partners.
- No mandate by the government to promote affordable housing as public interest