

**For Discussion
on 21 June 2016**

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

Work of the Urban Renewal Authority

Purpose

This paper reports on the work of the Urban Renewal Authority (URA) in 2015-16 and its future work plan.

Background

2. URA was established in May 2001 to undertake urban renewal in accordance with the URA Ordinance (Cap. 563). The purposes and membership of URA are at **Annex A**.

3. Since the promulgation of the revised Urban Renewal Strategy on 24 February 2011 (the 2011 URS), URA has adopted a “People First, District-based, Public Participatory” approach in carrying out urban renewal and launched all the new initiatives set out in the 2011 URS. In line with the 2011 URS, URA has adopted “Redevelopment” and “Rehabilitation” as its two core businesses.

Work of URA in 2015-16

4. As at 3 June 2016, URA had directly, or through collaboration with the Hong Kong Housing Society (HKHS), commenced and implemented 59 redevelopment projects (seven of which contain preservation elements) and three preservation-cum-revitalisation projects, and took over the implementation of 10 ongoing projects of the former Land Development Corporation. These projects, upon completion, would have helped improve the living conditions of a population of around 41 000, and release about 24.4 hectares of brownfield sites in the urban areas for better land utilisation. Based on a rough estimate, these sites have a redevelopment potential of about 1 360 000 m² of domestic gross floor area and 733 000 m² of non-domestic gross floor area (including areas for commercial use; Government, institution or community facilities; and other uses).

5. A detailed account of URA's work in 2015-16 is in Part III of URA's report at **Annex B**. Highlights of URA's work in 2015-16 are set out in the following paragraphs.

Redevelopment

6. URA has continued to adopt a three-pronged approach in redevelopment: undertaking URA-initiated projects, undertaking owner-initiated demand-led projects and facilitating owners in the assembly of property titles for redevelopment.

Self-initiated Redevelopment

7. In 2015-16, the URA Board endorsed a district-based approach in accordance with the revised URS to ensure that URA's self-initiated projects create greater planning and social gains upon completion.

8. Since March 2016, URA commenced five development projects/schemes in Kowloon City under the district-based approach. In addition to providing a total of about 2 820 residential flats upon completion by 2025-26, these projects/schemes will also bring about planning and social gains and enhance the road network in the Kowloon City district.

Demand-led Redevelopment

9. Under the Demand-led Redevelopment Project (Pilot Scheme) (Demand-led Scheme), property owners could initiate redevelopment by submitting an application to URA to redevelop their buildings/lots. URA has completed four rounds of applications and implemented nine Demand-led projects so far. Application for the fifth round of the Demand-led Scheme closed in May 2016, and URA will conduct assessment on these applications before selecting any project for implementation in 2016-17.

Facilitating Services

10. Since launching the Facilitating Services (Pilot Scheme) (Facilitation Scheme) in 2011, URA, through its subsidiary company, has successfully facilitated the joint sale by public auction of one project site under the scheme. As at 31 March 2016, seven applications were under processing. Since May 2016, a new pilot scheme has been put in place to provide facilitating services to building owners under the Civil Servants'

Co-operative Building Society Scheme (CBS) and Government Built Housing Scheme (GBHS) under a separate queue.

Rehabilitation

11. In 2015-16, URA continued to collaborate with the Government and HKHS to provide assistance to private building owners under the “Operation Building Bright” (OBB), the “Integrated Building Maintenance Assistance Scheme” (IBMAS) and the “Mandatory Building Inspection Subsidy Scheme” (MBISS). Up till end March 2016, URA had assisted in the rehabilitation of 1 340 buildings (comprising some 55 100 units) under OBB and 672 buildings (around 49 500 units) under IBMAS. URA also granted approvals-in-principle to 343 cases under MBISS.

12. In response to the Chief Executive’s initiative as announced in the 2016 Policy Address, URA launched the “Smart Tender” Building Rehabilitation Facilitating Services (Pilot Scheme) in May 2016. It aims to provide technical support to owners’ corporations of private buildings with a view to reducing the risk of bid rigging at the works procurement stage. The technical support include providing participating building owners with a set of “DIY tool-kits” to guide them in organising building repair and maintenance works; arranging an independent advisor to offer professional and technical advice (including an assessment on the market price of the tender); and making available an electronic tendering platform for building owners to conduct the tendering exercise for engaging contractors. URA will review the pilot scheme in 12 to 18 months’ time after launch.

Preservation and Revitalisation

13. In 2015-16, URA carried on with the preservation and revitalisation projects already commenced.

14. Following a comprehensive review of the design and cost, the URA Board adopted a simplified version of the revitalisation of the Central Market at a cost of around \$680 million in September 2015. The Town Planning Board approved the revitalisation proposal of URA in March 2016 subject to certain conditions. URA set up an Ad-hoc committee to advise the URA Board on implementation of the revitalisation of the Central Market, including its future use.

15. As for the Western Market, URA’s holding over of the building has been extended to early February 2017. This will allow more time for URA and the Government to work out a future plan for this monument.

Subsidised Sale Flats

16. In response to the Chief Executive's suggestion in the 2015 Policy Address, URA has converted 338 units in its Kai Tak Development into subsidised sale flats (SSF). URA received over 12 000 valid applications and 323 SSF units were sold upon the close of the sales period. The URA Board subsequently decided to sell in the open market the 15 unsold SSF units at the then prevailing market value after 31 December 2016.

URA's Future Work Plan

17. The Financial Secretary approved URA's 15th Corporate Plan (CP) (2016-17 to 2020-21) and Business Plan (BP) for 2016-17 earlier this year. The five-year CP comprises 59 redevelopment projects, two preservation projects and one revitalisation project, including those new redevelopment projects to be commenced between 2016-17 to 2020-21.

18. Details of URA's work plan in the coming year are set out in Part IV of URA's report at **Annex B**.

Appointment of Managing Director of URA

19. Following the departure of Ms Iris Tam Siu-ying, the former Managing Director (MD) of URA in June 2015, the Chief Executive appointed Mr Daniel Lam Chun in June 2015 as an interim MD to ensure the smooth operation of URA, pending the completion of the open recruitment exercise for the new MD. Following the completion of the open recruitment exercise, the Chief Executive has appointed Mr Wai Chi-sing as the new MD of URA for a term of three years with effect from 15 June 2016.

Value-for-money Study and Organisation Structure Review of URA

20. When submitting its 13th CP (for the period of 2014-15 to 2018-19) and BP for 2014-15, URA raised concern over the sustainability of a self-financing urban renewal programme in the long term. While assuring URA on the Government's commitment to providing financial support to the cause of urban renewal, we asked URA

to critically review its financial strength, including the need to conduct a value-for-money (VFM) study. URA was also encouraged to conduct an organisation structure review (OSR) to ensure its organisational effectiveness.

21. URA completed the VFM study and OSR in September 2015 and is taking forward the recommendations including, inter alia, the district-based approach to urban renewal, providing more facilitating services, strengthening project management and developing key performance indicators.

Financial Position and Disclosure

22. As at 31 March 2016, URA's net asset value stood at \$29.5 billion (including the \$10 billion capital injection from the Government), as compared to \$25 billion last year. A net operating surplus of about \$4.5 billion was recorded in 2015-16, up from \$1.1 billion net operating surplus in 2014-15. According to URA, the increase of \$3.4 billion surplus was mainly from share of sales proceeds and surplus of tendered URA projects.

23. In addition to the \$10 billion capital injection, URA receives Government support through the land premium waiver for its redevelopment sites. As at 31 March 2016, the total amount of land premium assessed to have been foregone by the Government in issuing land grants to URA for 33 projects stood at \$15.2 billion.

24. In response to Members' request and in the interest of transparency and accountability, URA has been disclosing financial information on its completed individual projects since 2010. There were three projects completed in 2015-16. The cumulative financial results of all the 20 completed projects as at 31 March 2016 is shown at Appendix II of URA's report at **Annex B**.

Advice Sought

25. Members are invited to note the work of URA in 2015-16 and its future plan.

Development Bureau June 2016

Board of the Urban Renewal Authority (URA)

According to Section 5 of the Urban Renewal Authority Ordinance (Cap. 563) (URAO), the purposes of URA are to –

- (a) replace the Land Development Corporation as the body corporate established by statute having the responsibility of improving the standard of housing and the built environment of Hong Kong by undertaking, encouraging, promoting and facilitating urban renewal;
- (b) improve the standard of housing and the built environment of Hong Kong and the layout of built-up areas by replacing old and dilapidated areas with new development which is properly planned and, where appropriate, provided with adequate transport and other infrastructure and community facilities;
- (c) achieve better utilisation of land in the dilapidated areas of the built environment of Hong Kong and to make land available to meet various development needs;
- (d) prevent the decay of the built environment of Hong Kong by promoting the maintenance and improvement of individual buildings as regards their structural stability, integrity of external finishes and fire safety as well as the improvement of the physical appearance and conditions of that built environment;
- (e) preserve buildings, sites and structures of historical, cultural or architectural interest; and
- (f) engage in such other activities, and to perform such other duties, as the Chief Executive may, after consultation with the Authority, permit or assign to it by order published in the Gazette.

Pursuant to Section 4(4) of the URAO, the Board of URA shall be the governing and executive body of the Authority and as such shall, in the name of URA, exercise and perform the powers and duties as are conferred and imposed on URA by, or by virtue of, the URAO.

Membership

(as at 15 June 2016)

	<u>Name</u>	<u>Professional Background</u>
Chairman:	Mr Victor So Hing-woh	Surveyor
Deputy Chairman/ Managing Director:	Mr WAI Chi-sing	Engineer
Non-executive Directors (non-official):	Ms Judy Chan Ka-pui	District Council Member (Southern)
	Dr Hon Chiang Lai-wan	Legislative Council Member
	Mr Edward Chow Kwong-fai	Accountant Founder of China Infrastructure Group
	Mr Laurence Ho Hoi-ming	Managing Director, Kingsford Far East Ltd. Part-time Lecturer at HKU SPACE, the Chinese University of Hong Kong and the Hong Kong Polytechnic University
	Professor Eddie Hui Chi-man	Professor, Department of Building and Real Estate, the Hong Kong Polytechnic University
	Hon Dennis Kwok	Barrister Legislative Council Member

<u>Name</u>	<u>Professional Background</u>
Mr Nelson Lam Chi-yuen	Accountant Founder and Chief Executive Officer, Nelson and Company
Dr Gregg Li G. Ka-lok	Professor of Practice, Hong Kong Polytechnic University
Mr Laurence Li Lu-jen	Barrister
Mr Roger Luk Koon-hoo	Retired Banker Treasurer and Member of the Council of Chinese University of Hong Kong
Mr Timothy Ma Kam-wah	Social Worker Executive Director of Project Flame, City University of Hong Kong
Hon Alice Mak Mei-kuen	Legislative Council Member
Dr Billy Mak Sui-choi	Associate Professor, Department of Finance & Decision Sciences, Hong Kong Baptist University
Dr Lawrence Poon Wing-cheung	Senior Lecturer, Division of Building Science and Technology, City University of Hong Kong
Mr David Tang Chi-fai	Surveyor Property Director, Mass Transit Railway Corporation Limited

	<u>Name</u>	<u>Professional Background</u>
	Mrs Cecilia Wong Ng Kit-wah	Solicitor Partner of Kevin Ng & Co., Solicitors
	Mr Stanley Wong Yuen-fai	Retired Banker
	Hon Wu Chi-wai	Legislative Council Member
Executive Directors (two):	Mr Pius Cheng Kai-wah (Vacant)	Solicitor
Non-executive directors (official):	Director of Buildings Director of Lands Director of Planning Deputy Director of Home Affairs (2)	

Work of the Urban Renewal Authority in 2015-16
and Business Plan for 2016-17

I. INTRODUCTION

1. This paper is a report on the work of the Urban Renewal Authority (URA) for the year ended 31 March 2016 (2015-16) and its Business Plan for 2016-17.

II. BACKGROUND

2. In 2015-16, the URA has advanced its mandate for urban renewal through redevelopment, rehabilitation and revitalisation as well as its community focused efforts aimed at raising awareness of urban renewal issues generally and improving living conditions in old urban districts. Particular attention was paid to hastening the clearance and tender of already commenced projects whilst at the same time pursuing new initiatives such as the District-based approach to urban renewal for greater planning and community benefits.

3. Highlights of the work undertaken by the URA during 2015-16 are reported below. For the sake of contemporaneity, significant events which fall outside the reporting period are also mentioned where appropriate.

III. WORK OF THE URA IN 2015-16

Redevelopment

Self-initiated Redevelopment Project

4. In 2015-16, the URA had commenced one self-initiated project at Bailey Street/Wing Kwong Street.

Demand-led Redevelopment Projects

5. In 2015-16, URA commenced one Demand-led project at Ash Street which is the last project selected from the third round of the Demand-led Redevelopment Project Pilot Scheme (the Demand-led Scheme). As at 3 June 2016, 11 Demand-led projects had been commenced with nine under active implementation, having satisfied both conditions precedent of the Demand-led Scheme, i.e. having met the 80% owners' consent threshold within the specified period and having obtained the Secretary for Development (SDEV)'s authorisation to proceed. Of the remaining two, both were terminated in 2013 and 2014 respectively due to their failure to meet the 80% threshold.

Demand-led Scheme Review

6. In 2014, the URA reviewed the Demand-led Scheme for the purpose of maintaining a sustainable urban renewal programme that balances the objective of achieving better land use and improved living conditions for the affected households and, at the same time, is capable of being self-financed in the long run.

7. Subsequently the application requirements for the Demand-led Scheme were refined as follows:

- a) Joint application by owners of not less than 80% of the undivided shares of each lot of an applicant site. If an owner owns not less than 20% of the undivided shares in any lot, he/she must be among the applicants;
- b) All buildings within the site are classified as "Poor" or "Varied";
- c) The total area(s) of the lot(s) in the site should be no less than 700m²; and

d) The site should not comprise buildings/structures of historical, architectural or cultural significance as recognised by District Urban Renewal Forum and/or the Antiquities and Monuments Office unless they can be preserved and integrated with the future design of the new buildings.

8. The fourth round of application which applied these revised application requirements was launched in July 2015. Of the 77 applications received for the fourth round, most of them were applications from the applicant-owner of one single flat only which failed to meet any of the application requirements. In fact, only one application was able to meet all application requirements however, after a stringent screening and scoring process conducted by the URA, this application is considered not suitable for implementation.

9. The application for the fifth round of Demand-led Scheme projects was opened in February 2016 and was closed in May 2016. Applications under this round will go through the same screening and scoring process as for the fourth round.

URA-initiated Redevelopment Projects and District-based Approach

10. The URA Board has endorsed a new district-based approach in urban renewal which could secure far greater planning and social gains than scattered “pencil block” or other smaller redevelopment projects. This approach will ensure that the URA’s new projects create real impact and are aligned with its overall mission, in particular the URA Ordinance/Urban Renewal Strategy (URS) objectives to restructure and re-plan urban areas with more environmentally-friendly transport networks and rationalised land uses. In this connection, a Kowloon City Area Study is being conducted by the URA to carry forward recommendations from the Urban Renewal Plan for Kowloon City (the Urban Renewal Plan) submitted by the Kowloon City District Urban Renewal Forum. This includes provision of a communal carpark at one of the redevelopment sites to provide parking and loading/unloading facilities ancillary to the development site and/or redevelopments in the

vicinity. With the provision of this communal carpark, piecemeal carpark openings at ground floor level serving redevelopments can be avoided thereby helping to retain existing ground floor shop front and street vibrancy. In order to improve the accessibility and the traffic circulation of the surrounding area in the district, a new through road between the redevelopment projects will be provided.

11. The first step on the road to implement the URA's new District-based approach in Kowloon City was made with the commencement of the Bailey Street/Wing Kwong Street project in March 2016. This pioneering project has a site area of around 8,040m² affecting some 1,200 households.

12. On 3 June 2016, three more projects were launched simultaneously under the same District-based approach and are located at Hung Fook Street/Ngan Hon Street, Hung Fook Street/Kai Ming Street and Wing Kwong Street. The projects form a cluster immediately to the north of the Bailey Street/Wing Kwong Street project described in para. 11 above. Together, they cover project sites totaling 8,844m² and affect an estimated 1,220 households.

13. The Hung Fook Street/Ngan Hon Street project was commenced by way of a development scheme under section 25 of the URA Ordinance (URAO) to be submitted to the Town Planning Board as the site includes a communal carpark serving the neighbouring URA project sites. The other two sites at Hung Fook Street/Kai Ming Street and Wing Kwong Street were commenced as development projects under section 26 of the URAO as proposed composite residential/commercial buildings. No carparking is to be provided within these two development projects as their carparking provisions shall have been provided by the communal carpark in the Hung Fook Street/Ngan Hon Street project.

14. In January 2015, the URA commenced the Chun Tin Street/Sung Chi Street project (KC-008). Subsequently, URA decided to withdraw the project and commenced on 6 May 2016 the enlarged Chun Tin Street/Sung Chi Street project (KC-008(A)) covering the entire site of

KC-008 with the inclusion of the existing dead-end Chun Tin Street by way of a development scheme under section 25 of the URAO. The new project KC-008(A) will bring various planning and social benefits including improved pedestrian environment and traffic flow. The scheme also allows better integration with the adjoining Ma Tau Wai Road/Chun Tin Street project in the overall design.

15. To address the concerns of the owners and residents affected by the KC-008(A) project who are concerned that they will have to await the approval of the development scheme before they could be offered full compensation, subject to the approval of the URA Board, the URA is considering advancing the payment of compensation to affected owners, as a one-off measure in light of the unique circumstances pertaining to this project. These special measures should not set a precedent for other existing or future development schemes or development projects of the URA.

Redevelopment of Industrial Buildings

16. URA is reviewing the implementation of the Yu Chau West Street project. Acquisition of the project has started since December 2013.

Facilitating Services

17. The URA has set up the Urban Redevelopment Facilitating Services Co. Ltd. (URFSL), a subsidiary wholly-owned by the URA, to provide facilitating services for urban renewal.

18. After over four years of operation, the URA conducted a review of the Facilitating Services (Pilot Scheme) and introduced some refinements whereby the processing time has been shortened by nine months starting from November 2015. To cater for emerging demands, the quota for handling projects under the Pilot Scheme has also been increased. Up to 31 March 2016, a total of 26 applications for Facilitating Services (25 for residential buildings and one for industrial buildings) had been received. One application was successfully processed and all the

property interests were sold by auction, seven applications were being handled and the remaining 18 were either rejected or terminated for failing to reach the required threshold in the course of implementation.

19. A new pilot scheme to provide facilitating services to building owners in the Civil Servants' Co-operative Building Society Scheme (CBS) and Government Built Housing Scheme (GBHS) has been launched in May 2016. Applications for the Facilitating Services (Pilot Scheme) for CBS and GBHS buildings can be made all year round and will go through a selection process taking into consideration the building condition, planning considerations, financial viability and implementation issues. The URA will offer facilitating services to a maximum of two projects of CBS or GBHS buildings at any one time, while the existing Facilitating Services (Pilot Scheme) for residential, commercial and industrial buildings will remain unchanged.

Ongoing Redevelopment Projects

20. In addition to commencing the new projects during 2015-16, the URA continued to implement a total of 38 ongoing redevelopment projects, two preservation projects and one revitalisation project (*not including the six projects being undertaken by the Hong Kong Housing Society (HKHS)*).

21. During 2015-16, the URA also -

- a) obtained SDEV's authorisation for the Demand-led projects at Hang On Street and Ash Street;
- b) issued acquisition offers for the Ash Street Demand-led project;
- c) completed the clearance of eight projects including Nga Tsin Wai Village and Sites A and C of the Peel Street/Graham Street project both of which had been under clearance for some six years. Other projects cleared included Sai Wan Ho Street, Kowloon City Road/Sheung Heung Road and the Demand-led projects at Pine

Street/Oak Street, Kowloon Road/Kiu Yam Street, 205-211A Hai Tan Street and Kai Ming Street; and

- d) awarded the joint venture tenders for five projects namely Sai Wan Ho Street, Anchor Street/Fuk Tsun Street, Pak Tai Street/San Shan Road, Kowloon City Road/Sheung Heung Road and the Demand-led project at 205-211A Hai Tan Street.

Details and Progress of Individual Projects

22. Up to 3 June 2016, the URA had commenced a total of 63 redevelopment projects (including the six HKHS projects), two preservation projects and one revitalisation project. Out of these projects, 12 redevelopment projects commenced by the URA had been completed and four had been terminated. Excluding the four projects terminated up until 3 June 2016, the remaining 59 redevelopment projects and the two preservation projects and one revitalisation project provided/will provide around 18,000 new flats, about 400,000 m² of commercial space including shops, offices and hotels, about 53,000 m² of Government, Institution or Community facilities, and about 26,000 m² of public open space. Taking into account all the on-going and completed projects commenced by the URA and the former Land Development Corporation (LDC), totaling 72, the URA has been able to improve the living conditions of a population of around 41,000 previously living in substandard housing. **Appendix I** shows the details and current progress of all these projects handled by the URA up to 3 June 2016.

Flat for Flat Pilot Scheme

23. The construction works are now completed and the occupation permit has been obtained for the Kai Tak Development which contains both units designated for Flat-for-Flat” (FFF) for owner-occupiers of domestic units in URA’s redevelopments and subsidised sale flats for sale to the public with prescribed income and asset limits. Since the revised Urban Renewal Strategy (URS) was issued in 2011, the

domestic owner-occupiers affected by URA redevelopment projects have been offered the Kai Tak FFF units.

24. The Pak Tai Street/San Shan Road project was the first project where FFF was offered. Since this project, the FFF scheme has been offered to affected owner-occupiers of domestic units in five other URA-initiated projects and eight Demand-led projects. Apart from the Kai Tak FFF units mentioned above, these owners may opt for in-situ FFF units in their respective redevelopment sites. As at 31 May 2016, ten owners had taken up the offers, comprising eight Kai Tak FFF and two in-situ FFF.

Subsidised Sale Flats

25. In response to the Chief Executive's 2015 Policy Address requesting the URA to help increase the supply for subsidised sale flats (SSF), the URA identified 338 units in the Kai Tak Development for the SSF scheme. A total of 12,642 valid applications were received during the application period from 5 January 2016 to 21 January 2016. After a balloting exercise held on 2 March 2016 to determine the priority order for flat selection, the applicants were screened for eligibility conditions similar to HKHS SSF. Starting from 5 April 2016, those eligible applicants were invited in batches for flat selection and the signing of agreements. 323 SSF units were sold by the closing of the sales period on 20 May 2016. The purchasers are expected to complete the purchase and start moving into the flats in July 2016. The URA Board subsequently decided to sell in the open market the 15 unsold SSF units at the then prevailing market value after 31 December 2016.

Rehabilitation

26. The URA is now the primary agent in Hong Kong for building rehabilitation after taking over the HKHS's responsibilities under the Integrated Building Maintenance Assistance Scheme (IBMAS) in July 2015. As one of the URA's two core businesses, in 2015-16 the URA continued its rehabilitation efforts through IBMAS and Operation

Building Bright (OBB). In addition, technical and financial assistance to building owners were offered under the Mandatory Building Inspection Subsidy Scheme (MBISS). The financial assistance, technical advice and coordination services provided by the URA to Owners' Corporations (OC) are well received, judging by the enthusiastic response and frequent commendations received.

Operation Building Bright

27. The URA has given full support to the Government's OBB programme since it began in 2009. At the end of 2015-16, 1,340 buildings comprising around 55,100 units out of the 1,420 target buildings within the URA's Rehabilitation Scheme Areas (RSAs) had either been rehabilitated or had rehabilitation works substantially completed. Of these 1,340 buildings, 83 buildings (around 6,600 units) had either been rehabilitated or rehabilitation works were substantially completed within the financial year of 2015-16. OBB has raised owners' awareness of the need for rehabilitation as well as created employment opportunities, which was one of the original objectives of the scheme. Through conscientious efforts and collaboration with the Independent Commission Against Corruption (ICAC) and HKHS, guidelines and procedures have also been published and implemented to tighten requirements on service providers in the building renovation industry aimed at mitigating malpractices and promoting public education. Since the introduction of these guidelines and procedures, the average number of tender returns and the proportion of submitted tendering costs falling within our independent consultants' estimates has both increased by over 50%. Since early 2013, relatively costly bids submitted for rehabilitation work have resulted in lengthy discussions amongst owners, price negotiations and even the need for re-tendering, thereby delaying OBB work commencement with completion likely to stretch beyond 2016.

Integrated Building Maintenance Assistance Scheme

28. IBMAS has since 2011 amalgamated the assistance schemes previously operated by the URA and the HKHS to promote and facilitate better building maintenance.

29. The URA's Materials Incentive Scheme (MIS) and Loan Scheme (LS) are now replaced by the Common Area Subsidy (CAS) and the Common Area Repair Works Interest-free Loan (CAL) under IBMAS. From the commencement of the MIS and LS in 2004 up to the end of 2015-16, about 430 buildings (around 29,800 units) have been rehabilitated under the MIS and the CAS under IBMAS, and 242 buildings (around 19,700 units) under the LS and the CAL under IBMAS. Out of the 430 buildings rehabilitated under the MIS and CAS, 66 buildings (around 2,850 units) have been rehabilitated within 2015-16. In addition, there are about 372 Owners' Corporation (OC) being formed under the Owners' Corporation Formation Subsidy (OCFS) of IBMAS. Currently, there are a total of 587 IBMAS cases in progress (477 cases for common area repair works and 110 cases for OC formation).

Mandatory Building Inspection Subsidy Scheme

30. The subsidiary legislation on the implementation of Mandatory Building Inspection Scheme (MBIS) came into force on 30 June 2012, and the URA duly launched the MBISS in conjunction with the HKHS on 7 August 2012. Under this Scheme, the URA will assist building owners to arrange the first inspections of buildings within its RSAs which are subject to inspection notices issued by BD. Owners of buildings which, on inspection, are found to require rehabilitation may apply for rehabilitation works assistance under IBMAS, with the URA providing a one-stop continual building care service. Up to the end of 2015-16, out of the 1,258 MBIS target buildings located in the URA target areas, 805 have been contacted. From these 805, 358 applications have been received and approvals-in-principle were granted to 343 buildings. As the MBIS covers all buildings of 30 years old or more,

it is expected that there would be an increase in the number of buildings seeking rehabilitation assistance from the URA in the coming years.

Building Rehabilitation Strategy Review

31. The URA Board decided on 21 October 2014 to refine the URA's strategy in promoting and facilitating building rehabilitation. These refinements better utilise our resources to assist the most needy owners after the expansion of the URA's RSAs under the IBMAS to cover the whole territory with effect from 1 July 2015 to encourage and empower the public. The major refinements included increasing emphasis on promotion and education, streamlining the IBMAS, refining the package for financial subsidy and launching various pilot projects to assist groups of buildings and OCs to carry out building maintenance works such as the new Building Rehabilitation Facilitating Services (Pilot Scheme) described further in paragraph 34.

32. Starting from early June 2015, a series of briefings on the details of the consolidation and refinements of IBMAS after 1 July 2015 have been conducted by URA staff and our partnering non-governmental organisations (NGOs) in our District Advisory Committees, in different local communities, as well as for the relevant stakeholders and district officers of the Home Affairs Department. Related promotional activities were launched from 1 July 2015.

33. The "Building Rehab Info Net" - www.buildingrehab.org.hk website was launched in January 2014 to serve as a one-stop e-platform for building owners as well as building professionals and contractors to access comprehensive building rehabilitation-related information. Since its launch, the website has recorded over 56,000 visits up to the end of March 2016 (an average of over 70 visits per day). The Phase 3 enhancement of the Building Rehab Info Net was launched on 2 July 2015.

Building Rehabilitation Facilitating Services (Pilot Scheme)

34. In May 2016, the Urban Renewal Authority (URA) launched the "Smart Tender" Building Rehabilitation Facilitating Services (Pilot Scheme) which aims to provide technical service to Owners' Corporations of private buildings and reduce the risk of tender rigging at the works procurement stage. The Pilot Scheme is an initiative introduced in response to the Policy Address of the Chief Executive this year. It seeks to help building owners procure contractors independently to carry out rehabilitation works through the following three services:

- a) A DIY tool-kit, which includes the guidelines, standard contracts and helpful tips, will be provided to guide participating OCs in the procurement of consultants and contractors to undertake the building rehabilitation works;
- b) An independent advisor will be arranged to offer professional and technical advice at different stages of the maintenance and repair works and to give an assessment on the market price of the tender;
- c) An electronic tendering platform for participating OCs to issue tender documents to contractors registered in the platform. Tender documents will be received with the identity of bidders being kept anonymous until the tenders are opened by Certified Public Accountants to reduce the risks of manipulation and interference in the tender procedures.

35. The requirements for joining the scheme are as follows:

- a) Multiple owned private residential buildings aged 30 years or above;
- b) With an average Rateable Value of residential unit not exceeding \$300,000 per annum and \$160,000 per annum for properties in the urban areas (including Shatin, Kwai Ching and Tsuen Wan) and the New Territories respectively;

- c) An owners' association has been formed; and
- d) Application must be submitted before the appointment of the maintenance works consultant.

36. A fee will be charged to cover the expenses of the Pilot Scheme incurred by the URA for the services. The fees will range from \$25,000 to \$160,000 per application, or an average of \$70 to \$250 for each household, depending on the number of units and Rateable Value per annum of the buildings.

Revitalisation

37. The URA continued its revitalisation work during 2015-16.

Wanchai

38. The Hong Kong Arts Centre is now operating the “Comix Home Base” at the Mallory Street/Burrows Street revitalisation project which provides a platform for local and international art exchange. Since the completion of the project and its official opening in July 2013, the “Comix Home Base” has become a popular attraction. The URA has retained ownership of the project and will continue to oversee its operation. Highlights during the year included the Sound Art Exhibition by Le French May, the Comix Exchange series involving crossover exhibitions of comics with other art forms and various street music, art workshop and film events using the public open space.

Central Market

39. The URA Board has approved a simplified version of the revitalisation scheme which will include diversified uses for public enjoyment at a significantly reduced project cost of around \$680 million. The Town Planning Board approved the new scheme in March 2016 with conditions. An Ad-hoc committee to advise on implementation matters has been formed under the URA Board in January 2016 to take forward

the implementation of the project, including deciding on the future use of the revitalised Central Market.

Mong Kok

40. The URA is enhancing the local characteristics of five themed streets, namely Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street involving streetscape improvement to enhance their unique characteristics and ambience. The improvement works at Flower Market Road have been completed. The implementation of the improvement works at Tung Choi Street will be proceeded with after completion of gazettal procedures taking into account the revised improvement scheme. Improvements for Sai Yee Street and Fa Yuen Street would be coordinated with the URA's Sai Yee Street redevelopment project now under construction. Meanwhile, the URA will liaise with Government departments on the design approach for the Nelson Street improvements.

Tai Kok Tsui

41. Following the completion of the Phases 1 and 2 improvement works along Beech Street and the Cherry Street roundabout, the Phase 3 streetscape improvement works covering several streets in Tai Kok Tsui are progressing well. Packages 1 and 2 of the Phase 3 works covering mainly Fuk Tsun Street, Tai Kok Tsui Road, Fir Street and Larch Street were completed in Q3 2013 and Q1 2016 respectively, while the package 3 works covering Beech Street, Pine Street and Ivy Street will commence in early 2016-17.

Preservation

Shophouse Preservation Projects

42. For the Prince Edward Road West project, the renovation works for all Phase 2 units has been completed while the renovation works for units under Phase 3 have commenced.

43. Following General Building Plan approval from the Building Authority, the demolition of buildings at the Shanghai Street/Argyle Street project was completed in mid-2016. The preserved shop-houses will be for restaurant and retail uses to reflect the local character and to meet local needs.

Western Market

44. Following the expiry of the three-year holding-over period of the Western Market in February 2015 and settlement of the land premium, the URA has extended the holding-over period for two more years to February 2017 to allow more time to work out a better future plan for the Western Market.

Corporate Social Responsibility

Environment

45. The URA has continued to embrace green building designs in its redevelopment projects, thereby improving the energy efficiency of buildings, reducing water consumption and waste generation and providing more green areas to the local community. The URA has attained the final BEAM Platinum rating in one more project during 2015-16, making a total of 12 (final) BEAM Platinum Awards. At the same time, nine other projects that are in the design or construction stage have already received provisional BEAM or BEAM Plus Awards.

46. To align with best practices, the URA has continued to compile the sustainability-related key performance indicators, such as open space and G/IC area provision, rehousing assistance rendered, environmental performance of redevelopment projects, and rental to NGOs and social enterprises, and report them in our Annual Report.

47. Under its rehabilitation programmes, the URA has received an award for “Outstanding Corporate Responsibility – HKGBC Green Product Accreditation and Standard (HK-G-PASS) (Statutory Body)” by the Hong Kong Green Building Council for its effort under the Green Items Subsidy (GIS) of IBMAS.

48. The URA conducts an annual carbon audit of its URA owned/or managed premises. The Environmental Campaign Committee has awarded the Carbon Reduction Certificate to the URA headquarters premises which will remain valid until 2017. This award follows the carbon reduction measures introduced following a baseline audit showed a 7% reduction in the carbon emissions in the 2013-14 carbon audit against the baseline level (for like-for-like comparison). In addition, in 2015-16 the URA has obtained Hong Kong Green Organisation Certification for waste reduction and recycling from the Environmental Campaign Committee and certificates for indoor air quality in its offices from the Environmental Protection Department.

Educating the Community about Urban Renewal

49. The URA continued to use an education portal “Urban Renewal Web Academy” which was launched in November 2013 in support of secondary and primary schools syllabi and a mobile application “UR City Fun” to extend its reach to the public, and in particular young people. The response from the education sector has been very positive.

50. The URA continued to step up its efforts to collaborate with educational institutions and NGOs to help the community better understand the URA’s mission and initiatives. During the past year, some 6,300 people had visited the Urban Renewal Exploration Centre and availed themselves of the docent service to navigate a virtual tour of the URA’s project sites to obtain insights to the poor living conditions in old urban districts. Moreover, some 27,000 visitors and users were served by our URRC at Tai Kok Tsui for briefings and meetings, community activities, as well as making enquiries on matters relating to urban renewal and building repair and maintenance.

51. A series of education and extension programmes was organised during the year. These included urban renewal field trips for the Young Ambassador Programme organised by the Hong Kong Federation of Youth Groups for primary and secondary school students and for the youngsters of the Future Stars Programme of YWCA, as well as tailor-made school activities to tie in with the school curriculum for primary and secondary school students e.g., roving drama workshops and a territory-wide drama competition. The URA has also collaborated with the Education Bureau to organise programmes including sharing sessions on urban renewal projects and docent tours to URA's project sites, for teachers of Geography, Economics and Liberal Studies. We also offered a series of school talks on urban renewal and sustainability in collaboration with Electrical and Mechanical Services Department and Energising Kowloon East Office. A new outreach programme was implemented in secondary schools last year, with participants of about 9,000 teachers and students in this on-campus, interactive education programme on urban renewal. Furthermore, we have supported an eight-month youth outreach programme organised by the Hong Kong Association of Youth Development to enhance the understanding of urban renewal and URA's work.

52. On corporate social responsibility, the URA's "Community Service Partnership Scheme" (CSPS) continued and applied an expanded scope in 2015-16. The CSPS is a tripartite programme organised by the URA working in collaboration with NGOs and tertiary institutions to build a caring culture taking heed of the needs of the residents in old urban districts. Services of the CSPS covered home visits to the elderly, especially single-living elderly and residents in sub-divided units, as well as community services/programmes for underprivileged families, the visually impaired and ethnic minorities in old districts. Moreover, during the past year, we undertook about 1,200 hours of voluntary service in Sham Shui Po, To Kwa Wan and Western District. Since the launch of the scheme in 2012-13, a total of 5,300 service hours have been achieved by about 640 volunteers for nearly 1,200 residents in the old districts an effort which is well received by the partnering organisations and beneficiaries.

Strengthened Support for NGOs and Partnering Organisations

53. The URA provides premises totaling over 70,000 square feet at basic or concessionary rent to 20 NGO and social enterprise operations. The URA also provides space for various Government Departments and organisations to carry out a wide range of activities in the interest of the public.

54. While the URRC continued as a venue for various community activities and events in relation to urban renewal and related matters, since July 2014, it has also been open for mediation meetings arranged by the Joint Mediation Helpline Office. During the year, 48 such mediation meetings were held.

Community Arts Programmes

55. In 2015-16, the URA's "Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme" supported a total of six programmes, making it a running total of 38 programmes since its launch. These 38 programmes had supported NGOs in organising arts and cultural programmes for the benefit of some 580,000 residents in old urban areas in enhancing their living quality.

IV. URA's Business Plan for 2016-17

56. The Financial Secretary has approved the URA's 15th Corporate Plan (CP) for 2016-17 to 2020-21 and the 2016-17 Business Plan (BP). The 15th CP comprises 59 redevelopment projects, two preservation projects and one revitalisation project, including the new redevelopment projects commenced or to be commenced in the five-year period from 2016-17 to 2020-21.

57. With the completion of the Value for Money Study and Organisation Structure Review, certain recommendations are being taken forward by the URA such as a District-based approach to urban renewal.

Redevelopment

URA-initiated Redevelopment Projects

58. In 2016-17, the URA will continue to initiate and implement new URA-initiated project(s).

Demand-led Redevelopment Projects

59. Application for the fifth round on Demand-led projects was closed in May 2016. 19 applications were received. Following assessment of the applications and subject to the approval of the Financial Secretary, the selected project(s), if any, will be commenced in 2016-17.

Ongoing Redevelopment Projects

60. Aside from new redevelopment project(s) which is/are scheduled to be commenced in the remainder of 2016-17, the URA will continue to implement a total of 43 ongoing redevelopment projects (excluding six projects being undertaken by the HKHS), two preservation projects and one revitalisation project. Work arising from these ongoing projects makes up the bulk of the Authority's workload. While these projects may vary in size and complexity, due attention is given to each and every one of them. Particular efforts will continue to be dedicated to clearing long-standing project sites to facilitate the provision of new flats.

Facilitating Services

61. The URFSL is providing facilitating services to six facilitation projects and processing one application, all for domestic buildings. Based on its current workload and manpower resources, the URFSL has the capacity to render its services to facilitate ten projects at

any one time (including a maximum of two projects for industrial or commercial buildings). Application is open throughout the year. A new queue is now designated for applications from owners of buildings under the Civil Servants' Co-operative Building Societies Scheme.

Redevelopment of Industrial Buildings

62. The URA is reviewing the Yu Chau West Street project and will then review the Pilot Scheme for the Redevelopment of Industrial Buildings.

Rehabilitation

63. During 2016-17, it is expected that URA's rehabilitation schemes will potentially benefit about 190 buildings or around 8,600 units under the IBMAS. Together with the approximately 70 buildings or around 6,500 units that the URA will be assisting under OBB in the same period, the URA will potentially be providing rehabilitation incentives and assistance to a total of 260 buildings or around 15,100 units to carry out building rehabilitation works.

64. It is envisaged that some 80 buildings (around 3,600 units) can potentially benefit from the MBISS in 2016-17. Owners of buildings which, on inspection, are found to require rehabilitation will then be able to apply for assistance under IBMAS.

65. Since 2015 the URA has carried forward a package of refinements to its building rehabilitation strategy, a component of which is the plan to launch various pilot projects to explore initiatives for assisting different groups of buildings and OCs to provide technical assistance to building owners to carry out building maintenance works. As mentioned in paragraph 34, the "Smart Tender" has been launched for an in-take of up to 50 cases. As the cases will subscribe to the facilitating services before appointment of their Authorised Person, the service cycle for each case is expected to take up to 18 months from signing of the service agreement with the URA.

Preservation and Revitalisation

66. Under the 2011 URS, the URA's new preservation work is confined to redevelopment project areas, except in cases where there is policy support or specific request from the Government. Meanwhile, the URA's role in revitalisation will purely be supportive in nature.

Preservation

67. During 2016-17, the URA will continue to work on the following seven on-going redevelopment projects with preservation elements, namely, the Lee Tung Street project, the Graham Street/Peel Street project, the Yu Lok Lane/Centre Street project, the Staunton Street/Wing Lee Street project, the Shanghai Street/Argyle Street project, the Prince Edward Road West/Yuen Ngai Street project, and the Nga Tsin Wai Village project.

Revitalisation

68. The URA will continue with its revitalisation efforts in 2016-17. These include ongoing endeavours in Wan Chai, Central & Western, Mong Kok and Tai Kok Tsui.

V. FINANCIAL MATTERS

69. The URA's net asset value, which can vary considerably from year to year, was \$29.5 billion as at 31 March 2016. This comprised a capital injection totalling \$10 billion from the Government and an accumulated surplus from operations of \$19.5 billion. For the year ended 31 March 2016, the URA recorded a net operating surplus of \$4.5 billion, which represents a difference of \$3.4 billion from the \$1.1 billion net operating surplus for the year ended 31 March 2015.

Overall Financial Position

70. The annual operating surpluses/(deficits) of the URA since its formation in May 2001 and the total accumulated surplus from that time up until 31 March 2016 are summarised as follows:

<u>Financial Year</u>	<u>Annual Surplus / (Deficit)</u> <u>\$'000</u>
Deficit on formation on 1 May 2001	(2,160,610)
2001-02 (11 months)	(558,223)
2002-03	(226,454)
2003-04	(80,320)
2004-05	3,003,560
2005-06	1,579,074
2006-07	766,533
2007-08	2,094,652
2008-09	(4,458,994)
2009-10	7,018,311
2010-11	2,208,787
2011-12	2,584,046
2012-13	4,436,594
2013-14	(2,269,780)
2014-15	1,075,576
2015-16	<u>4,450,660</u>
Total Accumulated Surplus as at 31 March 2016	<u>19,463,412</u>

71. Any surpluses earned by the URA from redevelopment projects are retained and then applied to finance further redevelopment projects and the URA's rehabilitation, revitalisation and preservation efforts.

72. The operating surplus for 2015-16 of \$4.5 billion was mainly contributed by the surplus from tendered projects and the share of surplus sales proceeds from various joint venture projects. This is partly offset by the provision for loss made for various projects, mainly Demand-led

projects. The net cash as at 31 March 2016, excluding the fair value of the investments managed by the investment manager and the URA, and less borrowing, was \$7.5 billion. For comparison, the net cash as at 31 March 2015, excluding the fair value of the investments managed by the investment manager and the URA, and less borrowing, was \$5.0 billion.

73. As at 31 March 2016, the URA's cash and bank balances together with the fair value of the investments managed by the investment manager and in-house totaled \$13.9 billion (as compared to \$12.6 billion last year), while the URA's accruals and estimated outstanding commitments in respect of projects under acquisition and resumption as well as construction cost on projects was \$10.0 billion (as compared to \$13.3 billion last year).

74. The URA has put in place suitable external financing arrangements to ensure that it has funding in place to meet the needs of its extensive work programme over the next few years. These arrangements are kept under constant review.

75. The URA is rated AAA by Standard and Poor's Rating Services with negative outlook, the same status as the HKSAR Government. The URA maintains committed bank facilities in place plus a Medium Term Note (MTN) programme to facilitate bond issuance in an efficient manner should the need arise. As at 31 March 2016, the total bond outstanding was \$3.3 billion with maturities from 2017 to 2026.

76. Detailed financial information relating to the URA's overall position as at 31 March 2016 will be given in its Audited Accounts which will be included in the URA's 2015-16 Annual Report. The Annual Report is expected to be tabled by the Financial Secretary in the LegCo in October 2016.

Financial Results of Completed Projects

77. The financial results of the projects completed up to 31 March 2016 are attached at **Appendix II** for Members' information.

78. The projects completed in 2015-16, namely, the Lai Chi Kok Road / Kweilin Street/Yee Kuk Street project (comprising two projects) in Sham Shui Po and the Fuk Tsun Street / Pine Street project in Tai Kok Tsui, were commenced by the URA under its own form of arrangements and project agreements, which are different from those of the former LDC¹. The number of such projects commenced by the URA and now completed stands at 12, while the number of projects commenced by the former LDC and completed by the URA stands at eight.

Land Premium Foregone by the Government

79. As a form of financial support rendered by the Government, the URA is exempted by the Government from the need to pay land premium. If not for this arrangement, the URA's total accumulated surplus since its establishment of \$19.5 billion would have been reduced by \$15.2 billion, being the total amount of land premium assessed by the Lands Department to have been foregone by the Government in making land grants to the URA for 33 projects up to 31 March 2016.

¹ *The former LDC tendered out most of its projects prior to acquisition, clearance and planning approval. Its joint venture partners were generally responsible for the acquisition costs, development costs, bank interest payments and land premium payments. In exchange, the former LDC did the acquisition work, obtained planning approval and received upfront payments or guaranteed payments plus a share of the development profit. The URA operates with a different model. The URA is responsible for acquisition, clearance, site assembly, demolition and obtaining planning approval prior to tender. Only following completion of all these tasks will the URA tender out its projects to joint venture partners. On award of tender, the URA is generally able to recoup its acquisition and other costs in the form of upfront payments, supplemented by some upside potential in the event that sales exceed certain thresholds.*

Estimated Expenditure

80. It is estimated that, in the five years from 1 April 2016 to 31 March 2021, a total expenditure of about \$34 billion, excluding operational overheads, will be required by the URA to meet the costs of all projects contained in its 2016-17 to 2020-21 Corporate Plan. This expenditure covers the URA's work in redevelopment, rehabilitation, preservation and revitalisation. However, it should be noted that the expenditure may vary subject to the levels of interest shown and progress made in the various initiatives, including the Demand-led Scheme, the FFF scheme, the building rehabilitation programme and other additional initiatives not yet reflected in the approved 15th BP/CP. For comparison, for the five years from 1 April 2015 to 31 March 2020, a total expenditure of about \$29 billion was projected in the work report last year.

81. To ensure that its urban renewal programme is sustainable in the long term, the URA will continue to exercise due care and diligence in handling its finances.

VI. CONCLUSION

82. 2015-16 has been a notable year for the URA marked with solid progress on the project clearance and tender of many projects. Concurrently, the sale of flats under the SSF Scheme in the Kai Tak development was successfully launched alongside new initiatives in facilitating services and building rehabilitation. Meanwhile the first project which initiates the URA's District-based approach to urban renewal in Kowloon City was also commenced.

83. As before, the URA strives to implement its vision of creating a quality and vibrant urban living environment in Hong Kong while delivering a financially self-sustaining, integrated, environmentally sustainable, adaptable and well balanced urban renewal programme that generally meets the needs and expectations of the community and gives due regard to changes in the social, economic and market conditions.

84. In 2016-17, the URA will continue to implement its work in accordance with its CP and BP, clear the backlog arising from the ongoing projects and initiatives, and pay special attention to the need to devise a sustainable plan to support our future work.

Urban Renewal Authority
June 2016

URA Project Highlights as of 3 June 2016

Appendix 1 to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information							Remarks	Status	
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/C GFA m ²	Public Open Space (2) m ²			
1-44 44 still ongoing projects commenced by URA																		
1	(5) KC-012	Wing Kwong Street	2016/17	June		1,258	5,023	7	295	207	10,530	8,775	1,755	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 03-06-16
2	(5) KC-011	Hung Fook Street/Kai Ming Street	2016/17	June		2,635	12,628	12	785	400	21,960	18,300	3,660	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 03-06-16
3	(5) KC-010	Hung Fook Street/Ngan Hon Street	2016/17	June		4,951	21,495	19	1,490	750	41,058	34,215	6,843	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 03-06-16
4	(5) KC-008(A)	Chun Tin Street/Sung Chi Street, Ma Tau Kok	2016/17	May		2,475	3,738	7	200	310	14,724	12,270	2,454	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 06-05-16
5	(5) KC-009	Bailey Street/Wing Kwong Street, Ma Tau Kok	2015/16	March		8,042	39,644	27	2,640	1,152	66,627	55,522	11,105	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 04-03-16
6	(4,5) DL-11:YTM	Ash Street, Tai Kok Tsui	2015/16	May		474	3,228	1	234	69	3,527	3,135	392	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 29-05-15 Initial acquisition offers issued on 10-08-15 80% threshold for ASP reached on 26-10-15 SDEV authorised URA to proceed on 11-01-16
7	(4,5) DL-10:KT	Hang On Street, Kwun Tong	2014/15	November		865	5,304	1	393	138	6,690	5,947	243	0	500	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 07-11-14 Initial acquisition offers issued on 16-01-15 80% threshold for ASP reached on 23-03-15 SDEV authorised URA to proceed on 07-07-15 Resumption application submitted to DEVB on 30-11-15
8	(5) SSP-016	Castle Peak Road/Un Chau Street, Sham Shui Po	2013/14	February		1,900	7,335	8	497	261	14,841	12,367	2,474	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 21-02-14 SDEV authorised URA to proceed on 15-11-14 Initial acquisition offers issued on 27-02-15 Resumption application submitted to DEVB on 25-06-15 Resumption gazetted on 26-02-16 Site reverted to Government on 26-05-2016 Clearance in progress
9	(4,5) DL-8:KC	Kai Ming Street, Ma Tau Kok	2013/14	December		553	2,467	3	122	72	4,545	3,788	308	0	450	0	Eligible domestic owners can join the Flat for Flat scheme	Project commencement gazetted on 19-12-13 Initial acquisition offers issued on 04-03-14 80% threshold for ASP reached on 10-04-14 SDEV authorised URA to proceed on 24-05-14 Resumption application submitted to DEVB on 28-08-14 Resumption gazetted on 27-03-15 Site reverted to Government on 27-06-15 Site clearance completed on 10-07-15 Provisional basic terms offer was accepted by URA on 03-07-15 Demolition works complete
10	(4,5) DL-6:YTM	Fuk Chak Street/Li Tak Street, Tai Kok Tsui	2013/14	June		716	3,461	2	182	96	5,788	5,145	643	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 28-06-13 Initial acquisition offers issued on 11-09-13 80% threshold for ASP reached on 25-11-13 SDEV authorised URA to proceed on 10-12-13 Resumption application submitted to DEVB on 28-08-14 Resumption gazetted on 24-04-15 Land Grant application submitted on 27-04-15 Site reverted to Government on 24-07-15 Clearance in progress
11	(4,5) DL-4:SSP	Kowloon Road/Kiu Yam Street, Sham Shui Po	2013/14	April		599	3,817	1	229	80	4,887	4,072	815	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 12-04-13 Initial acquisition offers issued on 27-06-13 80% threshold for ASP reached on 10-09-13 SDEV authorised URA to proceed on 14-11-13 Resumption application submitted to DEVB on 10-07-14 Resumption gazetted on 06-03-15 Site reverted to Government on 06-06-15 Site clearance completed on 19-02-16 In principle approval for Land Grant obtained at DLC on 19-05-16
12	(4,5) DL-5:SSP	Tung Chau Street/Kweilin Street, Sham Shui Po	2013/14	April		1,640	10,313	1	531	200	12,582	10,485	2,097	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 12-04-13 Initial acquisition offers issued on 27-06-13 80% threshold for ASP reached on 10-09-13 SDEV authorised URA to proceed on 26-09-13 Resumption application submitted to DEVB on 10-07-14 Resumption gazetted on 06-03-15 Land Grant application submitted on 12-03-15 Site reverted to Government on 06-06-15 Clearance in progress
13	(5) SSP-015	Tonkin Street/Fuk Wing Street, Sham Shui Po	2012/13	March		1,268	4,964	6	232	175	9,513	7,927	1,586	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 08-03-13 SDEV authorised project to proceed on 13-11-13 Decision of the Appeal Board to uphold authorisation gazetted on 11-07-14 Initial acquisition offers issued on 10-09-14 Resumption application submitted to DEVB on 11-11-14
14	(3,5) IB-2:SSP	Yu Chau West Street, Cheung Sha Wan	2012/13	January		1,393	12,145	1	0	0	16,716	0	16,716	0	0	0		Project commencement gazetted on 18-01-13 SDEV authorised URA to proceed on 08-08-13 Initial acquisition offer issued on 17-12-13 Resumption application submitted to DEVB on 07-08-14

URA Project Highlights as of 3 June 2016

Appendix 1 to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information							Remarks	Status	
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/C GFA m ²	Public Open Space (2) m ²			
15	(4,5) DL-1:SSP	229A-G, Hai Tan Street, Sham Shui Po	2012/13	April		483	2,547	1	172	87	3,639	3,235	404	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Land Grant executed on 27-02-15 Joint Development tender awarded on 22-12-14 Demolition works complete Site handed over to JVP on 02-03-15 GBPs approved on 05-11-15 GBPs amendment approved on 05-03-16
16	(4,5) DL-2:SSP	205-211A, Hai Tan Street, Sham Shui Po	2012/13	April		470	2,952	1	222	69	3,556	3,165	391	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 20-04-12 Initial acquisition offer issued on 25-10-12 80% threshold for ASP reached on 24-12-12 SDEV authorised URA to proceed on 19-02-13 Resumption gazetted on 16-05-14 Site reverted to Government on 16-08-14 Clearance completed on 17-08-15 Joint Venture Development tender awarded on 22-12-15 Land Grant executed on 23-03-16 Demolition works complete Site handed over to JVP on 20-04-16
17	(4,5) DL-3:YTM	Pine Street/Oak Street, Tai Kok Tsui	2012/13	April		865	5,105	11	311	115	6,475	5,754	721	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 20-04-12 Initial acquisition offer issued on 25-10-12 80% threshold for ASP reached on 24-12-12 SDEV authorised URA to proceed on 12-03-13 Resumption application submitted on 02-12-13 Resumption gazetted on 10-10-14 Site reverted to Government on 10-01-15 Clearance completed on 30-11-15 Demolition works in progress Joint development tender in progress Binding basic terms offer issued by LandsD on 19-04-16
18	(5) YTM-010	Reclamation Street/Shantung Street, Mong Kok	2011/12	February		1,640	10,024	5	682	187	12,510	10,425	2,085	0	0	0	Small sized flats of 35 to 65 square metres Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 10-02-12 SDEV authorised URA to proceed on 30-10-12 Decision of Appeal Board to uphold authorisation gazetted on 14-06-13 Initial acquisition offer issued on 04-07-13 Resumption application submitted on 29-10-13 Land Grant application submitted on 18-11-13 Resumption gazetted on 16-10-15 Site reverted to Government on 16-01-16 Clearance in progress
19	(5) KC-007	Kowloon City Road/Sheung Heung Road, Ma Tau Kok	2011/12	November		1,622	7,258	8	412	216	12,456	10,380	2,076	0	0	0	Small sized flats of 35 to 65 square metres Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 25-11-11 SDEV authorised URA to proceed on 26-06-12 Initial acquisition offers issued on 29-10-12 Resumption application submitted on 24-06-13 Resumption gazetted on 25-04-14 Site reverted to Government on 25-07-14 Clearance completed on 18-08-15 Land Grant executed on 21-03-16 Demolition works completed Joint Venture Development tender awarded on 26-01-16 Site handed over to JVP on 25-04-16 Ground investigation works in progress
20	SSP-014	Fuk Wing Street, Sham Shui Po	2010/11	March		649	2,456	6	194	136	5,030	4,471	559	0	0	0	No less than 50% of residential units should be small flats equal to or smaller than 45m ² Eligible domestic owner-occupiers can join Flat for Flat scheme	Project commencement gazetted on 25-03-11 SDEV authorised URA to proceed on 09-03-12 Initial acquisition offers issued on 04-05-12 Resumption gazetted on 12-07-13 Site reverted to Government on 12-10-13 Site clearance completed on 18-11-14 Joint Venture Development tender awarded on 31-03-15 Land Grant executed on 26-05-15 Site handed over to JVP on 15-06-15 GBPs approved on 20-11-15 Foundation works commenced on 28-12-15
21	KC-006	Pak Tai Street/San Shan Road, Ma Tau Kok	2010/11	March		1,277	6,389	12	296	237	9,780	8,152	1,628	0	0	0	Small sized flats of 35 to 65 square metres Eligible domestic owner-occupiers can join Flat for Flat scheme	Project commencement gazetted on 25-03-11 SDEV authorised URA to proceed on 05-01-12 Initial acquisition offers issued on 27-02-12 Resumption gazetted on 10-05-13 Site reverted to Government on 10-08-13 Site Clearance completed on 04-02-15 Land Grant executed on 02-11-15 Site handed over to JVP on 19-11-15 Joint Venture Development tender awarded on 28-07-15 Demolition works complete Foundation works commenced on 16-05-16
22	TKW/1/002	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok	2009/10	February		3,377	10,393	17	660	493	24,389	20,324	3,065	0	1,000	500	URA has taken the initiative to commenced the project following collapse of one building and demolition of damaged adjacent one	SDEV authorised URA to proceed on 10-12-10 Decision of Appeal Board to uphold authorization gazetted on 29-04-11 Initial acquisition offers issued on 30-05-11 Resumption gazetted on 11-01-13 Site reverted to Government on 11-04-13 Land Grant executed on 13-04-15 Foundation work in progress GBP amendment approved on 15-03-16
23	SSP/3/001	Shun Ning Road, Sham Shui Po	2009/10	June		827	3,820	5	130	157	7,159	5,959	1,200	0	0	0		SDEV authorised URA to proceed on 29-01-10 Initial acquisition offers issued on 28-04-10 Resumption gazetted on 22-02-13 Site reverted to the Government on 22-05-13 Joint venture development agreement executed on 14-04-14 Land Grant executed on 16-06-14 Site handed over to developer on 18-06-14 GBPs (amendment) approved on 13-11-15 Foundation works complete Construction works in progress

URA Project Highlights as of 3 June 2016

Appendix 1 to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information							Remarks	Status	
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/IC GFA m ²	Public Open Space (2) m ²			
24	MTK/1/002	San Shan Road/Pau Chung St, Ma Tau Kok	2009/10	May		1,170	6,046	7	290	209	10,346	8,778	1,568	0	0	0	SDEV authorised URA to proceed on 29-01-10 Initial acquisition offers issued on 28-04-10 Resumption gazetted on 15-06-12 Site reverted to Government on 15-09-12 Joint venture development tender awarded on 29-04-14 Land Grant executed 06-08-14 Site formally handed over to developer on 14-10-14 GBP amendment approved on 04-12-15 Foundation works completed in January 2016 Construction works commenced on 15-02-16 Presale consent issued on 19-04-16	
25	(6) MK/01	Shanghai Street/Argyle Street, Mong Kok	2008/09	September		1,128	3,944	14	157	0	5,194	0	5,194	0	0	0	Zoned 'Other specified uses' annotated 'Shophouses for commercial and/or cultural uses' DSP approved by CE in C on 02-02-10 Initial acquisition offers issued on 31-03-10 Resumption gazetted on 03-08-12 Site reverted to Government on 03-11-12 Ground investigation and structural survey completed in May 2014 Site Clearance completed on 25-07-14 Planning application submitted to TPB approved on 12-12-14 GBP (amendment) approved on 03-03-16 Demolition completed Foundation works commenced Provisional basic terms offer was accepted by URA on 06-05-16	
26	(5,6) MK/02	Prince Edward Road West/Yuen Ngai Street, Mong Kok	2008/09	September		1,440	4,334	10	31	0	6,126	0	6,126	0	0	0	Zoned 'Other specified uses' annotated 'Shophouses for commercial and/or cultural uses' DSP approved by CE in C on 02-02-10 Initial acquisition offers issued on 31-03-10 Resumption application submitted on 27-01-11 Renovation works at Phase 1 (8 units) completed Renovation works for all Phase 2 (14 units) completed Phase 3 (11 units) renovation works in progress	
27	(5) TKT/2/002	Anchor Street/Fuk Tsun Street, Tai Kok Tsui	2007/08	March		726	3,855	6	245	0	6,529	-	6,529	0	0	0	Commercial space is for hotel with 288 rooms Site reverted to Government on 12-11-11 Site clearance completed on 05-01-15 Demolition works completed Joint Venture Development tender awarded on 16-06-15 Site handed over to JVP on 28-08-15 Land Grant executed on 18-09-15 Foundation works in progress	
28	TKW/1/001	Chi Kiang Street/Ha Heung Road, Ma Tau Kok	2007/08	February		931	5,226	5	302	175	8,376	6,979	1,397	0	0	0	Joint venture development tender awarded on 27-02-12 Land Grant executed on 18-05-12 Modification letter for loading-unloading provisions executed on 04-12-14 Construction works in progress GBPs amendment approved on 25-02-16	
29	MTK/1/001	Pak Tai Street/Mok Cheong Street, Ma Tau Kok	2007/08	February	My Place	772	3,772	5	229	168	6,944	5,787	1,157	0	0	0	Joint venture development tender awarded on 18-06-12 Land Grant executed on 17-10-12 Presale consent issued on 22-10-14 Construction works in progress Occupation Permit issued on 28-08-15 Certificate of Compliance issued on 24-02-16	
30	K28	Sai Yee Street, Mong Kok	2007/08	December	Skypark	2,478	14,434	14	431	439	22,301	17,346	4,955	0	0	0	Joint venture development tender awarded on 24-09-12 Land Grant executed on 21-12-12 GBPs amendment approved on 13-08-15 Presale consent issued on 29-05-15 Construction works in progress	
31	(5,6) K1	Nga Tsin Wai Village, Wong Tai Sin	2007/08	October		4,637	2,051	36	124	750	37,097	34,778	2,319	0	0	0	At-grade conservation park accessible to public will be provided. Commercial space includes preserved buildings/ elements, temple office, village committee's office, reprovisioning of public toilet and other covered areas but actual area still subject to detailed design. Resumption gazetted on 15-07-11 Site reverted to Government on 15-10-11 Site clearance completed on 26-01-16 Provisional basic terms offer was accepted by URA on 04-03-16	
32	(5,6) H18	Peel Street/Graham Street, Sheung Wan	2007/08	July		5,267	20,219	37	740	301	67,528	22,638	43,450	180	1,260	2,060	G/IC is a 1,260m ² multi-purpose activity hall Commercial space includes retail space for relocating wet trade market shops, office space and 9,280m ² for a 182 room hotel; 180m ² non-domestic GFA is used for the covered POS at Site A. Site B Joint venture development tender awarded on 30-04-12 Land Grant executed on 24-07-12 Site B handed over to joint venture partner on 10-10-12 Piling and ELS works in progress Sites A & C: Class A amendments at MLP parameters approved by Plan D on 07-03-13 Resumption gazetted on 06-12-13 Site reverted to Government on 06-03-14 Provisional basic terms offer accepted by URA on 20-04-16 Proposed road scheme and road closure gazetted on 14-11-14; Authorisation of the proposed road works and road closure scheme gazetted on 27-11-15 Site clearance completed on 30-06-15; pending clearance of wet market traders to Site B Market Block Demolition works in progress	

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Appendix 1 to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information							Remarks	Status
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/IC GFA m ²	Public Open Space (2) m ²		
33 (5) K7	Kwun Tong Town Centre, Kwun Tong	2006/07	March	Park Metropolitan (YWS site)	53,500	96,104	24	3,139	2,298	401,250	160,610	206,140	3,500	31,000	13,348	Commercial GFA include 65,860m ² for offices and 32,000m ² for hotel G/IC includes 6,200m ² for Kwun Tong Jockey Club Health Centre in Yuet Wah Street Site (YWS) and 8,100m ² for Government uses in Main Site and 16,700m ² for Public Transport Interchange in Main Site. Commercial Space includes 1,300m ² for social enterprises Other uses GFA includes 3,500m ² under 'urban windows'. Residential flats include 299 flats in Yuet Wah Street site and 1,999 flats in the main site (A/K14/727) Public space includes a minimum of 9,348m ² at-grade public open space as required under the approved s.16 A/K14/727 and a minimum of 4,000m ² podium public open space as required under the lease.	YWS Site Sale of residential units in progress Occupation Permit issued on 08-07-14 Certificate of Compliance issued on 29-10-14 Main Site (DAs 2, 3, 4 & 5) Resumption for DAs 2, 3 and 4 gazetted on 02-03-12 and reverted to the Government on 02-06-12 General revised offers for DAs issued on 27-06-13 Property acquisition for DA5 in progress Class B amendments to fulfill SBD Guidelines approved by Plan D on 24-10-12 Occupation Permit for Methadone Clinic issued by BD on 13-03-14 OP for interim GIC facilities at Kwun Tong District Branch Office Building issued on 28-03-14, interim minibus terminus and interim hawker bazaar started operation in May 2014 Interim bus terminus at former Mido Mansion Site started operation on 30-11-14 DAs 2 & 3 (Post JVP tender award) Project awarded to joint venture partner on 01-09-14 GBPs amendment for DAs 2 and 3 approved on 05-09-14 OP phasing Plans for DAs 2 and 3 approved on 04-11-14 Land Grant executed on 19-12-14 Site handed over to joint venture partner on 19-12-14 GBPs amendment (podium) for DAs 2 and 3 approved on 27-03-15 Class B amendment for increased number of flats approved on 27-04-15 BA14A BD for Demolition of public toilet and RCP acknowledged on 25-08-15 Footbridge proposal accepted by ACABAS on 15-09-15 S16 application A-K14-727 to increase flat numbers (from 1869 to 1999) approved on 08-01-16 Foundation and utilities diversion works in progress
34 (5) H14	Sai Wan Ho Street, Shau Kei Wan	2005/06	September		710	3,796	2	21	144	5,680	5,680	0	0	0	0	Project returned by HKHS to URA with effect from 23-11-11. Property acquisition completed Resumption application submitted on 03-05-13 Site clearance completed on 30-04-15 Joint Venture Development tender awarded on 22-09-15 Land Grant executed on 27-11-15 Demolition works completed Site handed over to joint venture partner on 01-02-16 GBP approved on 06-05-16	
35	MacPherson Stadium, Mong Kok	2005/06	March	MacPherson Place	2,400	2,788	1	0	293	24,767	16,705	2,443	0	5,619	0	Land grantee is Hong Kong Playground Association G/IC is for Indoor Stadium and Youth Centre Occupation permit issued on 31-12-12 Certificate of Compliance issued on 28-01-14 Sale of remaining flats in progress	
36 37 38	SSP/1/003-005 Hai Tan Street / Kweilin Street & Pei Ho Street, Sham Shui Po	2005/06	February		7,507	25,344	37	1,589	877	57,400	50,025	5,317	0	2,058	1,500	Three projects taken forward as one G/IC includes 1,900m ² for Special Child Care Centre cum Early Education Centre, Day Care Centre for Elderly and Sub-base for a Neighbourhood Elderly Centre; 150m ² for either social enterprise or non-domestic use Site clearance completed on 23-09-14 Joint Development tender awarded on 22-12-14 Portion of Pei Ho Street closed on 27-03-15 Land Grant executed on 27-03-15 Site handed over to joint venture partner on 27-03-15 Site investigation works completed S16 submission approved on 22-01-16 Utility diversion works in progress Foundation works in progress	
39 (6) SYP/1/001	Third Street / Yu Lok Lane / Centre Street, Sai Ying Pun	2005/06	December	The Nova	2,150	4,140	14	213	255	16,463	16,218	245	0	0	1,304	Commercial space includes 24.9m ² for shop and 84.4m ² other covered areas and 135.5m ² like preserved buildings and covered public open space Joint-venture development tender awarded on 27-09-10 Land Grant executed on 07-01-11 Presale consent issued on 22-09-14 GBPs amendment approved on 11-02-16 Occupation Permit issued on 19-02-16 Certificate of Compliance issued on 06-05-16	
40 (7) WC/001	Mallory Street / Burrows Street, Wan Chai	2004/05	March		780	2,687	5	122	0	2,435	0	0	2,435	0	300	Zoned 'Other specified uses' annotated 'Open space and historical buildings preserved for cultural and commercial uses' GFA includes retained façade at Burrows Street and two elevated walkways Tender for Main Operator awarded on 15-04-11 Land Grant executed on 13-10-11 Occupation Permit issued on 20-05-13 Official opening event held on 18-07-13	
41	K32 Pine Street / Anchor Street, Tai Kok Tsui	2004/05	December	Park Summit	2,328	11,802	12	518	462	20,952	17,460	3,492	0	0	450	Public open space not required under lease Flat sale launched on 20-04-12 Occupation Permit issued on 20-09-12 Certificate of Compliance issued on 27-12-12 Sale of remaining flats in progress	
42	K31 Larch Street / Fir Street, Tai Kok Tsui	2004/05	December	Lime Stardom	2,195	10,332	12	474	377	19,735	16,425	3,310	0	0	0	Commercial space includes the Urban Renewal Resource Centre Occupation Permit issued on 29-08-11 Certificate of Compliance issued on 24-11-11 Sale of remaining parking space in progress	
43 (6) H15	Lee Tung Street / McGregor Street, Wan Chai	2003/04	October	The Avenue	8,236	36,534	52	1,613	1,275	79,933	67,939	9,406	0	2,588	3,967	Commercial space includes some space for social enterprises and three historical buildings G/IC includes Residential Care Home for Elderly/Community Service Support Centre, Refuse Collection Point and Public Toilet Land Grant executed on 25-02-10 Modification letter for additional commercial GFA executed on 29-08-11 Modification Letter for receiving Hopewell's proposed subway executed by LandsD on 03-07-13 Construction work for the MTR Johnston Rd Pedestrian Subway works in progress Occupation permit for Site B issued on 31-03-14 Consent to assign for Site B issued on 19-12-14 Occupation Permit for Site A issued on 21-04-15 Certificate of Compliance issued on 02-11-15 Sale of residential units in Site A and Site B in progress	

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Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information							Remarks	Status	
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/IC GFA m ²	Public Open Space (2) m ²			
44	(5,6) H19	Staunton Street/ Wing Lee Street, Sheung Wan	2002/03	March		2,175	3,049	16	98	154	6,117	5,247	870	0	0	474	As allowed in the planning brief : (i) The development of Site B will align with Shing Wong Street to maintain its existing streetscape (ii) Site B will not comply with the SBD guidelines. The GFA for green/amenity features and plant rooms that are accountable under the B(P)R as a result will be disregarded	Amendments to approved DSP to excise Site A published on 08-07-11 TPB decided not to uphold representations received; excising of Site A and zoning as separate CDA retained The revised DSP with Wing Lee Street area and the Bridges Street Market site excised was gazetted on 18-05-12 following approval by CE in C. Draft revised Planning Brief (excluding Site A) endorsed by TPB on 26-09-12. MLP for Sites B and C approved on 24-05-13. General revised offers for Sites B and C issued on 17-12-13
1-44 Commenced Sub-Total (A)					140,509	446,963	471	21,245	13,784	1,124,155	706,428	367,138	6,115	44,475	23,903			
45-50 - 6 Projects commenced by HKHS																		
45	K20	Castle Peak Road/Cheung Wah Street, Sham Shui Po	2004/05	April	Heya Delight	1,003	5,935	10	158	130	9,030	7,525	1,505	0	0	0	Presale conducted in November 2014 Occupation Permit issued on 20-05-15 Certificate of Compliance issued on 30-09-15	
46	K21	Castle Peak Road/Un Chau Street, Sham Shui Po	2004/05	April	Heya Crystal	2,614	14,193	24	496	350	23,526	19,605	3,921	0	0	150	Construction in progress Presale conducted in July 2015	
47	K22	Un Chau Street/Fuk Wing Street, Sham Shui Po	2004/05	April	Heya Aqua	2,134	10,114	22	362	275	19,206	16,005	448	0	2,753	150	G/IC is for Residential Care Home for the Elderly Construction in progress Presale conducted in August 2015	
48	K23	Castle Peak Road/Hing Wah Street, Sham Shui Po	2004/05	April	Heya Star	1,399	8,286	11	344	175	12,585	10,487	2,098	0	0	0	Construction in progress Presale conducted in December 2014 Occupation Permit issued on 26-08-15 Certificate of Compliance issued on 22-01-16	
49	H21	Shau Kei Wan Road, Shau Kei Wan	2003/04	November	Harmony Place	1,871	9,834	17	400	274	19,555	16,338	3,217	0	0	0	Presale conducted in December 2013 Occupation Permit issued on 13-11-14 Certificate of Compliance issued on 11-02-15	
50	K25	Po On Road/Wai Wai Road, Sham Shui Po	2003/04	July	Heya Green	2,592	9,923	19	528	327	21,214	17,680	957	0	2,577	0	G/IC is for Residential Care Home for the Elderly Presale conducted in June 2012 Occupation Permit issued on 15-10-13 Certificate of Compliance issued on 30-12-13	
45-50 Commenced Sub-Total (B)					11,613	58,285	103	2,288	1,531	105,116	87,640	12,146	0	5,330	300			
51-52 - 2 Ongoing projects taken over from ex-LDC																		
51	K11	Hanoi Road, Tsim Sha Tsui	(9)		The Masterpiece	8,299	27,309	20	220	345	102,625	45,600	57,025	0	0	1,219	Other use is for 381 room hotel Leasing of commercial space in progress Hotel disposal completed Sale of remaining flats in progress	
52	(6) H9	Tai Yuen Street/Wan Chai Road, Wan Chai	(9)		The Zenith (Site A & B) One Wanchai (Site C)	6,793	12,555	31	975	889	62,310	52,539	3,453	0	6,318	0	G/IC includes Market, Day Nursery, Refuse Collection Point and Public Toilet Sales of residential units of Sites A and B completed; leasing of vacant shops in progress. Occupation Permit (Site C) issued on 10-09-12 Certificate of Compliance (Site C) issued on 10-01-13 All residential units (Site C) sold. Preparation for sale of commercial units of Sites A and B underway.	
51-52 Commenced Sub-Total (C)					15,092	39,864	51	1,195	1,234	164,935	98,139	60,478	0	6,318	1,219			
Commenced Total (A) + (B) + (C)					167,214	545,112	625	24,728	16,549	1,394,206	892,207	439,762	6,115	56,123	25,422			

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Appendix 1 to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Site Information before Development				Project Development Information								Remarks	Status
					Project Site Area m ²	Existing GFA m ²	Buildings (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/IC GFA m ²	Public Open Space (2) m ²			
53-64 - 12 Completed projects commenced by URA (8)																		
53	K19	Po On Road / Shun Ning Road, Sham Shui Po	2002/03	July	Beacon Lodge	1,394	4,898	8	327	166	12,534	10,451	2,083	0	0	251		Project completed in 2010-11
54	K30	Bedford Road/ Larch Street, Tai Kok Tsui	2003/04	July	i-home	1,229	6,313	7	280	182	10,363	9,215	1,148	0	0	0		Project completed in 2010-11 Sales of shops and parking spaces in progress
55	K26	Fuk Wing Street / Fuk Wa Street, Sham Shui Po	2001/02	January	Vista	1,384	5,129	8	246	173	12,453	10,378	2,075	0	0	255		Project completed in 2010-11 Leasing of shops in progress
56	K27	Reclamation Street, Mong Kok	2002/03	October	MOD 595	535	2,411	4	122	85	4,921	4,119	802	0	0	0		Project completed in 2009-10
57	(6) H16	Johnston Road, Wan Chai	2001/02	January	J Residence	1,970	7,640	21	333	381	20,567	17,967	2,600	0	0	0		Project completed in 2008-09
58	H17	Queen's Road East, Wan Chai	2002/03	March	Queen's Cube	378	1,806	5	25	96	3,984	3,543	441	0	0	0		Occupation Permit obtained in 04-2010 Certificate of Compliance obtained in 07-2010 Assignment for unsold units completed on 26-08-11 Project completed in 2011-12
59	K33	Baker Court, Hung Hom	2003/04	July	Baker Residences	277	834	2	9	68	2,338	2,077	261	0	0	0		Occupation Permit issued on 29-07-11 Certificate of Compliance issued on 28-10-11 Project completed in 2011-12 All residential units and shops sold out
60	H20	First Street / Second Street, Sai Ying Pun	2002/03	November	Island Crest	3,536	15,690	30	777	488	38,178	34,259	1,722	0	2,197	700	Commercial space excludes G/IC area G/IC is for Residential Care Home for Elderly	Certificate of Compliance obtained in 06-2010 Project completed in 2012-13 All residential units, commercial accommodation and residential and commercial car parking spaces sold out.
61	K3	Cherry Street, Tai Kok Tsui	2001/02	January	Floriant Rise	4,510	14,416	33	1,020	522	43,231	36,466	4,916	0	1,849	0	Commercial space excludes G/IC area G/IC is for Residential Care Home for Elderly	Project completed in 2014-15
62	SSP/1/001-002	Lai Chi Kok Road / Kweilin Street & Yee Kuk Street, Sham Shui Po	2004/05	March	Trinity Towers	3,339	13,197	17	551	402	29,720	24,780	4,940	0	0	580	Two projects taken forward as one Commercial space includes some space for social enterprises	Project completed in 2015-16
64	TKT/2/001	Fuk Tsun Street / Pine Street, Tai Kok Tsui	2005/06	December	Park Ivy	560	4,071	3	273	113	4,843	4,003	840	0	0	0		Project completed in 2015-16
53-64 Completed Sub-Total (8) (D)					19,112	76,405	138	3,963	2,676	183,132	157,258	21,828	0	4,046	1,786			
0 Completed projects commenced by HKHS (8) All projects still underway					0	0	0	0	0	0	0	0	0	0	0	0		
Nil Completed Sub-Total (8) (E)					0	0	0	0	0	0	0	0	0	0	0	0		
65-72 - 8 Completed projects commenced by ex-LDC (8)																		
65	K17	Yeung Uk Road, Tsuen Wan	(9)		The Dynasty	7,230	NA	0	0	256	44,404	27,031	17,373	0	0	0		Project completed in 2010-11 Leasing of commercial space in progress
66	K13	Tsuen Wan Town Centre, Tsuen Wan	(9)		Vision City	20,300	56,851	22	7,119	1,466	134,185	107,884	23,221	0	3,080	3,700	G/IC is for transport and community facilities	Project completed in 2010-11 Sales of parking spaces in progress Leasing of commercial space in progress
67	H12	Kennedy Town New Praya, Kennedy Town	(9)		The Merton	6,075	24,808	15	1,683	1,182	62,904	62,794	0	0	110	2300	G/IC is for public toilet	Project completed in 2007-08
68	H13	Ka Wai Man Road, Kennedy Town	(9)		Mount Davis 33	728	4,000	1	0	89	7,280	7,280	0	0	0	0		Project completed in 2007-08
69	K10	Waterloo Road/Yunnan Lane, Yau Ma Tei	(9)		8 Waterloo Road	3,869	6,610	19	444	576	32,012	32,010	0	0	0	1,650		Project completed in 2007-08
70	H1	Queen Street, Sheung Wan	(9)		Queen's Terrace	7,964	25,792	50	648	1,148	66,233	60,579	400	0	5,254	1,200	G/IC includes Single-person Hostel, Care & Attention Home, Day Nursery, Social Centre for the Elderly, Hostel for Moderately Mentally Handicapped and Cooked Food Centre	Project completed in 2007-08
71	K2	Argyle Street/Shanghai Street, Mong Kok	(9)		Langham Place	11,976	40,810	58	2,603	0	167,414	0	160,866	0	6,548	1,100	Commercial space includes 41,933m ² for 686 room hotel, 65,793m ² for offices and 53,140m ² for retail G/IC includes Cooked Food Centre and transport and community facilities	Project completed in 2005-06
72	K8	Kwong Yung Street, Mong Kok	(9)		Paradise Square	1,607	4,190	10	178	272	15,160	12,746	2414	0	0	0		Project completed in 2005-06
65-72 Completed Sub-Total (8) (F)					59,749	163,061	175	12,675	4,989	529,592	310,324	204,274	0	14,992	9,950			
Completed Total (8) (D) + (E) + (F)					78,861	239,466	313	16,638	7,665	712,724	467,582	226,102	0	19,038	11,736			
Commenced + Completed					246,075	784,578	938	41,366	24,214	2,106,930	1,359,789	665,864	6,115	75,161	37,158			

Note (1) This table includes the number of buildings within a project.

(2) This table includes only Public Open Space and not any private open space.

(3) Industrial Building Redevelopment Project

(4) Demand-led project

(5) The details of projects 1 to 19, 26, 27, 31 to 34, and 44 have yet to be finalised and are still subject to change during the statutory, planning and land grant approval processes.

(6) Projects 25 and 26 are purely preservation projects. All other projects are redevelopment projects, with redevelopment projects 31, 32, 39, 43, 44, 52 and 57 containing some preservation elements.

(7) Revitalisation project

(8) In this table, a project is deemed to be fully completed once all residential units have been sold and all commercial and other accommodation, apart from car and motor cycle parking spaces, have been sold or substantially leased out.

(9) The project was commenced by ex-Land Development Corporation

Project Numbers Reconciliation

+ 44 projects commenced by URA*

+ 6 projects commenced by HKHS

+ 2 projects commenced by ex-LDC

+ 12 completed URA projects

+ 0 completed HKHS projects

+ 8 completed ex-LDC projects

72 projects in total

Glossary of Terms

ACABAS = Advisory Committee on the Appearance of Bridges and Associated Structures

ASP = Agreement for Sale and Purchase

B(P)R = Building (Planning) Regulations

CE in C = Chief Executive in Council

CDA = Comprehensive Development Area

DA = Development Area

DLC = District Lands Conference

DSP = Development Scheme Plan

GBP = General Building Plan

GFA = Gross Floor Area

G/IC = Government / Institution and Community

HKHS = Hong Kong Housing Society

JVP = Joint Venture Partner

LandsD = Lands Department

LDC = Land Development Corporation

MLP = Master Layout Plan

OU = Other Specified Use

SBD = Sustainable Building Design

SDEV = Secretary for Development

TPB = Town Planning Board

URA = Urban Renewal Authority

YWS = Yuet Wah Street

URBAN RENEWAL AUTHORITY
CUMULATIVE FINANCIAL RESULTS OF ALL COMPLETED PROJECTS
(to be read in conjunction with Attachment 4 to Appendix II)

Number of Projects Completed

Projects Completed from 2001 to 2014-15	17
Projects Completed in 2015-16	3
Total Number of Projects Completed	20

Reference Dates

	Date	Centa City Index (July 1997 = 100)		R&VD Private Domestic Index - All Classes (1999=100)	
		Index	% Variation Since Formation	Index	% Variation Since Formation
Formation of URA	May 2001	43.1	100%	80.5	100%
Commencement of First Project by URA	January 2002	39.9	93%	74.1	92%
Year of Project Completion of Last Project	2015-16	137.1	318%	293.1	364 %

Cumulative Financial Results for Completed Projects

	Total for 17 Projects Completed as of 31 March 2015	3 Projects Completed in 2015-16	Total for All Projects Completed as of 31 March 2016
	A	B	A + B
	\$ million	\$ million	\$ million
Total Revenue	17,400.1	1,877.0	19,277.1
Total Direct Cost	(9,641.1)	(842.9)	(10,484.0)
Surplus / (Deficit)	7,759.0	1,034.1	8,793.1
Land Premium Foregone by Government	(1,022.0)	(92.0)	(1,114.0)
Net Surplus / (Deficit) after Land Premium Foregone	6,737.0	942.1	7,679.1

Remarks

- a) Developers and URA are holding commercial spaces in three out of seventeen projects completed by 31 March 2016 for letting pending future sales in accordance with the joint venture agreements of the project. Estimated total value of URA's shares in these three commercial spaces was approximately \$ 3,980 million as at 31 March 2016.
- b) Additional revenue was received following the sales of commercial spaces in the five completed projects, namely Projects H20 (First Street / Second Street), K33 (Baker Court), K19 (Po On Road / Shun Ning Road), H16 (Johnston Road) and K27 (Reclamation Street), amounting to approximately \$467.3 million as at 31 March 2016.

**URBAN RENEWAL AUTHORITY
PROJECT INFORMATION SHEET**

(to be read in conjunction with Attachment 4 to Appendix II)

Project Address, Name and References

Address: Lai Chi Kok Road/Kweilin Street/Pei Ho Street, Sham Shui Po
Name: Trinity Towers
References: Nos.62 and 63 in Project Highlights

Project Site Information

Area m ²	3,339
Original GFA m ²	13,197
Buildings	17

Project Development Information

Total GFA m ²	29,720
Residential Flats	402
Commercial Space m ²	4,940
Public Open Space m ²	580
Project Duration	12 Years

Milestones

	Date	Centa City Index (July 1997 = 100)		R&VD Domestic Index (1999=100)	
		Index	% Variation Since Offers	Index	% Variation Since Offers
Commencement by URA	March 2005	52.4		94.6	
Issue of Acquisition Offers	September 2006	52.2	100%	93.3	100%
Project Agreement	January 2010	75.3	144%	138.3	148%
Land Grant	March 2010	77.7	149%	143.4	154%
Launch of Sales	March 2014	115.9	222%	243.7	261%
Year of Project Completion	2015-16	137.17	263%	293.1	314%

Financial Results

	\$ million
Total Revenue	1,602.5
Total Direct Cost	(625.3)
Surplus / (Deficit)	977.2
Land Premium Foregone by Government	(63.0)
Net Surplus / (Deficit) after Land Premium Foregone by Government	914.2

Remarks

URA responsible for acquisition and demolition.
Developer paid all development costs.
URA received upfront payment and share of surplus sales proceeds above certain threshold.

**URBAN RENEWAL AUTHORITY
PROJECT INFORMATION SHEET**

(to be read in conjunction with Attachment 4 to Appendix II)

Project Address, Name and References

Address: Fuk Tsun Street/Pine Street
Name: Park Ivy
References: No.64 in Project Highlights

Project Site Information

Area m² 560
Original GFA m² 4,071
Buildings 3

Project Development Information

Total GFA m² 4,843
Residential Flats 113
Commercial Space m² 840
Project Duration 12 Years

Milestones

	Date	Centa City Index (July 1997 = 100)		R&VD Domestic Index (1999=100)	
		Index	% Variation Since Offers	Index	% Variation Since Offers
Commencement by URA	December 2005	51.8		90.1	
Issue of Acquisition Offers	August 2006	52.4	100%	93.0	100%
Project Agreement	November 2010	87.3	167%	163.7	176%
Land Grant	January 2011	89.8	171%	169.5	182%
Launch of Sales	March 2013	121.5	232%	239.9	258%
Year of Project Completion	2015-16	137.17	262%	293.1	315%

Financial Results

	\$ million
Total Revenue	274.5
Total Direct Cost	(217.6)
Surplus / (Deficit)	56.9
Land Premium Foregone by Government	(29.0)
Net Surplus / (Deficit) after Land Premium Foregone by Government	27.9

Remarks

URA responsible for acquisition and demolition.
Developer paid all development costs.
URA received upfront payment and share of surplus sales proceeds above certain threshold.

Explanatory Notes to Project Information Sheets

1) Project Commencement Financial Year

For ongoing ex-LDC projects commenced by ex-LDC and inherited by URA, this is the year when the project was first reported by the ex-LDC in its annual reports as being under active implementation.

For ex-LDC and URAO projects commenced by the URA, this is the year when commencement of the project was gazetted and the freezing survey was conducted.

2) Project Completion Date/Financial Year

It represents the financial year by when all residential units were sold and all commercial and other accommodation, other than car and motorcycle parking spaces, were sold or substantially leased out.

3) Revenue

Revenue includes whichever is applicable in the case of each project out of the following items -

- (a) Upfront payments received from joint venture partners at the inception of the joint development agreements;
- (b) Guaranteed payments received from joint venture partners in accordance with the terms of the joint development agreements;
- (c) Shares of surplus sales proceeds received from joint venture partners in accordance with the terms of the joint development agreements, including the share of net rental income from the leased commercial portion of the project up to the reporting year but excluding the share of the value of the commercial portion of the project which is yet to be sold.
- (d) Net sales proceeds received from the joint venture partners for the purchases of those project properties previously acquired by the ex-LDC, prior to the engagement of the joint venture partner.

4) Direct Cost

Direct cost represents all costs incurred in connection with each property redevelopment, including whichever is applicable in the case of each project out of (a) acquisition, compensation and rehousing costs; and (b) other costs, including direct consultancy fees, incurred in connection with the development.

5) Land Premium

The ex-LDC was required by the Government to pay full land premium for all redevelopment projects which it undertook.

The URA does not have to pay land premium because, as part of the Government's financial support package for URA, urban renewal sites for new projects set out in URA's Corporate Plans and Business Plans and approved by the Financial Secretary are directly granted to URA at nominal premium.

6) Allocated Overheads

These are not included in the calculation of the results of individual projects.

7) Notional Interest

This is not included in the calculation of the results of individual projects.