

**For discussion
on 23 June 2020**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

Work of the Urban Renewal Authority

PURPOSE

In accordance with established practice, the Urban Renewal Authority (“URA”) reports to the Legislative Council Panel on Development annually the progress of its work and its future work plan. This paper attaches the report submitted by URA in respect of the progress of its work in 2019-20 and its Business Plan for 2020-21.

BACKGROUND

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

3. The URAO provides for the formulation of an Urban Renewal Strategy (“URS”) the implementation of which should be undertaken by URA and other stakeholders / participants. Since the promulgation of the new URS in February 2011 (“the 2011 URS”), URA has launched all the new initiatives set out in the 2011 URS and adopted “Redevelopment” and “Rehabilitation” as its two core businesses.

WORK OF URA IN 2019-20 AND BUSINESS PLAN FOR 2020-21

4. The report submitted by URA on the progress of its work in implementing the 2011 URS and its work plan for the following financial year is at **Annex B**.

ADVICE SOUGHT

5. Members are invited to note the work of URA in 2019-20 and its future work plan.

**Development Bureau
June 2020**

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 2020)

	<u>Name</u>	<u>Professional Background</u>
Chairman:	Mr Chow Chung-kong	Engineer
Deputy Chairman/ Managing Director:	Ir Wai Chi-sing	Engineer
Non-executive Directors (non-official):	Mr Evan Au Yang Chi-chun	Managing Director of GLG International
	Ms Judy Chan Ka-pui	Founding member of New People's Party
	Hon Vincent Cheng Wing-shun	Legislative Council Member
	Ms Ivy Chua Suk-lin	Accountant
	Mr Andy Ho Wing-cheong	Social Worker Executive Director, Hong Kong Federation of Youth Groups
	Dr Lee Ho-yin	Head, Division of Architectural Conservation Programmes, Faculty of Architecture, University of Hong Kong
	Hon Joseph Lee Kok-long	Legislative Council Member
	Ms Elaine Lo Yuen-man	Solicitor Hong Kong Senior Partner of Jingtian & Gongcheng LLP
	Mr Roger Luk Koon-hoo	Retired Banker Council Member of Chinese University of Hong Kong

	<u>Name</u>	<u>Professional Background</u>
	Hon Alice Mak Mei-kuen	Legislative Council Member
	Dr Lawrence Poon Wing-cheung	Senior Lecturer, Division of Building Science and Technology, City University of Hong Kong
	Professor Tang Bo-sin	Professor, Department of Urban Planning & Design, University of Hong Kong
	Ms Judy Tong Kei-yuk	Barrister
	Mr Andy Tong Sze-hang	Vice President (Campus Development and Facilities), Hong Kong Polytechnic University
	Mrs Cecilia Wong Ng Kit-wah	Solicitor Partner of Kevin Ng & Co., Solicitors
	Mr Michael Wong Yick-kam	Council Chairman of Open University of Hong Kong
	Mr Stephen Wong Yuen-shan	Deputy Executive Director and Head of Public Policy Institute, Our Hong Kong Foundation
	Hon Wu Chi-wai	Legislative Council Member
Executive Directors:	Mr Ben Lui Sau-shun	Engineer
	Mr Michael Ma Chiu-tsee	Town Planner
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 2019-20 and Business Plan for 2020-21

I. INTRODUCTION

1. This paper is a report on the work of the Urban Renewal Authority (“URA”) for the year ended 31 March 2020 (2019-20) and its Business Plan (“BP”) for 2020-21.

II. BACKGROUND

2. The context of URA’s work programme is its mandate under the Urban Renewal Authority Ordinance (“URAO”) and the Urban Renewal Strategy (“URS”) to undertake, encourage, promote and facilitate urban renewal. In pursuing the main objectives of urban renewal in the URS such as restructuring and replanning of urban areas, URA should adopt a “People First, District-Based, Public Participatory” approach and be forward-looking to support the various development needs of Hong Kong in the long run.

3. To optimise the planning benefits from our urban renewal efforts, URA endeavours to shift its focus from the traditional project-led approach to a more holistic planning-led approach to urban renewal. In 2019-20, URA pressed ahead with three strategically important studies which were at their final stages, namely the Yau Mong District Study (“YMDS”), the Study on New Strategy on Building Rehabilitation (“NSBR”) and the Sustainability Study with a view to establishing new integrated business strategies to commence renewal projects embracing redevelopment, rehabilitation and retrofitting, preservation and revitalisation (“5Rs”) at a district level. Three Preliminary Project Feasibility Studies (“PPFSs”) were commenced in 2019 to identify potential renewal projects for possible implementation in future.

4. In 2019-20, URA pressed on to forge progress in its works whilst attending and responding to the concerns of various community stakeholders in a considerate and timely manner. For rehabilitation, URA continued to administer three major subsidy schemes, namely Operation Building Bright (“OBB”) 2.0, the Fire Safety Improvement Works Subsidy

Scheme (“FSW Scheme”) and the Lift Modernisation Subsidy Scheme (“LIMS Scheme”) in 2019-20. Additionally, prompt actions have been taken in response to URA’s new mission promulgated in the 2019 Policy Address to actively provide more Starter Homes (“SH”) or other types of subsidised sales flats in its redevelopment projects and assist Non-Governmental Organisations to develop transitional housing.

5. Highlights of the work undertaken by URA during 2019-20 are reported below. For the sake of contemporaneity, significant events which fall outside the reporting period and up to 15 June 2020 are also mentioned in Part III below where appropriate.

III. WORK OF URA IN 2019-20

Initiatives under Holistic Planning-led Approach

Strategic Studies

YMDS

6. The YMDS, which commenced in 2017, is a strategic planning study aiming at a district-based renewal approach encompassing all the 5Rs in a holistic manner.

7. Several deliverables were achieved for YMDS in 2019-20, including baseline reviews, examination of opportunities and constraints, formulation of Urban Renewal Opportunity Areas (“UROAs”) and the draft Institutional and Implementation strategy. New planning tools to tackle the urban renewal challenges are being explored. Some development nodes are being identified as well. Apart from redevelopment, the unique characteristics and vibrancy of character streets in Yau Mong District will be preserved, revitalised and sustained through appropriate place-making strategy. The study progress was presented to the Legislative Council and Yau Tsim Mong District Council.

8. Taking forward from the UROAs, development of draft Master Renewal Concept Plans (“MRCPs”) with three different density and development intensity scenarios (i.e. “+”, “0” and “-”) as well as resource implications is underway. URA will also identify viable initiatives in common across the three MRCPs for implementation by adopting the current mechanism as early project(s). YMDS is expected to be completed in 2020.

NSBR

9. The NSBR commenced in 2017 aims to formulate a comprehensive rehabilitation strategy covering buildings of all ages to reduce the number of decaying buildings, which may otherwise require redevelopment. Findings of the study revealed that the culture of building maintenance is generally not strong amongst building owners, and the lack of capability to organise rehabilitation works and affordability are major reasons causing the buildings to become disrepair. A package of recommendations has therefore been suggested to foster a building maintenance culture and bridge the capability and affordability gaps.

10. To reduce the need for redevelopment, URA has stepped up its efforts to raise building owners' awareness on the importance of rehabilitation and promote preventive maintenance with an aim to prolong building serviceability and hence, slow down the pace of urban decay. Apart from providing additional supporting measures to assist building owners in carrying out rehabilitation works, URA has formulated a promotion strategy focusing on promotion of good practices on preventive maintenance and voluntary maintenance fund through collaboration with various stakeholders such as professional institutes and practitioners.

11. In general, the promotion strategy will take a two-pronged approach, viz. general public promotion and stakeholder-oriented promotion. For general public promotion, URA will raise the public awareness of the need of preventive maintenance, building rehabilitation and regular contribution to special fund for maintenance. Such messages will be further promulgated through stakeholder-oriented promotion to owners of different groups of buildings. For a newly completed building, owners should be aware of the need of preventive maintenance starting from the first occupation of the building. To enhance the effectiveness of the promotion for existing buildings, URA will dispatch the messages with the assistance of property management companies ("PMC") and Owners' Corporation ("OC") to building owners. For those 3-nil buildings (i.e. without PMC or OC or any owners' organisation), building owners will be encouraged to form OC for the sake of better management and maintenance of their buildings and of carrying out building rehabilitation and preventive maintenance.

12. URA will endeavour to promulgate the message through Building Rehabilitation Platform, various means of media such as news column and social media, and assistance from various stakeholders. URA will also provide various measures for assisting building owners in

carrying out building rehabilitation and preventive maintenance such as maintenance manual, guidelines in formulating maintenance schedule and making contribution to special fund. With the above strategy, we hope to see a change in building owners' perspective of the importance of timely building maintenance.

Sustainability Study

13. To ensure the urban renewal process is forward-looking, and creating sustainable and positive impacts for the community as stipulated in URS, URA commenced a strategic sustainability study in 2017 to establish a systematic framework comprising a set of indicators for measuring and tracking the impacts of 5R projects within the community, and facilitating the setting of objectives in line with business strategies.

14. In 2019-20, a sustainability framework was formulated to measure performance of urban renewal consisting of five domains, namely Economy, Environmental, Social, Process and People, with some preliminary key performance indicators ("KPIs") proposed for testing. Baseline and hypothetical testing were completed to evaluate the constraints and opportunities of applying the framework. Consultant is evaluating the practicality of application of each KPI to measure effectiveness of urban renewal works.

PPFSs

15. Three PPFSs were introduced in the approved 18th BP / Corporate Plan ("CP") to guide the identification of urban renewal projects under a planning-led approach. In 2019-20, the baseline review and key analysis under the PPFSs for two Action Areas in Kowloon City and one Action Area in Sham Shui Po were completed with key planning objectives and restructuring opportunities identified. Subject to further discussion with the Government, identified projects may be incorporated into future BPs/CPs.

URA Core Businesses – Redevelopment and Rehabilitation

16. As stipulated in the 2011 URS, redevelopment and rehabilitation are the two core businesses of the URA.

Redevelopment

Deferral of approved 18th BP Redevelopment Projects

17. Two pilot Civil Servants' Co-operative Building Society Scheme ("CBS") projects and one URA-initiated redevelopment project contained in the approved 18th BP were originally scheduled for commencement in early February and mid-March 2020 respectively. Due to the outbreak of COVID-19 in Hong Kong since early 2020, the commencement of the three projects was deferred to 2020-21 to reduce the risk of community spread through interpersonal contacts during freezing surveys.

Commencement of Pilot CBS Projects

18. In response to the Government's invitation in the 2018 Policy Address to identify one or two clusters of CBS sites suitable for high-density development as pilot projects for implementation under URA's usual project implementation approach, URA has identified two pilot CBS projects for implementation in 2019-20. While URA had readily completed all the preparation work for project commencement in February 2020, due to the reason mentioned in paragraph 17 above, the project commencements had to be deferred to 2020-21. After careful assessment of the pandemic situation in May 2020 with appropriate precautionary measures developed to reduce personal contacts during freezing surveys, URA commenced the two pilot CBS projects at Shing Tak Street / Ma Tau Chung Road (CBS-1:KC) and Kau Pui Lung Road / Chi Kiang Street (CBS-2:KC) on 22 May 2020.

URA-initiated Redevelopment Projects under District-based Approach

19. URA has adopted the district-based approach since 2015 to secure greater planning and social gains in the urban renewal process through restructuring and re-planning. Six projects, namely Bailey Street / Wing Kwong Street Project (KC-009), Hung Fook Street / Ngan Hon Street Project (KC-010), Hung Fook Street / Kai Ming Street Project (KC-011), Wing Kwong Street Project (KC-012), Kai Ming Street / Wing Kwong Street Project (KC-013) and Wing Kwong Street / Sung On Street Project (KC-014), have been launched so far under the district-based approach in Kowloon City. These six projects, together with Demand-led Pilot Scheme project at Kai Ming Street (DL-8) covering a total site area of more than two hectares and involving about 2 700 households, have formed a cluster of projects in the Action Area in Kowloon City. One of

the main objectives of the holistic urban renewal approach in this Action Area is to create a walkable neighbourhood with good accessibility, connection and vibrancy for the community at large through provision of underground communal / public carparks and road networks restructuring.

20. So far, the site clearance for DL-8 was completed. URA submitted the resumption application for Projects KC-009 to KC-014 to the Government for approval to facilitate the site clearance. Five out of them (i.e. KC-009 to KC-013) were approved in July 2019. Reversion of unacquired property interests to the Government took place in December 2019 and clearance works are underway. The Kowloon City District Council was consulted on the resumption application of KC-014 in May 2020 with no objection received.

Project Engagement Programme

21. URA has implemented a Project Engagement Programme since 2016 to strengthen out-reach support and establish relationships with affected residents and owners of the properties in URA's redevelopment projects. In 2019-20, the programme was conducted for three redevelopment projects, namely Queen's Road West / In Ku Lane (C&W-006) in Central and Western District; Wing Kwong Street / Sung On Street (KC-014) in To Kwa Wan and Kai Tak Road / Sa Po Road (KC-015) in Kowloon City, with visits paid to about 645 residents and owners.

Review of Demand-led Pilot Scheme

22. Five rounds of application for Demand-led Pilot Scheme ('the Scheme') projects were held between 2011 and 2016. The Scheme was first reviewed in 2014 after three rounds with a view to enhancing the planning gains of projects under the Scheme. However, applications received in the fifth round in 2016 were still not conducive to the Scheme's objectives, necessitating a holistic review of the Scheme. By adopting a planning-led approach to create a greater planning impact whilst ensuring owners' demand could be properly addressed, URA is devising the preliminary framework for the new Demand-led approach comprising a registration system to register owner's aspiration for various urban renewal initiatives including redevelopment, rehabilitation and retrofitting. URA will further explore how best to refine the Demand-led approach within the context of the YMDS.

Facilitating Services

23. Urban Redevelopment Facilitating Services Co. Ltd. (“URFSL”) was set up in 2011 as a subsidiary wholly-owned by URA to facilitate interested property owners in assembling titles for joint sale in the market.

24. Up to 15 June 2020, a total of 40 applications for facilitating services (36 for residential buildings and four for industrial buildings) has been received. One application was successfully processed with its property interests sold by auction. The joint sale of property interests for five applications was put on the market but failed to reach a successful sale. Of the remaining applications, 31 of them either failed to fulfil the application criteria or were terminated for failing to reach the required threshold for joint sale, whilst three applications were selected as facilitation projects for implementation. One of these three applications was ready for joint sale by tender in 2019-20. However, the tender was deferred to 2020-21 due to the pandemic.

25. Since the launch of a pilot scheme for buildings developed under CBS and Government Built Housing Scheme in May 2016, three applications from owners of CBS buildings has been received and selected for implementation as facilitation projects. One project had been put up for sale by public tender in the market with no bid received. Two projects had been terminated as they failed to reach the relevant thresholds for joint sale.

26. The URA Board has approved a new service to be provided by URFSL for facilitating the dissolution of CBS within the boundaries of redevelopment projects commenced by URA. The new facilitating service will be provided to members of the undissolved CBS affected by URA’s projects to assist them in obtaining legal titles of their CBS flats¹. After dissolution, they will have the capacity to sell their properties to URA and / or to receive resumption offers from the Government. Preparation work for the launch of the service was completed.

Ongoing Redevelopment Projects

27. URA continued to implement a total of 41 ongoing redevelopment projects (including the two pilot CBS projects as mentioned

¹ As at the date of this LegCo Development Panel meeting, the facilitating service to undissolved CBSs is available to those within the boundary area of CBS-1:KC and CBS-2:KC mentioned in paragraph 18 of this paper.

in paragraph 18 above), two preservation projects and one revitalisation project.

28. During 2019-20 and including up to 15 June 2020, the key project milestones achieved by URA included:

- (a) obtaining the approval of the Chief Executive in Council for Queen's Road West / In Ku Lane Project (C&W-006) for which acquisition offers were subsequently made;
- (b) completing the site clearance of Tonkin Street / Fuk Wing Street Project (SSP-015); and
- (c) awarding the joint venture tenders for Project SSP-015 and Demand-led Scheme project at Hang On Street (DL-10).

K7 (Kwun Tong Town Centre)

29. For Development Areas (“DAs”) 4 & 5 of K7, URA consulted the Kwun Tong District Council on the road closure scheme in October 2019. Gazettal of the road closure scheme is being scheduled by the Government. As for the land grant preparation, the Lands Department (“LandsD”) is finalising the draft land grant conditions in consultation with relevant departments.

30. Special offers for occupiers of the unauthorised building structures (“UBTs”) in DA5 were issued in September 2018. Over 93% acceptance was achieved and vacant possession was successfully obtained for 77 UBTs. Land resumption for DA5 was gazetted on 17 May 2019 and reversion of unacquired property interests took place in August 2019. The Government’s resumption offers and URA’s top-up offers were issued to occupiers in September 2019 to facilitate the clearance. A special package, which was approved by the URA Board, was also offered to hawkers of the Interim Hawker Bazaar at DA4 on 31 December 2019 to facilitate the clearance. In sum, 116 of the 117 hawkers (i.e. 99%) accepted the offers. Moreover, URA has proceeded to demolition of four out of the five building blocks at Yue Man Square in DA5.

K1 (Nga Tsin Wai Village)

31. An Archeological Impact Assessment (“AIA”) was undertaken in 2016 for K1 and foundation remains of old village walls and watchtowers at some excavated locations were revealed. With the

agreement of the Joint Venture Partner (“JVP”) and the Antiquities and Monuments Office (“AMO”), further excavation according to the AIA licence granted by AMO and field investigation to update the findings on heritage significance was completed in February 2019. The AIA report with these updated findings was then submitted to AMO in July 2019. URA and JVP are in the process of addressing AMO’s comments, including sorting out certain technical issues before the AIA report can be finalised for submission to the Antiques Advisory Board.

KC-015 (Kai Tak Road / Sa Po Road Project)

32. Kai Tak Road / Sa Po Road Project (KC-015) in Kowloon City, which commenced in February 2019, will restructure the urban fabric and road layout with provision of public car parks and community facilities for the community. The project will also create a node between the Kai Tak Development Area and Kowloon City through a proposed sunken plaza connecting the project to the Kai Tak underground shopping street linking the “old” and “new” districts. Same integrated approach will be adopted by leveraging the provision of public carpark at KC-015 to explore pavement widening at nearby streets to enhance the walkability and street vibrancy, and preserve local character for the district. The Development Scheme Plan of KC-015 is being processed by the Town Planning Board.

eResidence - SH Pilot Project

33. In June 2018, the Government introduced the SH Pilot Scheme for Hong Kong residents to help higher-income families who are not eligible for Home Ownership Scheme but cannot afford private housing to meet their home ownership aspirations. URA was invited to assign the project at Ma Tau Wai Road (TKW/1/002), named “eResidence” as a SH Pilot Project. Applications were invited in January 2019 for sale at a discounted price of 62% of the then assessed market value. A total of 20 878 applications were received for the 450 SH units in eResidence, which was over-subscribed for more than 45 times. Flat selection took place in June 2019, and all 450 SH units were sold. The Occupation Permit and the Certificate of Compliance were issued in September 2019 and April 2020 respectively. Execution of Assignments was kicked off in May 2020 and handover of units to purchasers is underway.

Details and Progress of Individual Projects

34. Up to 15 June 2020, URA has commenced and implemented a total of 64 projects comprising 61 redevelopment projects, two

preservation projects and one revitalisation project since 2001. Out of these 64 projects, 20 redevelopment projects had been completed. Separately, six redevelopment projects were undertaken in association with the Hong Kong Housing Society (“HKHS”), which were also completed. Upon completion, these 70 projects (including 6 HKHS projects) provided / will provide around 23 200 new flats, about 439 000m² of commercial space including shops, offices and hotels, about 56 000m² of Government, Institution or Community (“G/IC”) facilities, and about 28 000m² of public open space. Taking into account another ten completed projects commenced by the former Land Development Corporation (“LDC”), there are a total of 80 ongoing and completed projects. **Appendix I** shows the details and current progress of all these projects handled by URA up to 15 June 2020.

Flat for Flat Pilot Scheme

35. Since its introduction in 2011, the Flat for Flat (“FFF”) Pilot Scheme has been offered to 16 URA-initiated redevelopment projects and nine Demand-led Pilot Scheme projects. Domestic owner-occupiers in URA redevelopment projects are provided with an option to purchase in-situ FFF units in their respective redevelopment sites, FFF units in an appropriate development project to be constructed in the same district; or FFF units in the completed Kai Tak Development.

36. As at 1 June 2020, a total of 31 owners had taken up the offers comprising 27 FFF units in the Kai Tak Development and four in-situ FFFs.

New Initiatives under the 2019 Policy Address

37. The 2019 Policy Address entrusted URA with a new mission to actively provide more SH or other types of subsidised sales flats in its redevelopment projects in light of the successful implementation of the first SH Pilot Project. The Government would provide resources as appropriate to enable URA to continue carrying out its urban renewal mission. As a prompt response to fulfil this new mandate, in February 2020, the URA Board approved the assignment of the remaining 43 units in eResidence for sale as SH units. In addition, URA is conducting studies with a view to formulating a draft programme of SH projects and assessing the financial implications for consultation with the URA Board in due course.

38. The Government also announced in the 2019 Policy Address, the provision of a total of 10 000 transitional housing units within the next three years to relieve the pressure of families living in unpleasant

conditions and those waiting for Public Rental Housing for a long time. The Government then further increased the three-year target to 15 000 units. To achieve the target, URA has been invited to provide professional advice and project management support at cost to assist NGOs in developing transitional housing. URA will liaise with NGOs to work out the implementation programme of relevant projects and is currently inviting consultant to prepare planning submissions of two potential sites for transitional housing.

Rehabilitation

39. URA took over HKHS's responsibilities under the Integrated Building Maintenance Assistance Scheme ("IBMAS") in 2015 and has become the primary agent for building rehabilitation in Hong Kong since then. In addition, with effect from the launch of OBB 2.0 since 2018, URA has taken over Mandatory Building Inspection Subsidy Scheme ("MBISS") in HKHS's Service Areas and has been acting as a single authority to implement MBISS.

40. In 2019-20, URA continues its rehabilitation efforts through the Integrated Building Rehabilitation Assistance Scheme ("IBRAS"), which was launched in 2018 to replace IBMAS as an all-in-one platform to integrate multiple building rehabilitation assistance schemes and services to facilitate owners in need of joining various schemes, including MBISS, OBB 2.0, FSW Scheme, LIMS Scheme and Smart Tender Building Rehabilitation Facilitating Services Scheme ("Smart Tender"). The financial assistance, technical advice and coordination services provided by URA to Owners' Corporations under the schemes were well received, judging by the enthusiastic response and commendations received from time to time.

41. Since 2004 and up to the end of 2019-20, about 1 750 building blocks (around 75 500 units) have been rehabilitated under various assistance schemes. Out of the 1 750 building blocks, about 70 building blocks (around 4 100 units) were rehabilitated in 2019-20. Currently, a total of 960 IBRAS cases for common area repair works are in progress.

OBB 2.0 and FSW Scheme

42. In the 2017 Policy Address, the Government announced the launch of OBB 2.0 and the FSW Scheme. The applications for OBB 2.0 (first round) and FSW Scheme ended on 31 October 2018 with about 580 and 2 500 eligible applications respectively. Eligible applicants were

approached in phases for assisting them in carrying out the works under the schemes. Furthermore, URA has started the promotion of the second round of application for OBB 2.0 and FSW Scheme which will commence in Q3 2020.

LIMS Scheme

43. In the 2018 Policy Address, the Government announced the launch of LIMS Scheme to promote lift modernisation in the community and enhance lift safety through providing financial incentive with professional support to building owners in need. The first round of application for the LIMS Scheme started in March 2019 and closed in August 2019 with around 1 200 valid applications (involved around 5 000 lifts). Applicants were notified of the results in Q4 2019. The second round of application commenced in January 2020 for a period of about six months. In the meantime, promotion activities of LIMS Scheme such as announcements on TV and radio as well as direct approaching of potential applicants are in progress.

MBISS

44. Under MBISS, URA assists building owners to arrange first inspections of buildings, which are subject to statutory notices issued by the Buildings Department under the Mandatory Building Inspection Scheme. Owners of buildings requiring rehabilitation on inspection, may apply for rehabilitation works assistance under IBRAS. In 2019-20, about 630 building blocks (around 15 900 units) have commenced / completed building inspections under MBISS.

Smart Tender

45. In May 2016, URA launched Smart Tender which aims to provide technical support to OCs of private buildings and reduce the risk of bid rigging at the works procurement stage. Smart Tender seeks to help building owners procure contractors independently to carry out rehabilitation works with practical tools, independent professional advice and an electronic tendering platform. In 2017, the Government has committed \$300 million to enable owners to participate in Smart Tender at a concessionary rate which was expected to benefit around 3 000 owners' organisations in five years.

46. Smart Tender has been expanded to cover the procurement of consultants and registered fire service installation contractors since May

2019. Up till 31 March 2020, around 1 180 valid applications have been received, of which about 1 060 have been approved and service agreements issued to the owners' organisations concerned.

Building Rehabilitation Platform

47. The Building Rehabilitation Platform (“BRP”) (<https://www.brplatform.org.hk>) launched in March 2019 is an all-in-one information platform to provide professional and comprehensive information along with technical support on building rehabilitation to building owners. Currently, a building rehabilitation guidebook with a broad range of information on preparatory work, appointment of consultants and contractors, as well as monitoring of works, is available for download from the BRP to help owners better understand the works, procedures and legal requirements involved in each step of building rehabilitation. The key rehabilitation information is further highlighted through 51 sets of trilingual videos uploaded onto the BRP website. In addition, a total of nine sets of sample tender and contract documents for procurement of consultants and contractors have been uploaded onto the BRP website for public use and reference. Going forward, the BRP will continue to enrich its content. Specifically, it will include a cost reference centre to provide the cost range of typical rehabilitation works items. The feasibility of establishing an assessment mechanism on the quality system adopted by service providers for users' reference is also being explored.

Revitalisation, Preservation and Retrofitting

Revitalisation

48. URA carried on with its revitalisation work in 2019-20.

7 Mallory Street, Wan Chai

49. 7 Mallory Street is managed and operated by URA with continuous collaborations with a wide spectrum of art, cultural and community organisations. In 2019-20, over 120 activities including exhibitions, performances and workshops were held at the indoor and outdoor community areas.

Central Market

50. URA commenced the main revitalisation works of Central Market in November 2018, with the application of Building Information

Modelling (“BIM”) technology in its construction. The project will be completed in two phases, with the first phase works to be completed tentatively by early 2021 for operation within the same year. The revitalised Central Market Building will create a unique identity of heritage conservation and become a quality space meeting diversified uses for public enjoyment according to the mainstream public aspirations collected in previous engagement process. Procurement for the operator of Central Market has commenced and the tender will be invited around the second half of 2020.

Mong Kok Streetscape Improvement

51. 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 were completed while the implementation of the improvement works at Tung Choi Street will be taken up by Government Departments. Improvements for Sai Yee Street and Fa Yuen Street have been partially completed with the completion of URA’s Sai Yee Street redevelopment project. Local consultation on the final phase of the improvement project at Nelson Street and other sections of Sai Yee Street and Fa Yuen Street was conducted in Q2 2019. Detailed design was completed in Q1 2020 and procurement of construction works will take place in Q2 2020.

Staunton Street / Wing Lee Street Project (H19)

52. As announced in the 2018 Policy Address, URA, having conserved the buildings in Wing Lee Street, will carry out further study with a view to revitalising the building clusters owned by URA to preserve the heritage urban fabric at and nearby Staunton Street / Wing Lee Street Project (H19) through place-making and to synergise with nearby revitalisation projects. To gauge support from the local community and solicit insights from key stakeholders / Central and Western District Council, URA commissioned a Community Making Study which was completed in mid-2019. The community making process and key findings from the study have enabled the establishment of several key visions and directions for urban renewal in the area, which would be supported by various place making initiatives in coming years. Quick-win place making initiatives in collaboration with local schools / social groups / artists were identified for pilot implementation within the neighborhood. As a start, the art wall / hoarding paintings co-created by artists and schools were

completed in January 2020, while a community farm was built and set up in March 2020 to encourage more community participation. In parallel, Planning Department (“PlanD”) has commenced the rezoning process for the project in August 2019 to reflect the latest planning intention of preserving the building clusters.

Place-making Initiatives

53. URA keeps up its efforts in exploring the application of place-making concepts to its project portfolio, including three projects in the Central and Western District, namely The Center (H6), Peel Street / Graham Street (H18) and the Central Market being developed under “CONET”, that is to connect the community spaces through diverse events, exhibitions, performances and cultural activities for the enjoyment of the local community. In 2019, over 70 events were organised by the community at the community exhibition space (Community CONET) of H6 CONET, including exhibitions, workshops and performances. The number of visitors to H6 CONET has increased by over 25% (year-on-year), with around 8 000 visitors on a regular weekday. Various initiatives are being developed to press ahead the place-making concept to celebrate the local heritage and characteristics of a wider area.

54. Moreover, the “CONET” concept of place-making was further explored in 2019-20 to connect H6, H18 and the Central Market with the ultimate objective of integrating the renewed built environment and the local community. For instance, beautification of 11 hawker stalls and extended mural art walls from H6 entrance to Queen’s Road Central near H18 direction were completed and standard graphic at both H6 and H18 areas were adopted. Specifically, two mural art walls were implemented at Hing Lung Street in Central, featuring local artists’ creativity in district-based culture and history, while connecting to H6 CONET. H18 mobile app was launched in December 2019 to promote Graham Market, as well as providing functions like shopping facilitation, recipe creation and featured stories of the unique wet market business development and success cases.

Preservation

618 Shanghai Street

55. 618 Shanghai Street commenced operation in November 2019. The building hosts shops of local character, heritage, community and creative elements in the area, while preserving historical and architectural

elements. In particular, there is a social enterprise named Dignity Kitchen located on the second floor, which aims to accomplish the social mission: “to build and return the dignity to the disadvantaged and disabled through vocation and passion” with job opportunities and training provided to people in need.

Western Market

56. To work out a future plan for Western Market, LandsD has agreed to a further two-year extension of holding over of the land lease until February 2022. Direct engagement works with stakeholders of Western Market is underway to facilitate their continued operation.

Retrofitting

Yu Chau West Street (IB-2)

57. IB-2 first commenced in 2013 under the Pilot Scheme for Redevelopment of Industrial Buildings. Due to the low acquisition rate, the URA Board in 2018 approved that the redevelopment project should be halted. Instead, URA will carry out retrofitting works to convert the acquired premises for office use by URA to support rehabilitation initiatives and other uses by NGOs. The project would also allow URA to explore application of retrofitting initiative to extend the useful building life of old industrial buildings, in support of an initiative under the 2018 Policy Address to revitalise industrial buildings.

58. Major progress was made in 2019-20 as the statutory approval for partial retrofitting design was obtained in Q4 2019 and procurement for construction works was scheduled in mid-2020 with a view to commencing the works in Q4 2020.

59. Apart from the URA-owned premises, the retrofitting works will also cover the common area of the building. URA has been consulting other owners on their willingness to join a wholesale conversion and to explore collaborative efforts to enhance the value of the building as well as to extend its building life through retrofitting works.

URA’s Rehousing Blocks

60. Retrofitting and improvement works for all one-person and two-person units as well as the common area in three rehousing blocks at Soy Street, Lai Chi Kok Road and Bedford Road were completed in 2019-20. For the rehousing block at 466 Des Voeux Road West, URA has completed

the design and awarded the tender for the retrofitting works in February 2020. The retrofitting works for this rehousing block will introduce a co-living concept to three floors and provide recreational areas for tenants' use.

Corporate Social and Environmental Responsibilities

Special Measures under the Pandemic

61. To complement the package of measures announced by the Government in April 2020 to help businesses stay afloat and to keep workers in employment amidst the pandemic, URA has granted rent relief to its tenants from April to September 2020, involving a total of more than \$100 million. This measure would benefit over 720 residential and commercial tenants of the URA's premises, as well as the shop operators of the malls in joint-venture development projects. Additionally, URA has implemented an advance payment scheme to support its contractors and consultancy firms, and has expedited the recruitment process of about 100 job vacancies in 2020.

Environment

62. URA has continued to embrace green building design 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. URA has attained the final BEAM Plus rating in five more projects during 2019-20, making a total of 14 projects with Hong Kong BEAM Platinum rating plus one project with BEAM Plus Platinum rating and seven projects with BEAM Plus Gold rating. At the same time, 17 projects in the design or construction stage have already received provisional BEAM Plus rating.

63. To align with best practices, URA has continued to track its sustainability-related performance on open space and G/IC area provision, rehousing assistance, environmental performance of redevelopment projects, and rental to NGOs and social enterprises through key performance indicators, and report the results in its Annual Report.

64. The Environmental Campaign Committee ("ECC") has awarded the Carbon Reduction Certificate to URA's headquarters premises in 2018, which is valid until 2021. Furthermore, under the ECC's schemes in 2019, URA has obtained Hong Kong Green Organisation ("HKGO")

Certification for waste reduction and recycling as well as the HKGO's WasteWise Certification at the 'Excellence Level'.

65. In 2019-20, Indoor Air Quality Certificates for URA's offices have once more been issued by the Environmental Protection Department. URA continued to adopt e-Freezing Survey for the two pilot CBS projects commenced in May 2020 by using tablet computers as an environmentally friendly measure and for enhancing efficiency in data reporting. URA is also developing an electronic document management system to reduce the filing of hard copies of documents to save the paper usage.

Smart Building

66. In addition to green buildings of high environmental standards, URA seeks to incorporate "Smart Building" concepts into its development projects covering five aspects, namely "Design", "Information", "Environment", "Convenience" and "Management", for quality and vibrant living in line with the development of Hong Kong as "Smart City". Smart features like home energy and water consumption systems, home health and wellness systems, smart display, home waste management systems, building information modelling and building management systems have been incorporated in URA's projects. eResidence, the first URA project to incorporate these smart features was completed in 2019-20.

67. URA continues its adoption of BIM to the business operation. The BIM-Facility Management ("FM") system for MK/01 (618 Shanghai Street) was completed in Q4 2019 to enhance the efficiency of property management of the project. This BIM-FM platform will be further expanded to cover the commercial portion of eResidence and the Central Market, and possibly other future projects to be retained by URA. In 2019, MK/01 (618 Shanghai Street) was awarded the US AEC Excellence Awards 2019 and the Hong Kong BIM Award 2019 from Autodesk for its application of BIM and development of a sustainable BIM-FM platform. The Central Market was also awarded the Hong Kong BIM Award 2019 from Autodesk for its application of BIM.

68. URA intends to expand its Smart City initiatives not only in buildings but also in the wider district area. A study on the smart use of underground space and smart provisions of city infrastructural facilities in Kowloon City area is in progress and will be completed in early 2021.

Urban Renewal Information System

69. URA has continued the development of the Urban Renewal Information System (“URIS”) which is a map-based integrated and shared platform for more effective and efficient information management and sharing within URA. BIM-Geographic Information System integration tools and environmental assessment tools, which will be integrated into the URIS, have been developed to facilitate the project planning and design. Besides, the development of URIS may augment the development of common spatial data infrastructure by Government and enhance data sharing with Government departments. URIS would ultimately become a smart governance tool to facilitate urban renewal planning and implementation. The consultant for the system development was appointed in August 2019. It is expected that the system will be completed in 2021-22.

Educating the Community about Urban Renewal

70. The social movement since Q2 2019-20, followed by the COVID-19 pandemic have significantly affected a number of URA activities planned to enhance public understanding of urban renewal. Such activities include the suspension of guided tours and docents for schools and organisations, temporary closure of the Urban Renewal Exploration Centre (“UREC”) located in H6 CONET and the Urban Renewal Resource Centre (“URRC”) at Tai Kok Tsui, and the cancellation of briefings/talks for stakeholders as well as education programmes for the local communities.

71. Overall in 2019-20, the UREC has received more than 3 000 visitors and the URRC has served around 16 020 members of the public for making enquiries, briefings and meetings, as well as community activities on matters relating to building repair and maintenance. The URRC has also served as a meeting venue for mediation relating to building repair and maintenance, property valuation and construction, arranged by the Joint Mediation Helpline Office since 2014. A total of 44 mediation meetings were held at URRC during the year.

72. URA commenced a series of education and extension programmes (“E&E”) for outreaching to members of the public, especially the younger generation, with an objective to enhance better understanding and foster a positive image for URA. The E&E efforts covered a wide range of activities, including co-organising educational workshops with the PlanD for primary and secondary school students to raise their

understanding of urban renewal and urban planning and organising the innovative design competition in collaboration with the Institute of Vocational Education for students to help improve living condition of the old urban district by creating smart design and applications to facilitate sustainable living. The Young Leaders Programme co-organised with the Tung Wah Group of Hospitals (“TWGHs”) for 2019-20 encouraged students to explore ways to promote cross-generation integration and local characteristics of old districts. A total of seven secondary schools of TWGHs participated in the programme and the final presentation of projects has been postponed until the resumption of normal school schedule after the pandemic.

73. To support students’ on-line study at home due to the implementation of infectious control measure during school suspension, URA ran an educational series on its Facebook to enhance students’ knowledge on urban renewal. A total of 13 episodes on various perspectives of redevelopment, rehabilitation, preservation and revitalisation, retrofitting as well as the element of “place-making” were produced and posted, achieving a total number of audience reach to over 190 000.

74. Following the 2019 District Council (“DC”) Election, a series of briefings to introduce the issues of urban decay and the work of URA were arranged for newly elected DC members of the districts where URA projects are situated. Meanwhile, briefing sessions were organised across the city for the public and DCs to understand more about the implementation details and application of various subsidy schemes covering the building inspection and repair works, fire safety improvement works and lift modernisation.

Serving the Community

75. As part of its Corporate Social Responsibility programme, URA has partnered with local universities and NGOs in the Community Service Partnership Scheme where URA colleagues and university students join hands to serve residents of old districts under various programmes. In 2019-20, the upcycling programme, which transforms discarded wood plank into tailor-made home furniture for low-income families, has extended its service scope by partnering with The Hong Kong University of Science and Technology, in addition to The University of Hong Kong and The Chinese University of Hong Kong, to form a total of 15 volunteer teams with over 80 students participated in the project, thereby increasing the number of low-income family beneficiaries from 12 to 15.

76. As an initiative to offer assistance to families residing in poor living environment of aged buildings, especially the elderly, URA sponsored two local organisations to launch services titled “Home Repair Services Community Programmes” in Kowloon City and Sham Shui Po districts in 2018-19 serving nearly 600 families. In view of the positive response, the programme is now expanded with more local NGO partners engaged and to serve a larger catchment area in the old districts. The programme has also expanded in scope to improve the living condition of elderly tenants of URA projects by providing a comprehensive refurbishment of the public rental housing units where they would be rehoused.

77. In view of several redevelopment projects being launched recently in To Kwa Wan (“TKW”) area, URA formed its first-ever ‘URA Amazing Kid Band’ for the local community in 2018-19, aiming to strengthen the social network of the participating kids and their families through regular training lessons, performances and other activities. In 2019-20, the Kid Band has recruited six new members from URA project sites in TKW. Some of them had moved out from the project site but returned to the Band for regular trainings and networking activities and their residents’ network was preserved. A total of three performances and two networking events were conducted in 2019-20, while another three performances originally lined up and scheduled for February and March 2020, had to be postponed due to the pandemic.

78. URA provides premises of about 5 000m² at basic or concessionary rent to NGOs and social enterprise operations, including units leased out for Community Housing Movement. Local communities and NGOs can also make use of the venues at H6 CONET in Central and 7 Mallory Street in Wan Chai for creating art, holding exhibitions and performances and the like for public enjoyment.

Community Arts Programmes

79. In 2019-20, URA’s “Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme” supported a total of eight new and ongoing programmes, reaching out to 41 813 people. These programmes covered an array of activities to enliven the old urban districts by bringing enjoyment to local residents, and for other members of the public to appreciate the local characteristics. Since the launch of the scheme, URA has supported a total of 61 arts and cultural programmes, benefitting about 677 104 people in enhancing their living quality.

IV. URA'S BP FOR 2020-21

80. The Financial Secretary has approved URA's 19th CP (2020-21 to 2024-25) and BP (2020-21). The approved 19th BP comprises five redevelopment projects (including the three approved 18th BP projects which commencement was deferred to 2020-21 due to outbreak of COVID-19).

81. With the significant progress of three strategic studies, URA in 2020-21 will focus on developing plans and exploring ways to apply the findings to forge district-based and planning-led urban renewal embracing our 5R works. One of the key tasks under YMDS is to maintain close liaison with the Government to finalise its findings for public engagement in the next stage. For rehabilitation, URA will focus on materialising proposals identified from NSBR to promote best practices in preventive maintenance. The Sustainability Study will focus on application of the proposed sustainability framework and measurable KPIs through various applied cases in order to develop some practical recommendations to facilitate achievement of urban renewal work.

82. To further realise the integrated and district-based urban renewal approach, URA will utilise findings from the three PPFs to guide the identification of future renewal projects in a more holistic and planning-driven manner. The PPFs in the selected action areas will identify potential project(s) covering 5Rs business strategies for inclusion in future BP/CPs in a holistic planning-driven approach.

Redevelopment

URA-initiated Redevelopment Projects

83. In 2020-21, URA will continue to initiate and implement new URA-initiated project(s) according to the approved 19th BP/CP while making concerted efforts with Government departments / bureaux to catch up the progress of the three approved 18th BP redevelopment projects deferred to 2020-21. URA will carefully monitor the development of COVID-19 and its impact on the project commencement and associated financial implications on URA while making the best endeavour to maintain the overall pace of urban renewal.

Ongoing Redevelopment Projects

84. Apart from new redevelopment projects, URA will continue to implement a total of 44 ongoing projects comprising 41 redevelopment projects, two preservation projects and one revitalisation project. Work arising from these ongoing projects and the planning studies at pre-project stage will make up the bulk of URA's workload. While these projects may vary in size and complexity, due attention is given to each and every one of them. Nevertheless, timely support from Government departments and the public will be crucial to achieve the proposed planning impact.

Facilitating Services

85. In 2020-21, URFSL will continue the implementation of three facilitation projects with Facilitation Agreements signed, in particular the tender of one project, which had to be deferred to 2020-21 due to the outbreak of COVID-19. Meanwhile, URFSL will press on to provide engagement services for a number of potential application sites to assist interested owners in their submission of applications for facilitating services. In addition, URFSL will continue the facilitating service to members of the undissolved CBS in the two pilot CBS projects to assist them in obtaining legal titles of their CBS flats as mentioned in paragraph 26.

Rehabilitation

New Rehabilitation Initiatives in 2019 Policy Address

86. The Government has obtained additional funding of \$3 billion for OBB 2.0, \$3.5 billion for FSW Scheme, and \$2 billion for LIMS Scheme. The funding will benefit some additional 2 500 buildings and 3 500 to 4 000 buildings under OBB 2.0 and FSW Scheme respectively, and around 3 000 additional lifts under LIMS Scheme. The second round of application for LIMS Scheme was open in early 2020 whilst those for OBB 2.0 and FSW Scheme will open around Q3 2020. It is planned that the URA will approach around 13 000 potential applicants in the second round of OBB 2.0, FSW Scheme and LIMS Scheme in 2020-21.

87. On top of the above, the Government has injected \$2 billion into the existing \$1 billion funding of the Building Maintenance Grant Scheme for Elderly Owners, which is currently administered by HKHS, and to implement enhancement measures. To reflect its enhanced scope, the scheme will be rechristened as the Building Maintenance Grant Scheme

for Needy Owners (“BMGSNO”). The scheme aims to provide financial assistance to owner-occupiers in need to repair and maintain their own properties. In view of the evolvement of roles of HKHS and URA, and to provide more integrated services to owners who may benefit from various building maintenance assistance schemes, URA will take over the administration of BMGSNO, which will be launched in Q3 2020. URA will bear the associated cost of staffing and office accommodations with its own resources, and will recruit additional manpower for the operation of the scheme.

88. Meanwhile, URA’s other rehabilitation programmes under IBRAS will continue.

Preservation and Revitalisation

Preservation

89. During 2020-21, URA will continue to work on two on-going redevelopment projects with preservation elements, namely, the Peel Street / Graham Street Project (H18) and the Nga Tsing Wai Village Project (K1). For details, please refer to paragraph 31 above.

Revitalisation

90. URA will carry on with its revitalisation efforts in 2020-21. These include ongoing endeavours in Wan Chai, Central & Western and Mong Kok. In particular, Phase One of the Central Market will be completed in 2020-21 for the public’s early enjoyment. The tender for the procurement of operator will be invited around the second half of 2020. For details, please refer to paragraphs 49 to 54 above.

Retrofitting

91. Subject to further discussion on some outstanding issues with the Government, URA will commence the retrofitting works of Yu Chau West Street Project (IB-2) in 2020-21. In the meantime, liaison works with other owners for the wholesale conversion will continue. Nonetheless, URA will leverage its experience acquired after completion of retrofitting works in IB-2 to explore opportunities and overcome constraints for the application of retrofitting initiatives to regenerate old industrial buildings for extending their building lives and optimising their uses. Please see also paragraphs 57 to 59 above for details.

V. FINANCIAL MATTERS

92. URA's net asset value was \$47.09 billion as at 31 March 2020. This comprised capital injection from the Government of \$10 billion and the accumulated surplus from operations of \$37.09 billion. For the year ended 31 March 2020, URA recorded a surplus of \$0.12 billion, showing a decrease of \$2.21 billion from that of \$2.33 billion for the year ended 31 March 2019.

Land Premium Foregone by the Government

93. As a form of financial support rendered by the Government, URA is exempted by the Government from the need to pay land premium. If not for this arrangement, URA's total accumulated surplus since its establishment of \$37.09 billion would have been reduced by \$19.68 billion, being the total amount of land premium assessed by the LandsD to have been foregone by the Government in making land grants to URA for 44 projects up to 31 March 2020.

Overall Financial Position

94. The annual surplus/(deficit) of URA since its formation in May 2001 and the total accumulated surplus until 31 March 2020 are set out below:

Financial Year	Annual Surplus / (Deficit) \$'000
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	4,450,660
2016-17	3,142,657
2017-18	12,037,862
2018-19	2,330,517
2019-20	<u>117,737</u>

Total Accumulated Surplus
as at 31 March 2020 37,092,185
*(excluding the capital injection
from the Government of \$10 billion)*

95. Any surplus earned by URA from redevelopment projects is retained and will be used to finance future redevelopment projects and cover the expenditures on building rehabilitation, revitalisation and preservation.

96. The 2019-20 surplus of \$0.12 billion was mainly attributable to (a) surplus from a tendered project; and (b) share of surplus sales proceeds from joint venture projects; partially offset by (c) provision for loss on various projects as a result of the weakened property market.

97. As at 31 March 2020, URA's total liquidity position, inclusive of cash and investments, was \$11.07 billion in comparison with the \$18.11 billion as at 31 March 2019. URA's estimated outstanding commitments in respect of projects under acquisition and resumption as well as construction costs on projects was \$7.47 billion.

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

99. URA is rated AA+ by Standard and Poor's Rating Services with stable outlook, the same status as the HKSAR Government. URA maintains uncommitted bank facilities plus a Medium Term Note programme to facilitate bond issuance should the need arise. As at 31 March 2020, the total bond outstanding was \$1.80 billion with maturities from 2020 to 2026, of which \$0.30 billion was redeemed on 11 May 2020.

100. Detailed financial information relating to URA's overall position as at 31 March 2020 will be given in its Audited Accounts, which will be included in URA's 2019-20 Annual Report. The Annual Report is expected to be tabled by the Financial Secretary in the Legislative Council in October 2020.

Financial Results of Completed Projects

101. The financial results of the projects completed up to 31 March 2020 are at **Appendix II**.

102. Two projects, namely, San Shan Road / Pau Chung Street Project (MTK/1/002) in Kowloon City and Anchor Street / Fuk Tsun Street Project (TKT/2/002) in Tai Kok Tsui, were completed in 2019-20. Both projects were commenced by URA. The number of completed projects now stands at 30, including the ten projects commenced by the former LDC and completed by URA.

Estimated Expenditures

103. It is estimated that, in the five years from 1 April 2020 to 31 March 2025, a total cash outlay of about \$60 billion, excluding operational overheads, will be required by URA to meet the costs of all projects contained in the approved 19th CP. This amount covers URA's works in redevelopment, rehabilitation, revitalisation and preservation. However, it should be noted that the amount may vary subject to the progress of various projects and initiatives and the addition of any new or ad hoc activities not included in the approved 19th BP/CP. During the period, there will also be cash inflow arising from upfront payment from joint venture developers and rental income etc., but the amount would hinge on the market performance. For comparison, a total cash outlay of about \$34 billion was projected in the work report last year for the five years from 1 April 2019 to 31 March 2024.

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

VI. CONCLUSION

105. Despite the challenges encountered in 2019-20, URA has made notable progress in three strategic studies and PPFs, the findings of which would provide insights to guide the future planning and implementation of urban renewal process towards a holistic and integrated approach. URA continued to exercise prudence in its financial practice and made good use of its existing surplus to pursue a portfolio of “5Rs” projects, with emphasis on optimisation of community benefits and social impacts in addition to financial performance, and to support the Government in addressing a number of pressing social issues including increasing land supply for housing through planned redevelopment of CBS buildings and providing more affordable housing through Starter Homes.

106. As before, URA constantly strives to implement its vision of creating a quality and vibrant urban living environment in Hong Kong while delivering a well-balanced and integrated, financially, environmentally and socially sustainable urban renewal programme that meets the needs and expectations of the community in a changing world. In 2020-21, URA will press on to execute its work under its CP and BP, pursue its new initiatives while taking proactive measures to minimise the impact of COVID-19, and pay special attention to drawing up a sustainable plan to support its future work.

Urban Renewal Authority
June 2020

URA Project Highlights as of 15 June 2020

Appendix I to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (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	Remarks	Status
1-44 - 44 still ongoing URA projects commenced by URA																	
1 (5) CBS-1:KC	Shing Tak Street / Ma Tau Chung Road	2020/21	May		5,164	15,446	30	540	640	38,692	32,243	6,449	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-5-20
2 (5) CBS-2:KC	Kau Pui Lung Road / Chi Kiang Street	2020/21	May		16,473	43,447	71	1,200	2,491	134,495	122,263	10,082	0	2,150	400	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-5-20
3 (5) KC-015	Kai Tak Road / Sa Po Road, Kowloon City	2018/19	February		6,106	23,204	41	1,410	810	48,168	40,140	7,228	800	0	1,000	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-02-19
4 (5) KC-014	Wing Kwong Street / Sung On Street, To Kwa Wan	2018/19	June		3,016	16,874	36	831	560	25,713	21,427	4,286	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-06-18 SDEV authorised URA to proceed on 18-02-19 Initial acquisition offers issued on 03-05-19 Resumption application submitted to DEVB on 03-10-19
5 (5) YTM-011	Oak Street / Ivy Street, Tai Kok Tsui	2017/18	March		820	2,999	6	205	115	5,985	4,987	998	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-03-18 SDEV authorised URA to proceed on 19-11-18 Initial acquisition offers issued on 30-11-18 Resumption application submitted to DEVB on 09-07-19
6 (5) C&W-006	Queen's Road West / In Ku Lane, Sai Ying Pun	2017/18	March		2,046	4,107	6	160	189	11,290	9,690	540	0	1,060	538	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-03-18 DSP approved by CE in Council on 09-07-19 Initial acquisition offers issued on 02-08-19
7 (5) C&W-005	Sung Hing Lane / Kwai Heung Street, Sai Ying Pun	2017/18	July		1,120	3,984	9	231	165	8,666	8,266	400	0	0	150	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 28-07-17 SDEV authorised URA to proceed on 23-03-18 Initial acquisition offers issued on 14-05-18 Resumption application submitted to DEVB on 12-03-19
8 (5) KC-013	Kai Ming Street / Wing Kwong Street, To Kwa Wan	2016/17	March		1,749	7,458	12	463	see Remarks	11,800	9,833	1,967	0	0	0	Project KC-013 will combine with KC-012 with a flat production of 414 for the combined site Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 17-03-17 SDEV authorised URA to proceed on 13-10-17 Initial acquisition offers issued on 06-12-17 Resumption application submitted to DEVB on 28-09-18 Resumption gazetted on 06-09-19 Site reverted to Government on 06-12-19 Clearance works in progress
9 (5) KC-012	Wing Kwong Street, To Kwa Wan	2016/17	June		1,258	5,023	14	388	see Remarks	10,530	8,775	1,755	0	0	0	Project KC-012 will combine with KC-013 with a flat production of 414 for the combined site Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 03-06-16 SDEV authorised URA to proceed on 10-03-17 Initial acquisition offers issued on 07-07-17 Resumption application submitted to DEVB on 20-02-18 Resumption gazetted on 06-09-19 Site reverted to Government on 06-12-19 Clearance works in progress
10 (5) KC-011	Hung Fook Street / Kai Ming Street, To Kwa Wan	2016/17	June		2,635	12,628	23	788	400	21,960	18,300	3,660	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project will combine with DL-8 for tender	Project commencement gazetted on 03-06-16 SDEV authorised URA to proceed on 03-03-17 Initial acquisition offers issued on 07-07-17 Resumption application submitted to DEVB on 20-02-18 Resumption gazetted on 06-09-19 Site reverted to Government on 06-12-19 Clearance works in progress
11 (5) KC-010	Hung Fook Street / Ngan Hon Street, To Kwa Wan	2016/17	June		4,951	21,495	43	1,468	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 DSP approved by CE in Council on 31-10-17 Initial acquisition offers issued on 06-12-17 Resumption application submitted to DEVB on 28-09-18 Resumption gazetted on 06-09-19 Site reverted to Government on 06-12-19 Clearance works in progress
12 (5) KC-008(A)	Chun Tin Street / Sung Chi Street, To Kwa Wan	2016/17	May		2,475	3,738	14	179	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 Initial acquisition offers issued on 05-07-16 under special arrangement DSP approved by CE in Council on 31-10-17 Second round acquisition offers issued on 06-12-17 Resumption application submitted to DEVB on 28-09-18 Resumption gazetted on 06-9-19 Site reverted to Government on 06-12-19 Clearance works in progress
13 (5) KC-009	Bailey Street / Wing Kwong Street, To Kwa Wan	2015/16	March		8,042	39,644	94	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 SDEV authorised URA to proceed on 25-11-16 Initial acquisition offers issued on 07-07-17 Resumption application submitted to DEVB on 23-11-17 S.16 approval for provision of underground public carpark granted by TPB on 21-12-18 Resumption gazetted on 06-09-19 Site reverted to Government on 06-12-19 Clearance works in progress
14 (4,5) DL-11:YTM	Ash Street, Tai Kok Tsui	2015/16	May		474	3,228	5	206	69	3,522	3,131	391	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 29-05-15 Site Clearance completed on 16-07-18 Land Grant approved by DLC on 15-11-18 Demolition works completed Ground investigation works completed
15 (4,5) DL-10:KT	Hang On Street, Kwun Tong	2014/15	November		865	5,304	10	387	138	6,663	5,922	241	0	500	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 30-04-19 Demolition works completed Site was handed over to JVP on 09-08-19 Foundation works in progress
16 (5) SSP-016	Castle Peak Road / Un Chau Street, Sham Shui Po	2013/14	February		1,900	7,335	16	476	337	14,841	12,367	2,474	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 23-10-18 Site handed over to JVP on 22-11-18 Land Grant executed on 24-01-19 Site investigation works completed GBP (1st amendment) approved on 24-12-19 Foundation works in progress

URA Project Highlights as of 15 June 2020

Appendix I to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (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	Remarks	Status
17 (4,5) DL-8:KC	Kai Ming Street, To Kwa Wan	2013/14	December		553	2,467	6	122	75	4,545	3,788	308	0	450	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project will combine with KC-011 for tender	Project commencement gazetted on 19-12-13 Initial acquisition offers issued on 04-03-14 SDEV authorised URA to proceed on 24-05-14 Resumption gazetted on 27-03-15 Site reverted to Government on 27-06-15 Provisional basic terms offer was accepted by URA on 03-07-15 Site clearance completed on 10-07-15 Demolition works completed STT application for temporary open space submitted on 01-03-17
18 (4,5) DL-6:YTM	Fuk Chak Street / Li Tak Street, Tai Kok Tsui	2013/14	June		769	3,461	2	171	144	5,738	5,100	638	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 13-06-17 Land Grant executed on 07-09-17 Site handed over to JVP on 07-09-17 GBP amendment approved on 22-4-20 Superstructure works in progress
19 (4) DL-4:SSP	Kowloon Road / Kiu Yam Street, Sham Shui Po	2013/14	April	Madison Park	599	3,817	1	229	100	4,884	4,070	814	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 25-10-16 Site handed over to JVP on 05-12-16 Land Grant executed on 05-01-17 Pre-sale consent was issued on 08-08-18 Sales of residential flats launched on 29-08-18 GBP amendment approved on 21-04-20 Superstructure works in progress
20 (4,5) DL-5:SSP	Tung Chau Street / Kweilin Street, Sham Shui Po	2013/14	April		1,490	10,313	1	552	262	13,396	9,353	4,043	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 12-06-18 Land Grant executed on 21-08-18 Site handed over to JVP on 21-08-18 GBP approved on 17-05-19 GBP amendment approved on 19-12-19 Foundation works in progress
21 (5) SSP-015	Tonkin Street / Fuk Wing Street, Sham Shui Po	2012/13	March		1,268	4,964	13	270	175	9,675	8,062	1,613	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 08-03-13 Resumption gazetted on 19-10-18 Site reverted to Government on 20-01-19 Site clearance completed on 20-12-19 Joint Venture Development tender awarded on 23-04-20
22 (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	Partial retrofitting works for the project will commence	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
23 (4) DL-1:SSP	229A-G, Hai Tan Street, Sham Shui Po	2012/13	April	Astoria Crest	483	2,547	1	172	87	3,640	3,235	405	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 22-12-14 Land Grant executed on 27-02-15 Site handed over to JVP on 02-03-15 Pre-sale consent issued on 29-11-17 Sales of residential flats launched on 15-12-17 GBP amendment approved on 27-09-18 Occupation Permit issued on 31-12-18 Certificate of Compliance issued on 03-04-19
24 (4) DL-2:SSP	205-211A, Hai Tan Street, Sham Shui Po	2012/13	April	Hyde Park	470	2,952	1	222	76	3,600	3,132	468	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 22-12-15 Land Grant executed on 23-03-16 GBP amendment approved on 20-03-20 Superstructure works completed Fitting out works in progress Occupation Permit issued on 09-04-20
25 (4,5) DL-3:YTM	Pine Street / Oak Street, Tai Kok Tsui	2012/13	April	L · Living 23	865	5,105	11	330	142	6,595	5,605	990	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 14-06-16 Land Grant executed on 08-08-16 Site handed over to JVP on 04-10-16 GBP amendment approved on 20-04-20 Superstructure works in progress
26 (5) YTM-010	Reclamation Street / Shantung Street, Mong Kok	2011/12	February		1,640	10,024	20	637	319	12,510	10,425	2,085	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme Small sized flats of 35 to 65m ²	Joint Venture Development tender awarded on 18-12-17 Land Grant executed on 08-03-18 Site handed over to JVP on 18-04-18 GBP amendment approved on 15-05-19 Foundation works in progress
27 KC-007	Kowloon City Road / Sheung Heung Road, Ma Tau Kok	2011/12	November	Artisan Garden Kok	1,622	7,258	16	475	294	12,456	10,380	2,076	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme Small sized flats of 35 to 65m ²	Joint Venture Development tender awarded on 26-01-16 Land Grant executed on 21-03-16 Site handed over to JVP on 25-04-16 Presale consent issued on 17-01-19 Sales of residential flats launched on 19-03-19 GBP amendment approved on 27-08-19 Superstructure works in progress
28 SSP-014	Fuk Wing Street, Sham Shui Po	2010/11	March	The Amused	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	Presale consent issued on 25-07-17 Sales of residential flats launched in 09-17 Occupation Permit issued on 16-08-18 Certificate of Compliance issued on 28-12-18
29 KC-006	Pak Tai Street / San Shan Road, Ma Tau Kok	2010/11	March	Downtown 38	1,277	6,389	12	296	228	9,783	8,152	1,631	0	0	0	Small sized flats of 25 to 36m ² Eligible domestic owner-occupiers can join Flat for Flat scheme	Presale consent issued on 28-09-18 Sales of residential flats launched on 15-01-19 Occupation Permit issued on 12-07-19 Certificate of Compliance issued on 24-03-20
30 TKW/1/002	Ma Tau Wai Road / Chun Tin Street, Ma Tau Kok	2009/10	February	eResidence	3,377	10,393	33	660	493	24,398	20,332	3,114	952	0	500	Project commenced at request of Government following collapse of one building and demolition of damaged adjacent one Other uses GFA for community use (e.g. social enterprise) All 493 flats were assigned for sale as "Starter Homes"	Land Grant executed on 13-04-15 Modification Letter for "Starter Homes" executed on 14-11-18 GBP amendment approved on 26-07-19 Selection and sale of 450 "Starter Homes" flat commenced on 12-06-19 Occupation Permit issued on 02-09-19 Certificate of Compliance issued on 28-04-20
31 SSP/3/001	Shun Ning Road, Sham Shui Po	2009/10	June	The Ascent	825	3,820	8	130	157	7,159	5,959	1,200	0	0	0		Presale consent issued on 19-04-16 Sales of residential flats launched on 17-07-16 Occupation Permit issued on 08-03-18 Certificate of Compliance issued on 27-07-18

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Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (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	Remarks	Status
32 (6) MK/01	Shanghai Street / Argyle Street, Mong Kok	2008/09	September	618 Shanghai Street	1,128	3,944	14	157	0	5,223	0	5,223	0	0	0	Zoned 'Other specified uses' annotated 'Shophouses for commercial and/or cultural uses'	Land Grant executed on 25-01-17 GBP amendment approved on 25-04-19 Occupation Permit issued on 07-05-19 Certificate of Compliance issued on 05-07-19
33 (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'	Renovation works of all phases completed and handed over to tenants
34 TKW/1/001	Chi Kiang Street / Ha Heung Road, Ma Tau Kok	2007/08	February	City Hub	931	5,226	10	302	175	8,378	6,980	1,398	0	0	0		Pre-sale consent issued on 23-8-16 Occupation Permit issued on 25-05-17 Certificate of Compliance issued on 15-01-18 Sales of residential flats launched on 04-02-18
35 (5,6) K1	Nga Tsin Wai Village, Wong Tai Sin	2007/08	October		6,013	2,051	116	124	300	16,219	13,900	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, provisioning 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 Archaeological Impact Assessment completed and the report was submitted to AMO in 07-19 URA and JVP are in the process of addressing AMO's comments
36 (5,6) H18	Peel Street / Graham Street, Sheung Wan	2007/08	July	(H18 - Site B) - My Central	5,267	20,219	47	740	306	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 Market Block 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 Public Open Space at Site A.	Site A Joint Venture Development tender awarded on 01-03-17 Land Grant executed on 06-06-17 Handed over to JVP on 06-06-17 Foundation works in progress GBP amendment approved on 30-08-19 Site B Phased OP for Market Block issued on 25-08-16 Pre-sale consent issued on 26-09-17 Sales of residential flats launched in 10-17 Occupation Permit issued on 28-12-18 Certificate of Compliance issued on 20-06-19 Site C Joint Venture Development tender awarded on 24-10-17 Land Grant executed on 26-01-18 Site handed over to JVP on 26-01-18 Foundation works in progress GBP amendment approved on 12-03-20
37 (5) K7	Kwun Tong Town Centre, Kwun Tong	2006/07	March	Park Metropolitan (DA 1) Grand Central (DAs 2&3)	53,500	96,104	63	3,139	2,298	401,250	160,610	209,640	0	31,000	13,350	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. 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 9,350m ² at-grade public open space as required under the approved s.16 A/K14/745 and a minimum of 4,000m ² podium public open space as required under the lease.	YWS Site (DA 1) Sale of residential units in progress Occupation Permit obtained on 08-07-14 Certificate of Compliance obtained 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 Government on 02-06-12 General revised offers for DA5 issued on 27-06-13 Special offers for occupiers of the unauthorized structures in DA5 issued on 07-09-18 Resumption for DA5 gazetted on 17-05-19 Site of DA5 reverted to Government on 17-08-19 Class B amendments to fulfill SBD Guidelines approved by Plan D on 24-10-12 Occupation Permit for Methadone Clinic issued on 13-03-14 Occupation Permit for interim G/IC facilities at Kwun Tong District Branch Office Building issued on 28-03-14, interim minibus terminus and interim hawker bazaar started operation in 05-14 Interim bus terminus at former Mido Mansion Site started operation on 30-11-14 Revised MLP separating DAs 4 and 5 approved by TPB on 09-02-18 DAs 2 & 3 (Post JVP tender award) Footbridge construction works completed and temporary Occupation Permit obtained on 08-10-18 Presale consent issued on 29-11-18 Sales of residential flats launched on 09-12-18 Superstructure works in progress GBP amendments (podium) approved on 02-03-20 GBP amendments (Towers) approved on 02-03-20 Phase OP for early completion portion issued on 09-04-20
38 (5) SSP/1/003-005 39 40	Hai Tan Street / Kweilin Street & Pei Ho Street, Sham Shui Po	2005/06	February	Seaside Sonata	7,507	25,344	70	1,589	876	57,399	50,024	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 Neighbourhood Elderly Centre; 150m ² for either social enterprise or non-domestic use	Joint Development tender awarded on 22-12-14 Land Grant executed on 27-03-15 Site handed over to JVP on 27-03-15 S16 submission approved on 22-01-16 GBP amendment approved on 18-09-19 Utility diversion works completed Superstructure works in progress Pre-sale consent issued on 18-09-19 Sales of residential flats launched on 17-10-19
41 H14	Sai Wan Ho Street, Shau Kei Wan	2005/06	September	Monti	710	3,796	2	21	144	5,680	5,680	0	0	0	0		Pre-sale consent approved on 23-04-18 Sale of residential flats launched on 01-09-18 Occupation Permit issued on 28-10-19 Certificate of Compliance issued on 30-03-20
42 (7) WC/001	Mallory Street / Burrows Street, Wan Chai	2004/05	March	7 Mallory Street	780	2,687	10	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	Land Grant executed on 13-10-11 Occupation Permit issued on 20-05-13 Official opening event held on 18-07-13 Certificate of Compliance issued on 04-08-17 URA took over the management and operation of the project in 08-18

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Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (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	Remarks	Status	
43	K32	Pine Street / Anchor Street, Tai Kok Tsui	2004/05	December	Park Summit	2,328	11,802	30	518	462	20,952	17,460	3,492	0	0	450	Public Open Space not required under lease	Occupation Permit issued on 20-09-12 Flat sale launched on 20-04-12 Certificate of Compliance issued on 27-12-12 Sale of remaining flats in progress
44	(5,6) H19	Staunton Street / Wing Lee Street, Sheung Wan	2002/03	March		1,997	3,049	24	98	154	6,117	5,247	870	0	0	474	The number of residential flat of the project will be taken out after PlanD completes the rezoning process	Amendments to approved DSP to excise Site A published on 08-07-11 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 Revised MLP submitted in March 2017 withdrawn PlanD commenced the rezoning process in 08-19.
1-44 Launched Sub-Total(A)					157,975	482,581	958	22,873		15,943	1,202,166	783,954	375,368	4,367	38,478	20,722		
0 Projects commenced by HKHS																		
All projects were completed by HKHS					0	0	0	0		0	0	0	0	0	0	0		
Nil Commenced Sub-total (B)					0	0	0	0		0	0	0	0	0	0	0		
0 Ongoing project taken over from ex-LDC																		
All projects were completed					0	0	0	0		0	0	0	0	0	0	0		
Nil Commenced Sub-Total(C)					0	0	0	0		0	0	0	0	0	0	0		
Commenced Total (A) + (B) + (C)					157,975	482,581	958	22,873		15,943	1,202,166	783,954	375,368	4,367	38,478	20,722		
45-64 - 20 Completed projects commenced by URA (8)																		
45	MTK/1/002	San Shan Road / Pau Chung Street, Ma Tau Kok	2009/10	May	93 Pau Chung Street	1,171	6,046	14	290	209	10,345	8,778	1,567	0	0	0		Project completed in 2019-20
46	TKT/2/002	Anchor Street / Fuk Tsun Street, Tai Kok Tsui	2007/08	March	iclub Mong Kok Hotel	726	3,855	11	245	0	6,529	0	6,529	0	0	0	Commercial space is for hotel with 288 rooms	Project completed in 2019-20
47	MTK/1/001	Pak Tai Street / Mok Cheong Street, Ma Tau Kok	2007/08	February	My Place	772	3,772	9	229	168	6,944	5,787	1,157	0	0	0		Project completed in 2016-17
48	K28	Sai Yee Street, Mong Kok	2007/08	December	Skypark	2,478	14,434	25	431	439	22,301	17,346	4,955	0	0	0		Project completed in 2017-18
49	K9	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	Project completed in 2018-19
50	TKT/2/001	Fuk Tsun Street / Pine Street	2005/06	December	Park Ivy	560	4,071	4	273	113	4,843	4,003	840	0	0	0		Project completed in 2015-16
51	(6) SYP/1/001	Third Street / Yu Lok Lane / Centre Street, Sai Ying Pun	2005/06	December	The Nova Pun	2,150	4,140	22	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	Project completed in 2016-17
52	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	33	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
54	K31	Larch Street / Fir Street, Tai Kok Tsui	2004/05	December	Lime Stardom	2,195	10,332	29	474	377	19,735	16,425	3,310	0	0	0	Commercial space includes the Urban Renewal Resource Centre	Project completed in 2017-18
55	(6) H15	Lee Tung Street / McGregor Street, Wan Chai	2003/04	October	The Avenue	8,236	36,534	85	1,613	1,275	79,932	67,939	9,405	0	2,588	3,972	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	Project completed in 2017-18
56	K33	Baker Court, Hung Hom	2003/04	July	Baker Residences	277	834	3	9	68	2,338	2,077	261	0	0	0		Project completed in 2011-12
57	K30	Bedford Road / Larch Street, Tai Kok Tsui	2003/04	July	i-home	1,229	6,313	13	280	182	10,363	9,215	1,148	0	0	0		Project completed in 2010-11
58	H17	Queen's Road East, Wan Chai	2002/03	March	Queen's Cube	378	1,806	6	25	96	3,984	3,543	441	0	0	0		Project completed in 2011-12
59	H20	First Street / Second Street, Sai Ying Pun	2002/03	November	Island Crest	3,536	15,690	41	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	Project completed in 2012-13
60	K27	Reclamation Street, Mong Kok	2002/03	October	MOD 595	535	2,411	7	122	85	4,921	4,119	802	0	0	0		Project completed in 2009-10
61	K19	Po On Road / Shun Ning Road, Sham Shui Po	2002/03	July	Beacon Lodge	1,394	4,898	14	327	166	12,534	10,451	2,083	0	0	251		Project completed in 2010-11
62	K26	Fuk Wing Street / Fuk Wa Street, Sham Shui Po	2001/02	January	Vista	1,384	5,129	13	246	173	12,453	10,378	2,075	0	0	255		Project completed in 2010-11
63	(6) H16	Johnston Road, Wan Chai	2001/02	January	J Residence	1,970	7,640	28	333	381	20,567	17,967	2,600	0	0	0		Project completed in 2008-09
64	K3	Cherry Street, Tai Kok Tsui	2001/02	January	Floriant Rise	4,510	14,416	64	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
45-64 Completed Sub-Total (8) (D)					39,240	158,306	422	7,458		5,692	370,148	306,456	51,439	0	12,253	7,062		
65-70 - 6 Completed projects commenced by HKHS (8)																		
65	K20	Castle Peak Road / Cheung Wah Street, Sham Shui Po	2004/05	April	Heya Delight	1,003	5,935	22	158	130	9,030	7,525	1,505	0	0	0		Occupation Permit issued on 20-05-15 Certificate of Compliance issued on 30-09-15
66	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		Occupation Permit issued on 23-08-16 Certificate of Compliance issued on 07-12-16
67	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	Occupation Permit issued on 12-09-16 Certificate of Compliance issued on 01-03-17
68	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		Occupation Permit issued on 26-08-15 Certificate of Compliance issued on 22-01-16
69	H21	Shau Kei Wan Road / Nam On Street, Shau Kei Wan	2003/04	November	Harmony Place Wan	1,871	9,834	17	400	274	19,555	16,338	3,217	0	0	0		Occupation Permit issued on 13-11-14 Certificate of Compliance issued on 11-02-15
70	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	Occupation Permit issued on 15-10-13 Certificate of Compliance issued on 30-12-13

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Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (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	Remarks	Status			
65 - 70 Completed Sub-Total (8) (E)					11,613	58,285	115	2,288	1,531	105,116	87,640	12,146	0	5,330	300					
71-80 - 10 Completed projects commenced by ex-LDC and completed by URA (8)																				
71	K11			Hanoi Road, Tsim Sha Tsui	(9)		The Masterpiece	8,299	27,309	35	220	345	102,625	45,600	57,025	0	0	1,219	Commercial space includes 25,816m ² for 381 room hotel	Project Completed in 2018-19
72	(6) H9			Wanchai Road / Tai Yuen Street	(9)		The Zenith / One Wanchai	6,793	12,555	41	975	889	62,310	52,539	3,453	0	6,318	0	G/IC includes Market, Day Nursery, Refuse Collection Point and Public Toilet	Project completed in 2017-18
73	K17			Yeung Uk Road, Tsuen Wan	(9)		The Dynasty	7,230	0	0	0	256	44,404	27,031	17,373	0	0	0		Project completed in 2010-11
74	K13			Tsuen Wan Town Centre, Tsuen Wan	(9)		Vision City	20,300	56,851	96	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
75	H12			Kennedy Town, Kennedy Town	(9)		The Merton	6,075	24,808	65	1,683	1,182	62,904	62,794	0	0	110	2,300	G/IC is for public toilet	Project completed in 2007-08
76	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
77	K10			Waterloo Road / Yunnan Lane, Yau Ma Tei	(9)		8 Waterloo Road	3,869	6,610	27	444	576	32,012	32,012	0	0	0	1,650		Project completed in 2007-08
78	H1			Queen Street, Sheung Wan	(9)		Queen's Terrace	7,964	25,792	86	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
79	K2			Argyle Street / Shanghai Street, Mong Kok	(9)		Langham Place	11,976	40,810	108	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
80	K8			Kwong Yung Street, Mong Kok	(9)		Paradise Square	1,607	4,190	19	178	272	15,160	12,746	2,414	0	0	0		Project completed in 2005-06
71 - 80 Completed Sub-Total (8) (F)					74,841	202,925	478	13,870	6,223	694,527	408,465	264,752	0	21,310	11,169					
Completed Total (8) (D) + (E) + (F)					125,694	419,516	1,015	23,616	13,446	1,169,791	802,561	328,337	0	38,893	18,531					
Commenced + Completed					283,669	902,097	1,973	46,489	29,389	2,371,957	1,586,515	703,705	4,367	77,371	39,253					

Note

- (1) This table includes the number of building blocks 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 18, 20 to 22, 25 to 26, 35 to 40 and 44 have yet to be finalised and are still subject to change during the statutory, planning and land grant approval processes.
- (6) Projects 32 and 33 are purely preservation projects. All other projects are redevelopment projects, with redevelopment projects 35, 36, 44, 51, 55, 63 and 72 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
- + 0 projects commenced by HKHS
- + 0 projects commenced by ex-LDC
- + 20 projects commenced and completed by URA
- + 6 projects completed by HKHS
- + 10 projects commenced by ex-LDC and completed by URA
- 80 projects in total**

Glossary of Terms

- | | |
|---|------------------------------------|
| CE in C = Chief Executive in Council | LDC = Land Development Corporation |
| CDA = Comprehensive Development Area | LMP = Landscape Master Plan |
| DA = Development Area | MLP = Master Layout Plan |
| DLC = District Lands Conference | PlanD = Planning Department |
| DSP = Development Scheme Plan | SBD = Sustainable Building Design |
| GBP = General Building Plan | SDEV = Secretary for Development |
| GFA = Gross Floor Area | STT = Short-term Tenancy |
| G/IC = Government / Institution and Community | TPB = Town Planning Board |
| HKHS = Hong Kong Housing Society | URA = Urban Renewal Authority |
| JVP = Joint Venture Partner | YWS = Yuet Wah Street |

Appendix II to Annex B Attachment 1

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 2018-19	28
Projects Completed in 2019-20 (See Attachments 2-3)	2
Total Number of Projects Completed	30

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	2019-20	177.7	412%	384.7	478%

Cumulative Financial Results for Completed Projects

	Total for 28 Projects Completed as of 31 March 2019	2 Projects Completed in 2019-20	Total for All Projects Completed as of 31 March 2020
	A	B	A + B
	\$ million	\$ million	\$ million
Total Revenue	39,937.6	1,135.6	41,073.2
Total Direct Cost	(17,318.3)	(864.5)	(18,182.8)
Surplus / (Deficit)	22,619.3	271.1	22,890.4
Land Premium Foregone by Government	(4,919.0)	-	(4,919.0)
Net Surplus / (Deficit) after Land Premium Foregone	17,700.3	271.1	17,971.4

Remarks

- a) Developers and URA are holding commercial spaces in five (including Project K13 (Citywalk), Project K17 (Citywalk 2), Project K26 (Vista), Project K28 (The Forest) and Project H15 (Lee Tung Avenue)) out of thirty projects completed by 31 March 2020 for letting pending future sales in accordance with the joint venture agreements of the project. Estimated total value of URA's shares in these five commercial spaces was approximately \$6,982 million as at 31 March 2020.
- b) Additional revenue was received following the sales of commercial spaces in the six completed projects, namely Projects H20 (Island Crest), K33 (Baker Residences), K19 (Beacon Lodge), H16 (J Residence), K27 (MOD 595) and MTK/1/001 (My Place), amounting to approximately \$578.5 million as at 31 March 2020.

Appendix II to Annex B Attachment 2

URBAN RENEWAL AUTHORITY PROJECT INFORMATION SHEET

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

Project Address, Name and References

Address: San Shan Road / Pau Chung Street, Ma Tau Kok
Name: 93 Pau Chung Street
Reference: No. 45 in Project Highlights

Project Site Information

Area 1,171 m²
Original GFA 6,046 m²
Building Blocks 14

Project Development Information

Total GFA 10,345 m²
Residential Flats 209
Commercial Space 1,567 m²
Project Duration 10 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	May 2009	63.3		116.7	
Issue of Acquisition Offers	April 2010	78.8	100%	146.6	100%
Project Agreement	May 2014	117.5	149%	247.4	169%
Land Grant	August 2014	123.7	157%	261.2	178%
Launch of Sales	September 2016	135.8	172%	296.2	202%
Year of Project Completion	2019-20	177.7	226%	384.7	262%

Financial Results

	\$ million
Total Revenue	616.4
Total Direct Cost	(447.7)
Surplus / (Deficit)	168.7
Land Premium Foregone by Government	-
Net Surplus / (Deficit) after Land Premium Foregone by Government	168.7

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.

Appendix II to Annex B Attachment 3

URBAN RENEWAL AUTHORITY PROJECT INFORMATION SHEET

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

Project Address, Name and References

Address: Anchor Street / Fuk Tsun Street, Tai Kok Tsui
Name: iclub Mong Kok Hotel
Reference: No. 46 in Project Highlights

Project Site Information

Area 726 m²
Original GFA 3,855 m²
Building Blocks 11

Project Development Information

Total GFA 6,529 m²
Residential Flats 0
Commercial Space 6,529 m²
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 2008	72.8		126.4	
Issue of Acquisition Offers	September 2009	72.0	100%	129.9	100%
Project Agreement	July 2015	142.3	198%	304.1	234%
Land Grant	September 2015	142.1	197%	306.1	236%
Disposal	May 2019	185.2	257%	396.9	306%
Year of Project Completion	2019-20	177.7	247%	384.7	296%

Financial Results

	\$ million
Total Revenue	519.2
Total Direct Cost	(416.8)
Surplus / (Deficit)	102.4
Land Premium Foregone by Government	-
Net Surplus / (Deficit) after Land Premium Foregone by Government	102.4

Remarks

URA responsible for acquisition and demolition.
Developer paid all development costs.
URA received upfront payment.

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.

Appendix II to Annex B

Attachment 4

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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.