

Table 1

Case 1 - Comparison of LDC and URA Projects
(A currently non-viable LDC urban renewal project)

	Current LDC Mode of Operation	Proposed URA Financial Package⁽¹⁾	Proposed URA Financial Package & Increase in Plot Ratio⁽²⁾
Gross Development Value ^(c)	\$2.6 billion	\$2.6 billion	\$3.0 billion
Total Development Cost ^(d)	\$3.6 billion	\$2.9 billion	\$3.0 billion
Profit (Loss) ^{(c)-(d)}	(\$1.0 billion)	(\$0.3 billion)	\$0.01 billion
Return on Cost	-27.8%	-10.0%	+0.5%

Project Description:

6,400 m² project area 970 flats GFA (Dom) 48,000 m² 1,200 m² GIC facilities 700 m² open space
GFA(Non-Dom) 9,655 m²

Values may not add up to total due to rounding.

Note: ⁽¹⁾ Proposed Financial Package : nil land premium, exemption of Government/Institution/Community facilities from gross floor area calculations and streamlined land resumption procedures.

⁽²⁾ Plot ratio to be increased to current Buildings Ordinance maximum permitted level.

Table 2

Case 2 - Comparison of LDC and URA Projects
(With 10% downward adjustment of Gross Development Value, Acquisition Cost and other Project Costs
(A currently non-viable LDC urban renewal project)

	Current LDC Mode of Operation	Proposed URA Financial Package⁽¹⁾	Proposed URA Financial Package & Increase in Plot Ratio⁽²⁾
Gross Development Value ^(c)	\$2.3 billion	\$2.3 billion	\$2.7 billion
Total Development Cost ^(d)	\$3.3 billion	\$2.7 billion	\$2.8 billion
Profit (Loss) ^{(c)-(d)}	(\$1.0 billion)	(\$0.4 billion)	(\$0.1 billion)
Return on Cost	-29.8%	-14.0%	-4.3%

Project Description:

6,400 m² project area 970 flats GFA (Dom) 48,000 m² 1,200 m² GIC facilities 700 m² open space
GFA(Non-Dom) 9,650 m²

Values may not add up to total due to rounding.

Note: ⁽¹⁾ Proposed Financial Package : nil land premium, exemption of Government/Institution/Community facilities from gross floor area calculations and streamlined land resumption procedures.

⁽²⁾ Plot ratio to be increased to current Buildings Ordinance maximum permitted level.

Table 3**Case 3-Cross-subsidization of URA Projects⁽¹⁾**

	Viable URA Project^(a)	Other Non-Viable URA Projects^(b)	Total (a)+(b)
Gross Development Value ^(c)	\$5.1 billion	\$8.1 billion	\$13.2 billion
Total Development Cost ^(d)	\$3.8 billion	\$9.1 billion	\$12.9 billion
Profit (Loss) ^{(c)-(d)}	\$1.3 billion	(\$1.0 billion)	\$0.3 billion
Return on Cost	+34.3%	-10.5%	+2.7%

Viable Project (1 no.) Description:

(a) 8,900 m ² site area	1,115 flats	GFA (Dom)	67,100 m ²	6,400 m ² GIC facilities	340 m ² open space
		GFA (Non-Dom)	12,700 m ²		

Non-viable Project (6 nos.) Description:

(b) 18,600 m ² site area	2,615 flats	GFA (Dom)	134,900 m ²	6,300 m ² GIC facilities	2,500 m ² open space
		GFA (Non-Dom)	26,800 m ²		

Values may not add up due to rounding.

Note: ⁽¹⁾ Proposed Financial Package : nil land premium, exemption of Government/Institution/Community facilities from gross floor area calculations and streamlined land resumption procedures.

Table 4

Case 4 – Cross-subsidization of URA Projects⁽¹⁾
(With a 10% downward adjustment on
Gross Development Value, Acquisition Cost and other Project Costs)

	Viab le URA Project^(a)	Other Non-Viab le URA Projects^(b)	Total (a)+(b)
Gross Development Value ^(c)	\$4.6 billion	\$7.3 billion	\$11.9 billion
Total Development Cost ^(d)	\$3.5 billion	\$8.6 billion	\$12.1 billion
Profit (Loss) ^{(c)-(d)}	\$1.0 billion	(\$1.2 billion)	\$0.2 billion
Return on Cost	+29.6%	-14.2%	+1.3%

Viab le Project (1 no.) Description:

(a)	8,900 m ² site area	1,115 flats	GFA (Dom)	67,100 m ²	6,400 m ² GIC facilities	340 m ² open space
			GFA (Non-Dom)	12,700 m ²		

Non-viab le Project (6 nos.) Description:

(b)	18,600 m ² site area	2,615 flats	GFA (Dom)	134,900 m ²	6,300 m ² GIC facilities	2,500 m ² open space
			GFA (Non-Dom)	26,800 m ²		

Values may not add up to total due to rounding.

Note: ⁽¹⁾ Proposed Financial Package : nil land premium, exemption of Government/Institution/Community facilities from gross floor area calculations and streamlined land resumption procedures.