

**For discussion
on 25 June 2019**

**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 2018-19 and its Business Plan for 2019-20.

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 a 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.
4. On redevelopment, URA has commenced two redevelopment projects since April 2018, namely the Wing Kwong Street / Sung On Street Project (KC-014) and Kai Tak Road / Sa Po Road Project (KC-015). The two projects will provide 1 370 residential units upon completion. On building rehabilitation, URA has partnered up with the Government and launched Operation Building Bright 2.0, the Fire Safety Improvement Works Subsidy Scheme, and the Lift Modernisation Subsidy Scheme. Looking ahead, URA will continue its urban renewal work in

redevelopment, rehabilitation, preservation and revitalisation and has earmarked around \$34 billion in the five years from 1 April 2019 to 31 March 2024 for such purpose.

WORK OF URA IN 2018-19 AND BUSINESS PLAN FOR 2019-20

5. 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

6. Members are invited to note the work of URA in 2018-19 and its future work plan.

Development Bureau
June 2019

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 2019)

	<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	District Council Member (Southern)
	Hon Vincent Cheng Wing-shun	Legislative Council Member
	Ms Ivy Chua Suk-lin	Accountant
	Mr 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 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 2018-19
and Business Plan for 2019-20**

I. INTRODUCTION

1. This paper is a report on the work of the Urban Renewal Authority (“URA”) for the year ended 31 March 2019 (2018-19) and its Business Plan for 2019-20.

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 press ahead planning-driven urban renewal under a holistic approach, URA has commenced in 2017-18 three strategically important studies, namely Yau Mong District Study, Study on New Strategy on Building Rehabilitation and Sustainability Study. Upon completion of the three studies, URA can establish new integrated business strategies to commence renewal projects embracing redevelopment, rehabilitation & retrofitting, preservation and revitalisation (“5Rs”) at a district level. URA continued the studies in 2018-19 with remarkable progress.

4. In parallel, redevelopment project implementation has continued steadily whilst attending and responding to the concerns of various community stakeholders in a considerate and timely manner. Area studies including Preliminary Project Feasibility Studies (see paragraph 71 below) are also conducted to identify potential renewal projects with integration of 5Rs creating synergies among the different interventions. For rehabilitation, URA is administering three new 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 2018-19. Separately, prompt actions have been taken in response to the Government’s requests in launching the “Starter Homes” Pilot Project at Ma Tau Wai Road.

5. Highlights of the work undertaken by URA during 2018-19 are reported below. For the sake of contemporaneity, significant events which fall outside the reporting period up to 15 June 2019 are also mentioned in Part III below where appropriate.

III. WORK OF URA IN 2018-19

Strategic Studies

Yau Mong District Study

6. The increasing magnitude of Hong Kong’s rapidly ageing building stock is well beyond the URA’s capacity under its current mode of operation. The Yau Mong District Study (“YMDS”), which commenced in May 2017, is a holistic district-based strategy study aimed at shifting URA’s focus from the conventional project-driven redevelopment approach to a district-based renewal approach encompassing all the 5Rs.

7. To date, four working papers on Master Renewal Conceptual Plans (“MRCP”) and Institutional and Implementation (“I&I”) Strategies Studies, including baseline reviews, examination of opportunities and constraints and identification of Potential Urban Renewal Opportunity Areas (“PUROAs”) were completed. Strategy development for institutional framework, implementation mechanisms, business and operation models, as well as proposals on more efficient application and rationalisation of planning, buildings and land controls are being finalized. These strategies will guide the formulation of MRCP with options to select and implement future district-based 5R projects and other URA initiatives like place-making and smart-city concepts. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options. The YMDS is expected to be completed in early 2020.

Study on New Strategy on Building Rehabilitation

8. In mid-2017, URA commenced a study on New Strategy on Building Rehabilitation (“NSBR”) which aims to formulate a comprehensive rehabilitation strategy covering buildings of all ages to reduce the number of buildings in varied and poor condition, which may otherwise require redevelopment. The study will be completed in 2019-20.

9. In order to reduce the need for redevelopment, the focus of the study would be on preventive maintenance of existing buildings in line with the building maintenance cycle to reduce the number of buildings in varied or poor condition. URA has studied the existing regulatory framework and practice with a view to formulating relevant proposals. In parallel, property owners would be educated on the importance of preventive maintenance.

10. For the upkeep of aged buildings, essential elements for proper repair and maintenance and items for retrofitting have been identified to prolong building life. Examples of such essential elements include building structure, external facade, roof covering, fire protective system, energy efficiency and barrier free facilities.

11. For identifying buildings likely to be near the end of their physical building life and rehabilitation works being no longer viable, an evaluation model has been devised for making an initial assessment on the necessary repair cost of a building while the cost and benefit of redevelopment versus rehabilitation or retrofitting will be compared. Difficulties may be faced by buildings reaching such stage but lacking redevelopment potential unless there is change in the existing plot ratio controls.

Sustainability Study

12. To ensure the urban renewal process is forward-looking, and creating sustainable and positive impacts for the community as stipulated in URS, the URA commenced a strategic sustainability study in June 2017 in an attempt to establish a systematic framework comprising a set of indicators as the basis for measuring and tracking the impacts of 5R projects within the community, and facilitating the setting of objectives in line with business strategies. During the year, the study has formulated a preliminary sustainability framework with some major key performance indicators for evaluating the URA’s works. The application of the

preliminary sustainability framework is being tested with a number of applied cases.

Redevelopment

13. The URA commenced two new self-initiated projects during 2018-19 at Wing Kwong Street / Sung On Street (KC-014) and Kai Tak Road / Sa Po Road (KC-015). The Secretary for Development authorised URA to proceed with KC-014 in February 2019.

URA-initiated Redevelopment Projects and District-based Approach

14. Since 2015, the URA Board has endorsed a new district-based approach in urban renewal, which could secure far greater planning and social gains than scattered “pencil block” or small scale redevelopment projects with more environmentally-friendly transport networks and rationalised land uses.

15. Altogether six projects have been launched so far under the district-based approach in To Kwa Wan, 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 the sixth project at Wing Kwong Street / Sung On Street (KC-014), which was commenced in 2018-19. These six projects, plus Kai Ming Street (DL-8), form a cluster of projects with sites areas totaling about 22 200m², involving about 2 700 households.

16. These projects were designed under a district-based approach, restructuring and re-planning the existing pedestrian and vehicular traffic network to create a pedestrian friendly neighbourhood with provision of more community facilities and open space for the local community. Through re-planning by providing a communal carpark at Project KC-010, piecemeal carpark openings can be avoided at ground floor level thereby helping to retain existing shop front and street vibrancy. On the connectivity and walkability front, planning application for KC-009 public carpark in association with the improvement of traffic circulation of the locality for better walkability in terms of safety, convenience and comfort has been approved by the Town Planning Board in 2018-19. Further research and study will also be taken to integrate the “5Rs” initiatives in the overall district wide urban renewal process, thereby creating synergies between different interventions.

17. In addition, to the north of this cluster of district-based redevelopment projects, the 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.

18. Since October 2016, URA has implemented a “Project Engagement” (“PE”) programme to strengthen out-reach support and establish relationships with affected residents and owners of the properties in URA’s redevelopment projects especially during the period of uncertainty and anxiety prior to project approval and property acquisition. In 2018-19, the programme was conducted for four redevelopment projects, namely Sung Hing Lane/Kwai Heung Street (C&W-005) and Queen’s Road West/In Ku Lane (C&W-006) in Central and Western District; Oak Street/Ivy Street (YTM-011) in Tai Kok Tsui and Wing Kwong Street/Sung On Street (KC-014) in To Kwa Wan, with visits paid to about 482 residents and owners.

Civil Servants’ Co-operative Building Society (CBS)

19. In order to release the redevelopment potential of CBS buildings to increase housing supply, in the 2018 Policy Address, the Government invited the URA 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. In response to the invitation, the URA has carried out studies to identify suitable CBS sites based on a set of selection criteria; and will seek approval from the Financial Secretary to include them in URA’s Business Plan (“BP”)/Corporate Plan (“CP”) for implementation.

Demand-led Pilot Scheme Projects

20. As at 15 June 2019, 12 redevelopment projects under the Demand-led Pilot Scheme (the “Scheme”) had been commenced. The last project was commenced in December 2016. Nine projects are under active implementation, which had satisfied both conditions precedent of

the Scheme, i.e. 80% of owners have accepted URA's offers and signed a conditional agreement for sale and purchase within the specified period, and authorisation to proceed obtained from the Secretary for Development. The remaining three projects were terminated in 2013, 2014 and 2017 respectively due to their failure to meet the 80% threshold on owners' consent. Construction is underway for six of the nine projects, site clearance completed in the remaining three projects, one with land grant executed and the other two with land grant preparation underway.

Review of Demand-led Pilot Scheme

21. Five rounds of application for Demand-led Pilot 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 owners' demand could be properly addressed, URA is taking the opportunity to review the Scheme comprehensively in the YMDS (see paragraphs 6 and 7 above).

Facilitating Services

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

23. Up to 31 March 2019, a total of 39 applications for facilitating services (35 for residential buildings and 4 for industrial buildings) had been received. One application had been successfully processed with its property interests sold by auction. The joint sale of property interests for 5 applications had been put on the market but failed to reach a successful sale. Of the remaining applications, 28 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 to be implemented and two applications were being handled.

24. 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 had 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.

Ongoing Redevelopment Projects

25. During 2018-19, URA continued to implement a total of 41 ongoing redevelopment projects (including the two new projects mentioned in paragraph 13), two preservation projects and one revitalisation project.

26. During 2018-19 and including up to 15 June 2019, the key project milestones achieved by URA included:

- (a) obtaining the authorisation of the Secretary for Development for Oak Street / Ivy Street Project (YTM-011) and Wing Kwong Street / Sung On Street Project (KC-014). Acquisition offers were subsequently made for these two projects;
- (b) completing the site clearance of one project, namely Demand-led Scheme Project at Ash Street (DL-11); and
- (c) awarding the joint venture tenders for three projects, namely Castle Peak Road / Un Chau Street (SSP-016) and Demand-led Scheme projects at Tung Chau Street / Kweilin Street (DL-5) and Hang On Street (DL-10).

27. For Kwun Tong Town Center Project (K7), special offers for occupiers of the unauthorized structures (“UBTs”) in Development Area (“DA”) 5 were issued in September 2018. With the effort of stakeholder engagement, over 85% acceptance was achieved upon the expiry of the offer. Vacant possession had been successfully obtained for 63 UBTs (about 89% of accepted cases) in February 2019 without any confrontation. In this regard, URA was awarded the Gold Award in the category of “Stakeholder Engagement” for K7 while clinching the Grand Award of Excellence as the overall winner on the 4th Hong Kong Public Relations Awards Presentation Ceremony which recognised outstanding public relations performance in different industries.

28. Land resumption for DA5 gazetted on 17 May 2019. In light of the progress of the clearance, DAs 4 & 5 of K7 will proceed to the stage of gazettal of proposed road scheme within 2019 and later on land grant

preparation, based on the approved Master Layout Plan (“MLP”), which was the result of a series of consultations with the Kwun Tong District Council and relevant stakeholders. On same basis the detailed design of the development will be further elaborated and developed with a view to realizing the key design features and merits as aspired in the approved MLP and get prepared for joint venture tender in forthcoming years.

29. For Nga Tsin Wai Village project (K1), an Archeological Impact Assessment (“AIA”) was undertaken in 2016 and foundation remains of old village walls and watchtowers at some excavated locations were revealed. A new AIA licence was obtained from the Antiquities and Monuments Office (“AMO”) in February 2018. Further excavation and field investigation to finalise the findings on heritage significance was completed in early 2019. The AIA report was being prepared by the appointed archaeologist and would be submitted to AMO in Q2/Q3 2019 for the formulation of possible preservative measures.

Details and Progress of Individual Projects

30. Up to 15 June 2019, URA commenced and implemented a total of 62 projects comprising 59 redevelopment projects, two preservation projects and one revitalisation project since 2001. Out of these 62 projects, 18 redevelopment projects had been completed. Besides, 6 redevelopment projects were undertaken in association with the Hong Kong Housing Society (“HKHS”). Upon completion, these 68 projects (including 6 HKHS projects) provided / will provide around 19 950 new flats, about 423 000m² of commercial space including shops, offices and hotels, about 54 000m² of Government, Institution or Community (“G/IC”) facilities, and about 28 000m² of public open space. Taking into account all the on-going and completed projects commenced by URA and the former LDC, and undertaken in association with HKHS, totaling 78 projects, URA has been able to assist a population of around 44 800 previously living in substandard housing. **Appendix I** shows the details and current progress of all these projects handled by URA up to 15 June 2019.

Flat for Flat Pilot Scheme

31. Since its introduction in 2011, the Flat for Flat (“FFF”) Pilot Scheme has been offered for 15 URA-initiated projects and 9 Demand-led Scheme projects. Domestic owner-occupiers in URA redevelopment projects could have a choice of 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 Kai Tak Development.

32. As at 15 June 2019, a total of 28 owners had taken up the offers comprising 24 FFF units in the Kai Tak Development with units already handed over to the owners and 4 in-situ FFFs.

“Starter Homes” Pilot Project

33. With a view to helping higher-income families who are not eligible for Home Ownership Scheme but cannot afford private housing to meet their home ownership aspirations, the Government has introduced the “Starter Homes” Pilot Scheme (“SH Scheme”) for Hong Kong residents in June 2018 and invited the URA to assign the project at Ma Tau Wai Road (TKW/1/002) as the pilot project for the SH Scheme. 450 units in the project have been assigned for the SH Scheme, which will be sold at discounted price (about 62% of market value), to the eligible purchasers. The invitation for application for the SH Scheme was launched on 3 January 2019 and closed on 23 January 2019. A total of 20 886 applications were received, which is about 46 times over-subscription. Random assignment of priority numbers to applicants was completed in March 2019. URA has commissioned HKHS to vet the applications and eligible applicants were invited in batches for flat selection from 12 June 2019 onwards.

Rehabilitation

34. After taking over the HKHS’s responsibilities under the Integrated Building Maintenance Assistance Scheme (“IBMAS”) in July 2015, URA has been the primary agent in Hong Kong for building rehabilitation. In 2018-19, URA continued its rehabilitation efforts through IBMAS (now named as Integrated Building Rehabilitation Assistance Scheme (“IBRAS”) – see paragraph 43 below), Mandatory Building Inspection Subsidy Scheme (“MBISS”), OBB 1.0, 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 (“OC”) under the schemes are well received, judging by the enthusiastic response and commendations received from time to time.

35. URA has given full support to the Government’s OBB 1.0 programme since its inception in 2009. The programme is now

substantially completed. Around 2 440 building blocks (around 62 000 units) within URA's Rehabilitation Scheme Areas ("RSAs") had either been rehabilitated or had their rehabilitation works substantially completed. OBB 1.0 has raised owners' awareness of the need for rehabilitation as well as created employment opportunities, which was one of the primary objectives of the scheme. In the 2017 Policy Address (October), the Government announced the launch of OBB 2.0 and the FSW Scheme. The primary scope of works to be subsidised under OBB 2.0 covers the prescribed inspection and repair works under the Mandatory Buildings Inspection Scheme ("MBIS"). The applications for OBB 2.0 (first round) and FSW Scheme ended on 31 October 2018 with about 580 eligible applications of OBB 2.0 and about 2 500 eligible applications of FSW Scheme received. Eligible applicants are approached in phases for assisting them in carrying out the works under the schemes.

36. In the 2018 Policy Address, the Government further announced the launch of LIMS Scheme to promote lift modernisation in the community through financial incentive with professional support to building owners in need and to enhance lift safety. The first round of application for the LIMS Scheme started on 29 March 2019 and will close on 31 July 2019. The applicants will be notified of the results in the 4th quarter of 2019. In the meantime, promotion activities of LIMS Scheme such as public briefing sessions, announcements in TV and radio and briefing to district councils are in progress.

Integrated Building Maintenance Assistance Scheme

37. Since 2004 and up to the end of 2018-19, about 1 680 building blocks (around 71 400 units) have been rehabilitated under various URA assistance schemes. Out of the 1 680 building blocks, about 170 building blocks (around 6 600 units) were rehabilitated in 2018-19. In addition, about 690 OCs have been formed under the Owners' Corporation Formation Subsidy of IBMAS. Currently, there are a total of 720 IBMAS cases in progress (about 600 cases for common area repair works and about 120 cases for OC formation).

Mandatory Building Inspection Subsidy Scheme

38. Under MBISS, URA assists building owners to arrange first inspections of buildings within its RSAs, which are subject to statutory notices issued by the Buildings Department. Owners of buildings, which on inspection are found to require rehabilitation, may apply for

rehabilitation works assistance under IBMAS. Up to the end of 2018-19, about 580 building blocks (around 17 700 units) have commenced / completed building inspection under the MBISS.

39. Since URA is the Government's sole partner in OBB 2.0, all buildings in Hong Kong eligible for OBB 2.0, whether they are located in HKHS Service Areas or URA Service Areas, will be assisted by URA for compliance with MBIS for undertaking inspections and repair works. To provide coherent and effective services, URA has taken over MBISS in HKHS's Service Areas and act as a single authority to implement MBISS with effect from the launch of OBB 2.0 since July 2018.

“Smart Tender” Building Rehabilitation Facilitating Services Scheme

40. 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.

41. The Government has committed \$300 million to enable owners to participate in Smart Tender at a concessionary rate which is expected to benefit around 3 000 owners' organisations in five years. A Memorandum of Understanding was signed on 3 October 2017 between the Government and URA which stipulated the establishment of a concession fund and the implementation framework of the concession scheme for Smart Tender.

42. Up until 31 March 2019, around 680 valid applications have been received, of which about 600 have been approved and service agreements have been issued to the owners' organisations concerned. After the launch of FSW Scheme, the Smart Tender will be expanded to cover the procurement of consultant and registered fire service installation contractor.

Other Building Rehabilitation Effort

43. In July 2018, to facilitate owners in need in joining various building assistance and subsidy schemes such as OBB 2.0, FSW Scheme, LIMS Scheme and Smart Tender, URA has consolidated the various building assistance and subsidy schemes into IBRAS for easy one-stop application.

44. On 25 March 2019, URA launched the Building Rehabilitation Platform (“BRP”), an all-in-one information platform, to provide professional and comprehensive information along with technical support on building rehabilitation to building owners. The BRP (<https://www.brplatform.org.hk>) was built under the concerted efforts of the public, private and professional sectors, with the support of the Government, public institutions, professional institutes and bodies, as well as contractor associations, to officially replace the former Building Rehab INFO-Net. Apart from retaining the existing information on different subsidy schemes and application functions available on the former Building Rehab INFO-Net, BRP has also introduced a variety of new functions and content, offering more diversified and holistic building rehabilitation information and support services for the owners and different stakeholders. 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 by owners to understand the work, procedures and legal requirements involved in each step of building rehabilitation workflow. The BRP will continue to enhance its content and is planning to include a cost reference centre to provide the range of costs of typical rehabilitation works items. The feasibility of establishing an assessment system on the quality of service providers for users’ reference is also being explored.

Revitalisation

45. URA continued its revitalisation work during 2018-19.

7 Mallory Street, Wan Chai

46. Since August 2018, URA has taken over the management and operation of 7 Mallory Street (formerly known as Comix Home Base). Since then, about 100 community activities ranging from performances to workshops have taken place. URA will continue to collaborate with a wider spectrum of art, cultural and community organisations.

Central Market

47. Following the approval of the Chief Executive in Council for a 21-year private treaty grant of the site of the former Central Market to URA at nominal premium and the grant of a 5-year short term tenancy in 2017, URA has commenced revitalisation works in November 2018, applying the Building Information Modelling (“BIM”) technology in building construction. The project would be completed by two phases

with the first phase to be completed tentatively around early 2021 for the public's early enjoyment.

Mong Kok

48. URA is enhancing the local characteristics of five themed streets, namely Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street involving streetscape improvement to enhance their unique characteristics and ambience. The improvement works at Flower Market Road have been completed. The implementation of the improvement works at Tung Choi Street will be 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 of the final phase of the project at Nelson Street and other sections of Sai Yee Street and Fa Yuen Street improvement works will be conducted in about Q2 2019.

Staunton Street / Wing Lee Street Project (H19)

49. As announced in the 2018 Policy Address, the 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. The URA has commissioned a community making study to understand the need of the community and to develop the vision and theme for place-making initiatives. The result will be shared with Central & Western District Council and Planning Department ("PlanD") around Q2/Q3 2019. The place-making initiatives will be explored to expand by phases to the adjoining neighbourhood holistically with URA's different business strategies integrated. Currently, renovation of 6 units is in progress for interim social housing uses whilst preparation of rezoning by PlanD is under way.

Place-making Initiatives

50. Since 2017-18, URA has been making efforts to explore the application of place-making concepts to its project portfolio. As a pilot and to showcase the potential of place-making, three projects in the Central and Western District, namely The Center (H6), Peel Street/Graham Street (H18) and the Central Market Revitalisation Project, have been pulled together and developed under the concept of place-making named "CONET", with a view to developing a "net" of these

community spaces through diverse events such as exhibitions, performance and other cultural activities for the enjoyment of the local community. At H6, the venue at the ground floor, which is designated for G/IC uses, has been revamped for community use since October 2017 and re-named as “H6 CONET”. The Urban Renewal Exploration Centre is included to enhance public exposure and awareness on urban renewal work of URA. H6 CONET, which also serves as an urban shortcut for the district, has gradually popularised to become a hang-out space and exhibition cum performance hub, at which local people, office workers and tourists can enjoy. In 2018 alone, 58 events had been 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 doubled since its opening in 2017, with around 7 000 visitors on a regular weekday now. In 2018-19, various initiatives were developed to press ahead the place-making concept to celebrate the local heritage and characteristics of a wider area through beautification of adjoining streets, setting up of tripartite collaboration for street art (including URA-hawkers-artists and URA-external wall owners-artists) and place-making partnership with neighbouring domestic building owners on building rehabilitation aesthetic direction. In coming years, the “CONET” concept of place-making will be further explored to connect H6, H18 and the Central Market Revitalisation Project to further celebrate the local characteristics and heritage richness of a wider area.

Preservation

Shophouse Preservation Project

51. The construction works in the Shanghai Street / Argyle Street Project (MK/01) have been completed. Fitting-out works are in progress. The preserved shop-houses will be for restaurant and retail uses to celebrate the local character whilst local needs could be met.

Western Market

52. For working out a future plan for the Western Market, Lands Department (“LandsD”) has agreed to a further 12-month extension of holding over of the land lease until February 2020. Direct engagement work with the stakeholders at Western Market is underway to facilitate their continued operation after February 2020.

Corporate Social and Environmental Responsibilities

Environment

53. 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 one more project during 2018-19, making a total of 14 projects with Hong Kong BEAM Platinum rating plus one project with BEAM Plus Platinum rating and two projects with BEAM Plus Gold rating. At the same time, 19 projects that are in the design or construction stage have already received provisional BEAM Plus rating.

54. 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.

55. URA conducts an annual carbon audit of its URA owned / managed premises. The Environmental Campaign Committee (“ECC”) has awarded the Carbon Reduction Certificate to URA’s headquarters premises in 2018, which is valid until 2021, following the introduction of carbon reduction measures. Furthermore, under the ECC’s schemes in 2018, 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’.

56. Also in 2018-19, indoor Air Quality Certificates for URA’s offices have once more been issued by the Environmental Protection Department. URA continued to adopt e-Freezing Surveys for redevelopment projects commenced in 2018-19 by using tablet computers as an environmentally friendly measure and for enhancing efficiency in data reporting.

Smart Building

57. In addition to green buildings of high environmental standards, URA is incorporating “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.

58. URA has continued its adoption of BIM to the business operation. The redevelopment project at Ma Tau Wai Road “e-Residence” was awarded the Hong Kong BIM Award 2018 from Autodesk for its development of automated calculation of saleable areas in the development. URA has also engaged a consultant to develop a BIM - Facility Management for MK/01, which could be expanded to cover other future projects to be retained by the URA.

59. URA intends to expand its Smart City initiatives not only in buildings but also in a district wide area. A study on smart use of underground space and smart provisions of city infrastructural facilities in a Kowloon City area will commence in Q2 2019.

Urban Renewal Information System

60. 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 (GIS) integration tools and environmental assessment tools, which will be integrated into the URIS, are being 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.

Educating the Community about Urban Renewal

61. As a continuous effort to enhance public understanding of the issues of urban renewal from various perspectives, URA continued to organise guided tours and docents for schools and organisations reaching out to about 4 000 participants in the year 2018-19. Over the past year, the Urban Renewal Exploration Centre located in H6 CONET has received almost 10 000 visitors, including those from local and overseas government departments, business sectors, NGOs, and the education community. Meanwhile, the Urban Renewal Resource Centre (“URRC”) at Tai Kok Tsui has also served around 17 000 members of the public for

making enquiries, briefings and meetings, as well as community activities on matters relating to building repair and maintenance. It 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 53 mediation meetings were held at URRC in the year 2018-19.

62. A series of education and extension programmes (“E&E”) was organised during 2018-19 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 summer programmes run in collaboration with the PlanD with briefings and field trips for primary school students; and the innovative design competition run in collaboration with the Institute of Vocational Education for students to unleash their creativity in improving the living environment of old urban areas through smart design. The URA also supported activities run by different institutions to encourage young minds to apply their knowledge in urban renewal such as ‘Create Your District’ competition organised by the Hong Kong Institute of Surveyors. In the 2018-19 Young Leaders Programme co-organised with the Tung Wah Group of Hospitals, case studies on ‘place-making’, ‘smart-living’ and ‘building rehabilitation’ were assigned to participating students. A series of activities including guided tours, docents, school talks and workshops were organised to equip students with leadership skillsets as well as information and knowledge relating to their assigned topics. The students were also required to share with their fellow schoolmates the knowledge they have acquired about urban renewal.

63. The URA prepared a model and information panels for display to enhance public understanding on the redevelopment of the Kwun Tong Town Centre (“K7”) during a three-week period between 11 and 31 October 2018. Over 4 700 visitors and 19 local organisations, schools and government departments visited the display venue and learned about the holistic design and proposed features of the future development of K7 project.

Serving the Community

64. As part of its Corporate Social Responsibility programme, the URA has partnered with local universities and NGOs in the Community Service Partnership Scheme (“CSPS”) where URA colleagues and university students join hands to serve residents of old districts under various programmes. In 2018-19, the upcycling programme under the CSPS, which transformed discarded wood plank into tailor-made home furniture for low-income families, was in its second year of running with service extended from the Central and Western District to Kwun Tong District. Separately, a series of CSPS activities themed under ‘Green and Sustainability’ were organised for children from low-income families to enhance their understanding in environmental protection. Since the launch of the CSPS in 2012-13, more than 1 100 volunteers have achieved a total of 8 400 service hours, benefitting over 2 000 people.

65. As an initiative to offer assistance to families residing in poor living environment of aged buildings, especially the elderly, the URA sponsored two local organisations to launch services titled “Home Repair Services Community Programmes” in Kowloon City and Sham Shui Po districts over the past year. The programmes include home visits to the underprivileged families and free repair services of their household appliances. The programmes have received positive responses from local residents in the two areas and more than 400 households were benefitted since the launch of the community service.

66. In view of several redevelopment projects being launched in the past year in To Kwa Wan (“TKW”) area, the 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. A total of 30 underprivileged kids residing and/or studying in TKW who had no prior music training, were invited to join the band and enjoy free music training through a full sponsorship from the URA. Four performances were arranged during the year. Positive feedback was received from the participating kids who enjoyed the trainings and performances as well as the friendship they established through the programme.

67. 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

68. In 2018-19, URA's "Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme" supported a total of 9 new and ongoing programmes. These programmes covered an array of activities such as music and dance, graffiti painting and urban sketching, etc., to enliven the old urban districts by bringing enjoyment to local residents. 'Hidden Art in TKW', one of the programmes with place-making element, has engaged more than 100 residents in the TKW district to sketch local landmarks and the art pieces were then made as art installation and exhibited in TKW for public enjoyment. Since the launch of the scheme, URA has supported a total of 57 arts and cultural programmes, benefitting about 667 635 people in enhancing their living quality.

IV. URA'S BUSINESS PLAN FOR 2019-20

69. The Financial Secretary has approved URA's 18th CP (2019-20 to 2023-24) and BP (2019-20). The approved 18th CP comprises four new redevelopment projects to be commenced in the 18th CP period.

70. To further realise the integrated and district-based urban renewal approach, URA will carry out three Preliminary Project Feasibility Study ("PPFS") to guide the identification of future renewal projects in a more holistic and master planning 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.

71. URA will complete the three strategic studies in 2019-20. Formulation of MRCP with options for further discussion with the public is one of the key tasks under YMDS in the coming year. For rehabilitation, NSBR will generate proposals on best practices and regulatory controls for preventive maintenance. The Sustainability Study will focus on the testing of the proposed sustainability framework through various applied cases covering different 'R's in order to develop some practical recommendations to facilitate achievement of urban renewal work.

Redevelopment

URA-initiated Redevelopment Projects

72. In 2019-20, URA will continue to initiate and implement new URA-initiated project(s) according to the approved 18th BP/CP.

Ongoing Redevelopment Projects

73. Aside from new redevelopment project(s) which is / are scheduled to be commenced in the remainder of 2019-20, 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, the planning studies at pre-project stage and the 3 PPFSs makes 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 is crucial to achieve the proposed planning impact.

Facilitating Services

74. The URFSL is equipped to render its services to facilitate owners assembling their interests in a site for joint sale in the market. The URFSL will continue processing the 2 applications received in 2018-19 and the implementation of 3 selected facilitation projects.

Rehabilitation

75. URA will assist the eligible owners, who have joined OBB 2.0 and FSW Scheme, to engage contractors for the rehabilitation works to improve building safety and fire safety provisions. Applications for LIMS Scheme will be received in two rounds with the first round commenced in March 2019.

76. Meanwhile, the URA's other rehabilitation programmes under IBRAS will continue.

Preservation and Revitalisation

77. Under the 2011 URS, URA's preservation work is confined to redevelopment project areas, except in cases where there is policy support or specific request from the Government such as Central Market and H19 building clusters. Meanwhile, URA's role in preservation and revitalisation will purely be supportive in nature.

Preservation

78. During 2019-20, 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 Tsin Wai Village Project (K1), as well as the preservation project at Shanghai Street / Argyle Street Project (MK/01).

Revitalisation

79. URA will continue with its revitalisation efforts in 2019-20. These include ongoing endeavours in Wan Chai, Central & Western and Mong Kok.

Retrofitting

80. The potential of retrofitting for both domestic and non-domestic buildings will continue to be explored through the feasibility studies of partial retrofitting works for the industrial building at the Yu Chau West Street Project (IB-2) and for the URA's four rehousing blocks at Des Voeux Road West, Soy Street, Lai Chi Kok Road and Bedford Road.

V. FINANCIAL MATTERS

81. URA's net asset value was \$46.97 billion as at 31 March 2019. This comprised capital injection from the Government of \$10 billion and the accumulated surplus from operations of \$36.97 billion. For the year ended 31 March 2019, URA recorded a surplus of \$2.33 billion, showing a decrease of \$9.71 billion from that of \$12.04 billion for the year ended 31 March 2018.

Overall Financial Position

82. The annual surplus / (deficit) of URA since its formation in May 2001 and the total accumulated surplus until 31 March 2019 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	<u>2,330,517</u>
 Total Accumulated Surplus as at 31 March 2019	 36,974,448

83. 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.

84. Some of the major contribution to the 2018-19 surplus of \$2.33 billion were (a) surplus from tendered projects; (b) share of surplus sales proceeds from joint venture projects; and (c) reversal of provision for loss on various projects previously made as a result of the rising property prices.

85. As at 31 March 2019, URA's total liquidity position, inclusive of cash and investments, was \$18.11 billion in comparison with the \$21.22 billion as at 31 March 2018. URA's estimated outstanding commitments in respect of projects under acquisition and resumption as well as construction costs on projects was \$9.13 billion. It is estimated that URA will incur a cash outlay of around \$34 billion in the next five years to meet its operational plans.

86. 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.

87. 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 in an efficient manner should the need arise. As at 31 March 2019, the total bond outstanding was \$2.79 billion with maturities from 2019 to 2026.

88. Detailed financial information relating to URA's overall position as at 31 March 2019 will be given in its Audited Accounts, which will be included in URA's 2018-19 Annual Report. The Annual Report is expected to be tabled by the Financial Secretary in the Legislative Council in October 2019.

Financial Results of Completed Projects

89. The financial results of the projects completed up to 31 March 2019 are at **Appendix II**.

90. Two projects, namely, Macpherson Stadium Project (K9) in Mong Kok and Hanoi Road Project (K11) in Tsim Sha Tsui, were completed in 2018-19. Project K9 was commenced by URA while Project K11 was commenced by the former LDC. The number of such projects commenced by URA and now completed stands at 18, while all the ten projects commenced by the former LDC have been completed by URA.

Land Premium Foregone by the Government

91. 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 \$36.97 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 43 projects up to 31 March 2019.

Estimated Expenditures

92. It is estimated that, in the five years from 1 April 2019 to 31 March 2024, a total cash outlay of about \$34 billion, excluding operational overheads, will be required by URA to meet the costs of all projects contained in the approved 18th 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 18th BP/CP. For comparison, a total cash outlay of about \$30 billion was projected in the work report last year for the five years from 1 April 2018 to 31 March 2023.

93. To ensure that 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

94. During 2018-19, URA has 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 redevelopment of CBS buildings and providing more affordable housing through Starter Homes. Looking ahead, more urban renewal plans for the betterment of Hong Kong can be formulated upon the completion of three strategically important studies.

95. The URA 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 2019-20, URA will continue to implement its work under its CP and BP, pursue its new

initiatives, and pay special attention to drawing up a sustainable plan to support its future work.

Urban Renewal Authority
June 2019

URA Project Highlights as of 15 June 2019

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) 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
2 (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
3 (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
4 (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	740	0	860	538	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-03-18
5 (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
6 (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 total 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
7 (5) KC-012	Wing Kwong Street, To Kwa Wan	2016/17	June		1,258	5,023	14	389	see Remarks	10,530	8,775	1,755	0	0	0	Project KC-012 will combine with KC-013 with a total 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
8 (5) KC-011	Hung Fook Street / Kai Ming Street, To Kwa Wan	2016/17	June		2,635	12,628	23	822	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
9 (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
10 (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
11 (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
12 (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 Initial acquisition offers issued on 10-08-15 SDEV authorised URA to proceed on 11-01-16 Resumption gazetted on 20-01-17 Site reverted to Government on 20-04-17 Site Clearance completed on 16-07-18 Land Grant approved by DLC on 15-11-18 Demolition works completed
13 (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	Project commencement gazetted on 07-11-14 Initial acquisition offers issued on 16-01-15 SDEV authorised URA to proceed on 07-07-15 Resumption gazetted on 15-07-16 Site reverted to Government on 15-10-16 Provisional basic terms offer for Land Grant accepted by URA on 19-01-18 Site Clearance completed on 17-04-18 Joint Venture Development tender awarded on 30-04-19 Demolition works completed
14 (5) SSP-016	Castle Peak Road / Un Chau Street, Sham Shui Po	2013/14	February		1,900	7,335	16	476	261	14,841	12,367	2,474	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 21-02-14 SDEV authorised URA to proceed on 15-11-14 Initial acquisition offers issued on 27-02-15 Resumption gazetted on 26-02-16 Site reverted to Government on 26-05-16 Site clearance completed on 19-03-18 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
15 (4,5) DL-8:KC	Kai Ming Street, To Kwa Wan	2013/14	December		553	2,467	6	122	72	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
16 (4,5) DL-6:YTM	Fuk Chak Street / Li Tak Street, Tai Kok Tsui	2013/14	June		769	3,461	2	171	144	5,733	5,095	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 22-11-18 Foundation works in progress

URA Project Highlights as of 15 June 2019

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
17	(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 28-02-19 Superstructure works in progress
18	(4,5) DL-5:SSP	Tung Chau Street / Kweilin Street, Sham Shui Po	2013/14	April		1,490	10,313	1	552	262	13,410	9,090	4,320	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 12-04-13 Initial acquisition offers issued on 27-06-13 SDEV authorised URA to proceed on 26-09-13 Resumption gazetted on 06-03-15 Site reverted to Government on 06-06-15 Site clearance completed on 14-06-16 S16 approval for amended design granted by TPB on 03-03-17 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 Foundation works in progress
19	(5) SSP-015	Tonkin Street / Fuk Wing Street, Sham Shui Po	2012/13	March		1,268	4,964	13	270	175	9,513	7,927	1,586	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 08-03-13 SDEV authorised project to proceed on 13-11-13 Decision of the Appeal Board to uphold authorisation gazetted on 11-07-14 Initial acquisition offers issued on 10-09-14 Resumption gazetted on 19-10-18 Site reverted to Government on 19-01-19
20	(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	Feasibility study of partial retrofitting works for the project is underway	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
21	(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
22	(4,5) DL-2:SSP	205-211A, Hai Tan Street, Sham Shui Po	2012/13	April		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 24-08-18 Superstructure works completed Fitting out works in progress
23	(4,5) DL-3:YTM	Pine Street / Oak Street, Tai Kok Tsui	2012/13	April	L • Living 23	865	5,105	11	330	142	6,590	5,609	981	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 24-04-19 Foundation works in progress
24	(5) YTM-010	Reclamation Street / Shantung Street, Mong Kok	2011/12	February		1,640	10,024	20	637	322	12,510	10,425	2,085	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	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 01-02-19 Foundation works in progress
25	KC-007	Kowloon City Road / Sheung Heung Road, Ma Tau Kok	2011/12	November	Artisan Garden	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	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 GBP amendment approved on 16-11-18 Presale consent issued on 17-01-19 Sales of residential flats launched on 19-03-19 Superstructure works in progress
26	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	Joint Venture Development tender awarded on 31-03-15 Land Grant executed on 26-05-15 Site handed over to JVP on 15-06-15 Presale consent issued on 25-07-17 Sales of residential flats launched on 01-09-17 GBP amendment approved on 06-08-18 Occupation Permit issued on 16-08-18 Certificate of Compliance issued on 28-12-18
27	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	Joint Venture Development tender awarded on 28-07-15 Land Grant executed on 02-11-15 Site handed over to JVP on 19-11-15 Presale consent issued on 28-09-18 Sales of residential flats launched on 15-01-19 GBP amendment approved on 15-03-19 Fitting-out works in progress
28	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) 450 flats were assigned for sale as "Starter Homes".	Land Grant executed on 13-04-15 Fitting-out works in progress Modification Letter for "Starter Homes" executed on 14-11-18 GBP amendment approved on 09-04-19 Selection and sale of "Starter Homes" flat commenced on 12-06-19
29	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
30	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		Presale consent issued on 22-08-16 Sales of residential flats launched on 29-09-16 Occupation Permit issued on 27-07-18 Certificate of Compliance issued on 26-11-18

URA Project Highlights as of 15 June 2019

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
31	(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 Fitting out works in progress
32	(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
33	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	Joint Venture Development tender awarded on 16-06-15 Land Grant executed on 18-09-15 Occupation Permit issued on 11-10-18 Certificate of Compliance issued on 20-05-19
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, reprovisioning of public toilet and other covered areas but actual area still subject to detailed design.	Resumption gazetted on 15-07-11 Site reverted to Government on 15-10-11 Site clearance completed on 26-01-16 Provisional basic terms offer was accepted by URA on 04-03-16 Archaeological Impact Assessment completed and the report is under preparation, which will be submitted to AMO in Q2/Q3 2019
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 11-09-18 Site B Joint venture development tender awarded on 30-04-12 Land Grant executed on 24-07-12 Handed over to JVP on 10-10-12 Phased OP for Market Block issued on 25-08-16 Sales of residential flats launched on 12-10-17 Final GBP amendment approved on 07-12-18 Occupation Permit issued on 28-12-18 Fit-out works in progress 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
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 65,860m2 for offices and 32,000m2 for hotel G/IC includes 6,200m2 for Kwun Tong Jockey Club Health Centre in Yuet Wah Street Site (YWS) and 8,100m2 for Government uses in Main Site and 16,700m2 for Public Transport Interchange in Main Site. Commercial Space includes 1,300m2 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 9,350m2 at-grade public open space as required under the approved s.16 A/K14/745 and a minimum of 4,000m2 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 the 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 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 hawkler 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) Joint Venture Development tender awarded on 01-09-14 Land Grant executed on 19-12-14 Site handed over to JVP on 19-12-14 S16 application A/K14/727 to increase flat numbers (from 1,869 to 1,999) approved on 08-01-16 LMP approved by PlanD on 28-11-17 Occupation Permit phasing Plans for DAs 2 and 3 approved on 14-09-18 Footbridge construction works completed and temporary Occupation Permit obtained on 08-10-18 GBP amendments (podium) approved on 27-11-18 GBP amendments (Towers) approved on 27-11-18 Presale consent issued on 29-11-18 Sales of residential flats launched on 09-12-18 Superstructure works in progress
38 39 40	(5) SSP/1/003-005	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 a 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 26-06-18 Utility diversion works completed Superstructure works in progress

URA Project Highlights as of 15 June 2019

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
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		Joint Venture Development tender awarded on 22-09-15 Land Grant executed on 27-11-15 Site handed over to JVP on 01-02-16 GBP (amendment) approved on 24-11-18 Pre-sale consent approved on 23-04-18 Sale of residential flats launched on 01-09-18 Superstructure works in progress
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
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 commences 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 Preparation of rezoning of the project by PlanD is under way.
1-44 Launched Sub-Total(A)						138,235	433,589	882	21,703	12,945	1,045,695	637,827	367,374	4,367	36,128	20,322		
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)						138,235	433,589	882	21,703	12,945	1,045,695	637,827	367,374	4,367	36,128	20,322		
45-62 - 18 Completed projects commenced by URA ⁽⁸⁾																		
45	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
46	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
47	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	Occupation Permit issued on 31-12-12 Certificate of Compliance issued on 28-01-14 Project completed in 2018-19
48	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
49	(6) SYP/1/001	Third Street / Yu Lok Lane / Centre Street, Sai Ying Pun	2005/06	December	The Nova	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
50	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
52	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
53	(6) H15	Lee Tung Street / McGregor Street, Wan Chai	2003/04	October	The Avenue	8,236	36,534	85	1,613	1,275	79,931	67,939	9,404	0	2,588	3,967	Commercial space includes some space for social enterprises and three historical buildings G/IC includes Residential Care Home for Elderly/Community Service Support Centre, Refuse Collection Point and Public Toilet	Project completed in 2017-18
54	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
55	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
56	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
57	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
58	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
59	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
60	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
61	(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
62	K3	Cherry Street, Tai Kok Tsui	2001/02	January	Florient 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
45-62 Completed Sub-Total ⁽⁸⁾ (D)						37,343	148,405	397	6,923	5,483	353,273	297,678	43,342	0	12,253	7,057		
63-68 - 6 Completed projects commenced by HKHS ⁽⁸⁾																		
63	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
64	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
65	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
66	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

URA Project Highlights as of 15 June 2019

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
67	H21	Shau Kei Wan Road, Shau Kei Wan	2003/04	November	Harmony Place	1,871	9,834	17	400	274	19,555	16,338	3,217	0	0	0		Occupation Permit issued on 13-11-14 Certificate of Compliance issued on 11-02-15
68	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
63 - 68 Completed Sub-Total (8) (E)						11,613	58,285	115	2,288	1,531	105,116	87,640	12,146	0	5,330	300		
69-78 - 10 Completed projects commenced by ex-LDC and completed by URA (8)																		
69	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	Transfer of shares in Sunfield Investment Ltd. (URA's wholly owned subsidiary) completed Project Completed in 2018-19
70	(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
71	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
72	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
73	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
74	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
75	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
76	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
77	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
78	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
69 - 78 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)						123,797	409,615	990	23,081	13,237	1,152,916	793,783	320,240	0	38,893	18,526		
Commenced + Completed						262,032	843,204	1,872	44,784	26,182	2,198,611	1,431,610	687,614	4,367	75,021	38,848		

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 16, 18 to 20, 22 to 24, 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 31 and 32 are purely preservation projects. All other projects are redevelopment projects, with redevelopment projects 35, 36, 44, 49, 53, 61 and 70 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.

Glossary of Terms

CE in C = Chief Executive in Council
CDA = Comprehensive Development Area
DA = Development Area
DLC = District Lands Conference
DSP = Development Scheme Plan
GBP = General Building Plan
GFA = Gross Floor Area
G/IC = Government / Institution and Community
HKHS = Hong Kong Housing Society
JVP = Joint Venture Partner

LDC = Land Development Corporation
LMP = Landscape Master Plan
MLP = Master Layout Plan
PlanD = Planning Department
SBD = Sustainable Building Design
SDEV = Secretary for Development
STT = Short-term Tenancy
TPB = Town Planning Board
URA = Urban Renewal Authority
YWS = Yuet Wah Street

Project Numbers Reconciliation

+ 44 projects commenced by URA
+ 0 projects commenced by HKHS
+ 0 projects commenced by ex-LDC
+ 18 projects commenced and completed by URA
+ 6 projects completed by HKHS
+ 10 projects commenced by ex-LDC and completed by URA
78 projects in total

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 2017-18	26
Projects Completed in 2018-19 (See Attachments 2-3)	2
Total Number of Projects Completed	28

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	2018-19	176.3	409%	378.4	470%

Cumulative Financial Results for Completed Projects

	Total for 26 Projects Completed as of 31 March 2018	2 Projects Completed in 2018-19	Total for All Projects Completed as of 31 March 2019
	A	B	A + B
	\$ million	\$ million	\$ million
Total Revenue	37,670.2	2,267.4	39,937.6
Total Direct Cost	(17,301.2)	(17.1)	(17,318.3)
Surplus / (Deficit)	20,369.0	2,250.3	22,619.3
Land Premium Foregone by Government	(4,919.0)	-	(4,919.0)
Net Surplus / (Deficit) after Land Premium Foregone	15,450.0	2,250.3	17,700.3

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 twenty-eight projects completed by 31 March 2019 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 \$7,653 million as at 31 March 2019.
- 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 2019.

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: MacPherson Stadium, Mong Kok
Name: MacPherson Place
Reference: No. 47 in Project Highlights

Project Site Information

Area 2,400 m²
Original GFA 2,788 m²
Building Blocks 1

Project Development Information

Total GFA 24,767 m²
Residential Flats 293
Commercial Space 2,443 m²
G/IC 5,619 m²
Project Duration 13 years

Milestones

	Date	Centa City Index (July 1997 = 100)		R&VD Domestic Index (1999=100)	
		Index	% Variation Since Project Agreement	Index	% Variation Since Project Agreement
Commencement by URA	March 2006	53.1		92.6	
Project Agreement	March 2006	53.1	100%	92.6	100%
Land Grant	Oct 2008	62.1	117%	114.3	123%
Launch of Sales	May 2014	117.5	221%	247.4	267%
Year of Project Completion	2018-19	176.3	332%	378.4	409%

Financial Results

	\$ million
Total Revenue	596.0
Total Direct Cost	(17.1)
Surplus / (Deficit)	578.9
Land Premium Foregone by Government	Nil as land premium was paid
Net Surplus / (Deficit) after Land Premium Foregone	578.9

Remarks

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: Hanoi Road, Tsim Sha Tsui
Name: The Masterpiece
Reference: No. 69 in Project Highlights

Project Site Information

Area 8,299 m²
Original GFA 27,309 m²
Building Blocks 35

Project Development Information

Total GFA 102,625 m²
Residential Flats 345
Commercial Space 57,025 m²
Public Open Space 1,219 m²
Project Duration 23 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 LDC	May 1995	62.1		110.1	
Issue of Acquisition Offers	April 1998	71.7	100%	134.3	100%
Project Agreement	April 2001	44.1	61.5%	82.2	61.2%
Land Grant	April 2007	54.3	75.7%	98.7	73.5%
Launch of Sales	Jul 2014	121.1	169%	256.4	191%
Year of Project Completion	2018-19	176.3	246%	378.4	282%

Financial Results

	\$ million
Total Revenue	1,671.4
Total Direct Cost	-
Surplus / (Deficit)	1,671.4
Land Premium Foregone by Government	Nil as land premium was paid
Net Surplus / (Deficit) after Land Premium Foregone	1,671.4

Remarks

Developer paid all acquisition and development costs.
URA received the share of profit from the Developer.

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

[Page 2 of 2]

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.