

**For discussion
on 22 June 2021**

**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 2020-21 and its Business Plan for 2021-22.

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 of URA and membership of URA Board are at **Annex A**.

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

WORK OF URA IN 2020-21 AND BUSINESS PLAN FOR 2021-22

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

ADVICE SOUGHT

5. Members are invited to note the work of URA in 2020-21 and its future work plan.

**Development Bureau
June 2021**

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 of the Board of URA

(as at 15 June 2021)

	<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	Chairman of the Board of Civic Exchange
	Mr William Chan Fu-keung	Human Resources Management Expert
	Ms Judy Chan Ka-pui	Founding member of New People's Party
	Hon Vincent Cheng Wing-shun	Legislative Council Member
	Ms Ivy Chua Suk-lin	Accountant
	Mr Andy Ho Wing-cheong	Social Worker Executive Director, Hong Kong Federation of Youth Groups
	Hon Kwok Wai-keung	Legislative Council Member
	Dr Lee Ho-yin	Practitioner in Built-heritage Conservation
	Ms Elaine Lo Yuen-man	Solicitor Hong Kong Senior Partner of Jingtian & Gongcheng LLP
	Mr Roger Luk Koon-hoo	Retired Banker

	<u>Name</u>	<u>Professional Background</u>
	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
	Hon Tony Tse Wai-chuen	Legislative Council Member
	Mrs Cecilia Wong Ng Kit-wah	Solicitor Partner of Kevin Ng & Co., Solicitors
	Mr Michael Wong Yick-kam	Council Chairman of Open University of Hong Kong
	Mr Stephen Wong Yuen-shan	Senior Vice President & Executive Director of Public Policy Institute, Our Hong Kong Foundation
Executive Directors:	Mr Ben Lui Sau-shun	Engineer
	Mr Eric Poon Shun-wing	Quantity Surveyor
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 2020-21
and Business Plan for 2021-22**

I. INTRODUCTION

1. This paper is a report on the work of the Urban Renewal Authority (“URA”) for the year ended 31 March 2021 (2020-21) and its Business Plan (“BP”) for 2021-22.

II. BACKGROUND

2. URA is mandated 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. In 2020-21, URA pressed on to complete three strategically important studies, namely the the District Study for Yau Ma Tei and Mong Kok (“YMDS”), the Study on New Strategy on Building Rehabilitation (“NSBR”) and the Sustainability Study with a view to establishing new integrated strategies to take forward urban renewal initiatives embracing redevelopment, rehabilitation and retrofitting, preservation and revitalisation (“5Rs”) . In parallel, project implementation has continued steadily whilst attending and responding to the concerns of various stakeholders in a considerate and timely manner. Additionally, actions have been taken in response to URA’s new mission promulgated in the 2019 Policy Address to actively provide Starter Homes (“SH”) in its redevelopment projects, and assist Non-Government Organisations (“NGOs”) to develop transitional housing and redevelop community facilities on their sites under the “Single Site, Multiple Uses” model.

4. On building rehabilitation, URA continued to administer several major subsidy schemes, including the Operation Building Bright (“OBB”) 2.0, the Fire Safety Improvement Works Subsidy Scheme (“FSW Scheme”) and the Lift Modernisation Subsidy Scheme (“LIMS Scheme”), and launched the Building Maintenance Grant Scheme for Needy Owners (“BMGSNO”).

5. Highlights of the work undertaken by URA during 2020-21 are reported below. For the sake of contemporaneity, significant events which fall outside the reporting period and up to 15 June 2021 are also mentioned in Part III below where appropriate.

III. WORK OF URA IN 2020-21

Initiatives under Holistic Planning-led Approach

Strategic Studies

YMDS

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

7. In 2020-21, all the working papers including the three Master Renewal Concept Plans of different density scenarios were completed. The report of YMDS with key findings and recommendations, in particular the proposed planning tools, is being finalized having regard to comments from government bureaux and departments. URA will soon kick-start the public engagement, including consultation with professional institutes and district organisations. More studies on the implementation details of the early projects and pilot testing of the proposed planning tools have commenced.

NSBR

8. The NSBR commenced in 2017 aims to formulate a comprehensive rehabilitation strategy covering buildings of all ages to reduce the number of dilapidated buildings, which may otherwise require redevelopment. The study which was completed in 2020 found that the

culture of building maintenance was generally not strong amongst building owners, and the lack of capability to organise rehabilitation works and affordability are major reasons causing buildings to become disrepair. To foster a maintenance culture and bridge the capability and affordability gap, URA has formulated a strategy focusing on the promotion of good practices on preventive maintenance and voluntary maintenance fund through collaboration with various stakeholders, such as professional institutes and practitioners.

9. In 2020-21, URA devised an action plan for the promotion strategy and started implementing the action items. To assist building owners to carry out preventive maintenance, URA has compiled a sample maintenance manual template for conducting a trial on URA's rehousing blocks and self-developed projects. It aims to establish a maintenance manual template and guidelines for formulating the maintenance plan and funding arrangement. In addition, URA has applied the design of maintainability checklist in URA's self-developed projects. The application will be extended to other joint-venture projects to test the practicability of the guidelines before further promotion to private buildings. To implement "stakeholder-based" promotion, URA has approached the Property Management Services Authority to promote preventive maintenance to property management practitioners through incorporating the relevant messages into the training materials and guidelines. One of the property management training course providers has confirmed to adopt URA's suggested training materials. URA has also approached a professional institute and four large property management companies to explore the practicality of URA's proposed preventive maintenance measures.

Sustainability Study

10. To ensure the urban renewal process is forward-looking and to create sustainable and positive impact for the community as stipulated in URS, URA commenced a strategic sustainability study in 2017. The objective is to establish a systematic framework comprising a set of indicators for measuring and tracking the impact of URA projects within the community.

11. A framework was formulated in 2019-20 to measure performance of urban renewal in five domains, namely Economy, Environmental, Social, Process and People, with some preliminary key performance indicators (“KPIs”) proposed for testing. Baseline and hypothetical testings were completed to evaluate the constraints and opportunities of applying the framework. In 2020-21, URA completed the whole study and obtained accreditation from Social Value International for the sustainability framework for 4Rs¹ in November 2020. As a pilot, early application of some recommended KPIs are being explored to measure the performance of recent urban renewal projects for internal evaluation.

Preliminary Project Feasibility Study (PPFS)

12. Three PPFSs covering two action areas in Kowloon City (“KC”) and one action area in Sham Shui Po (“SSP”) were introduced in the approved 18th Corporate Plan (“CP”) to guide the identification of urban renewal projects under a planning-led approach. In 2020-21, redevelopment projects have been identified from the three PPFSs and incorporated into the 20th BP/CP covering 2021-22 to 2025-26. Riding on the momentum, two new PPFSs commenced in March and April 2021 respectively for action areas in Sai Wan Ho and Wong Tai Sin as continuous efforts to explore urban renewal opportunities in different districts following the planning-led urban renewal approach.

URA Core Businesses – Redevelopment and Rehabilitation

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

Redevelopment

Projects commenced in 2020-21

Civil Servants’ Co-operative Building Society (“CBS”) Project

14. URA commenced two pilot CBS projects, namely CBS-1:KC (Shing Tak Street/Ma Tau Chung Road) and CBS-2:KC (Kau Pui Lung Road/Chi Kiang Street) in May 2020. The Secretary of Development (“SDEV”) authorised URA to proceed with CBS-1:KC in February 2021.

¹ 4Rs stands for Redevelopment, Rehabilitation, Preservation and Revitalisation.

Two appeals against SDEV's authorisation were lodged with the Appeal Board under URAO, including one case that was subsequently abandoned by the appellant. The Appeal Board has heard and decided on the remaining appeal and will publish the decision in the gazette shortly. URA will commence acquisition after dismissal of the appeal.

15. For CBS-2:KC, the planning procedure is underway. Two stages of public consultations were carried out through the Town Planning Board ("TPB") in June and July 2020 respectively. More than 1 200 comments were received by TPB. Due to the pandemic and the large number of public comments in varying degrees of complexity received, it has taken longer time to process the comments. URA is now liaising with government departments to prepare the response to public comments. The response to Stage 1 public comments prepared by URA was submitted to TPB in late December 2020. URA also plans to carry out an engagement exercise with CBS occupiers in Q3 2021 aiming to solicit their views and provide them with more information after the issuance of acquisition offers for CBS-1:KC. URA will determine the way forward for CBS-2:KC with consideration to various factors including departmental comments, implementability and engagement results before making final submission to TPB.

Shantung Street/Thistle Street Project (YTM-012)

16. The project was commenced in October 2020. It aims to restructure and re-plan the neighbourhood through redevelopment and to revitalise the surroundings to enhance the liveability and walkability of the community whilst bringing vibrancy to the public spaces. The draft Development Scheme Plan ("DSP") was exhibited in April 2021 for public inspection under Section 5 of the Town Planning Ordinance. URA will commence acquisition after the approval of DSP by the Executive Council ("ExCo") is obtained.

To Kwa Wan Road/Wing Kwong Street (KC-016)

17. The project was commenced in March 2021 and the draft DSP was submitted to TPB on the same day. Public consultations were conducted in March 2021 according to TPB procedures. Consultation with the KC District Council was held in April 2021 with no objection received. KC-016 is expected to create synergy with the seven URA ongoing redevelopment projects in the vicinity, which were launched under the

district-based approach (see paragraphs 26 and 27 below), to achieve a holistic planning for the district, thereby creating more benefits in terms of connectivity and walkability for the community.

Project Engagement Programme

18. URA has implemented a Project Engagement Programme since 2016 to strengthen out-reach support and establish relationships with affected residents and owners of the properties in URA's redevelopment projects. In 2020-21, the programme was conducted for CBS-1:KC, CBS-2:KC and YTM-012. Since the start of engagement in mid-September 2020, 93% of the owners in CBS-1:KC were engaged in the first round and 83% of the owners were reached through the opinion survey in January 2021. Engagement for CBS-2:KC commenced in October 2020 but the result was not promising so far. Its engagement will resume upon issuance of CBS-1:KC's acquisition offers. For YTM-012, 34% of the residents and owners have been engaged since the start of the programme in March 2021.

Review of Demand-led Pilot Scheme

19. Five rounds of application for Demand-led Pilot Scheme ("DL Scheme") projects were held between 2011 and 2016. The DL Scheme was reviewed in 2014 and 2016 with a view to enhancing the planning gains of the projects under the scheme. However, subsequent applications received were still not conducive to the objectives. As a result, the DL Scheme has been suspended since the commencement of the YMDS in 2017 to undergo a critical review in the context of the YMDS aiming to create greater planning gain and synergy with the holistic planning approach.

20. Proposed improvements for the DL Scheme were discussed by the Steering Committee on YMDS² in 2019. The preliminary framework for the new Demand-led approach will be in the form of a survey system to register owners' aspirations for various urban renewal initiatives including redevelopment, rehabilitation and retrofitting. The objective is to enable consideration of the owners' aspirations as registered in the formulation of planning strategies and selection of redevelopment/

² The Steering Committee was chaired by Managing Director of URA with representatives from concerned bureaux and departments.

rehabilitation projects. Further implementation details are being worked out. This new demand-led survey system will be piloted in upcoming selected PPFs in due course.

Facilitating Services

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

22. Up to 15 June 2021, a total of 43 applications for facilitating services (36 for residential buildings, three for CBS buildings and four for industrial buildings) have been received. One application was successfully processed and its property interests were sold by auction. The joint sale of property interests for seven applications (including one application from CBS buildings) were put on the market but they failed to reach successful sale. Of the remaining applications, 34 (including two applications from CBS buildings) of them either failed to fulfil the application criteria or were terminated for failing to reach the required threshold for joint sale. One application was selected as facilitation project for implementation. The joint sale by tender of the only active application in progress is expected to take place in 2021-22, subject to reaching the agreed threshold of 80%.

23. Apart from facilitating property owners in assembling titles for joint sale in the market, URFSL also provides a facilitating service to members of the undissolved CBS affected by URA’s projects to assist them in obtaining legal titles of their CBS flats through dissolution. After dissolution and obtaining the titles to their properties, the owners will have the capacity to sell their properties to URA and/or to receive resumption offers from the Government. So far, URFSL has met with eight out of ten³ undissolved CBS buildings of the two pilot CBS projects and offered free services to facilitate their dissolutions. URFSL will continue the liaison work to facilitate the implementation of the CBS redevelopment pilot projects.

³ The remaining two undissolved CBS buildings in CBS-2:KC have refused to meet.

Ongoing Redevelopment Projects

24. In addition to commencing the four new projects during 2020-21 (mentioned in paragraphs 14 to 17 above), URA continued to implement a total of 37 ongoing redevelopment projects.

25. During 2020-21 and including up to 15 June 2021, the key project milestones achieved by URA included:

- (a) obtaining approval of ExCo for the DSP of Kai Tak Road/Sa Po Road (KC-015) for which acquisition offers were subsequently made;
- (b) obtaining resumption approval for four projects, namely Kwai Heung Street/Sung Hing Lane (C&W-005), Queen's Road West/In Ku Lane Project (C&W-006), Oak Street/Ivy Street (YTM-011) and Wing Kwong Street/Sung On Street (KC-014);
- (c) completing site clearance of Chun Tin Street/Sung Chi Street (KC-008(A)), Kai Ming Street/Wing Kwong Street (KC-013) and Development Areas ("DAs") 4 and 5 of Kwun Tong Town Center (K7); and
- (d) awarding the joint venture tenders for Tonkin Street/Fuk Wing Street (SSP-015) in April 2020 and Oak Street/Ivy Street (YTM-011) in June 2021.

KC District-based Projects

26. Six projects, namely Bailey Street/Wing Kwong Street Project (KC-009), Hung Fook Street/Ngan Hon Street Project (KC-010), Hung Fook Street/Kai Ming Street Project (KC-011), Wing Kwong Street Project (KC-012), Kai Ming Street/Wing Kwong Street Project (KC-013) and Wing Kwong Street/Sung On Street Project (KC-014), were launched under the district-based approach in KC. These six projects, together with the cleared DL Scheme project at Kai Ming Street (DL-8) covering a total site area of more than two hectares and involving about 2 700 households, have formed a cluster of projects in the KC Action Area. One of the main objectives of the holistic urban renewal approach in this Action Area is to create a walkable neighbourhood with good accessibility, connection and

vibrancy for the community at large through the provision of underground communal/public car parks and road network restructuring.

27. Reversion of unacquired property interests in KC-009 to KC-013 to the Government took place in December 2019. Final clearance works of KC-009 to KC-012 are underway while the site clearance of KC-013 was completed in December 2020. Lands Department (“LandsD”) is currently processing land grants of KC-009 to KC-013 and DL-8. For KC-014, reversion took place in May 2021 and site clearance is in progress.

Kwun Tong Town Centre (K7)

28. For DAs 2 & 3 of K7, the Certificate of Compliance for the whole development was obtained in end of April 2021. The Yue Man Square Public Transport Interchange (“PTI”) in the development commenced operation on 2 April 2021. The new PTI is well-connected with major streets of the area and equipped with multiple innovative and smart features such as Hong Kong’s first indoor air-conditioned bus waiting area that separates passengers from vehicular traffic.

29. For DAs 4 & 5, the road closures and road works scheme was gazetted in August 2020, whilst the site clearance was completed in March and May 2021 respectively. Demolition is in progress. Consultation with MTR Corporation for the elevated deck connection is underway. A General Building Plans submission to validate the key development parameters and committed design elements/features in the Master Layout Plan has been submitted to the Buildings Department (“BD”) for approval. It is targeted to obtain the approval within Q2 2021 to facilitate the preparation of the Development Agreement for tender later this year.

Nga Tsin Wai Village (K1)

30. An Archeological Impact Assessment (“AIA”) has been ongoing since 2016 for K1 as foundation remains of old village walls and watchtowers at some excavated locations were revealed. With the agreement of the Joint Venture Partner (“JVP”) and the Antiquities and Monuments Office (“AMO”), further excavation and field investigation works were also conducted between 2019 and 2021 to update and ascertain the findings on heritage significance and areas for preservation and future rescue excavation. Based on the results of further excavation, the AIA report is being prepared for target completion in 2021-22. URA will

continue to work with the JVP to expedite the preparation of relevant technical proposals in relation to the conservation-led redevelopment approach and explore ways to address various outstanding issues with government departments in 2021-22 before redevelopment takes place.

eResidence

31. In response to the Government's invitation for provision of SH units in 2018, URA agreed to assign eResidence as a SH Pilot Project. Out of 493 units, applications were invited in January 2019 for sale of 450 units. Flat selection took place in June 2019 and all the 450 SH units were sold. The Occupation Permit and the Certificate of Compliance of the project were issued in September 2019 and April 2020 respectively. Handover of units to purchasers was completed in August 2020.

32. As a prompt response to 2020 Policy Address, URA further launched the sale of the remaining 43 units of eResidence as SH units in November 2020 at a discounted price of 70% of the then assessed market value. A total of 4 909 applications were received which was an over-subscription of more than 113 times. Flat selection was completed in February 2021. All the 43 units were sold and handover of units to the purchasers was completed in June 2021.

Details and Progress of Individual Projects

33. Up to 15 June 2021, URA has commenced and implemented a total of 66 projects comprising 61 redevelopment projects, two preservation projects, two revitalisation projects and one retrofitting project since 2001. Out of these 66 projects, 20 redevelopment projects have been completed. Separately, six redevelopment projects undertaken in association with the Hong Kong Housing Society ("HKHS") were also completed. Upon completion, these 72 projects (including six HKHS projects) would provide around 24 200 new flats, about 448 000m² of commercial space including shops, offices and hotels, about 65 000m² of Government, Institution or Community ("G/IC") facilities, and about 29 000m² of public open space. Taking into account another ten completed projects commenced by the former Land Development Corporation ("LDC"), there are a total of 82 ongoing and completed projects. **Appendix I** shows the details and current progress of all these 82 projects up to 15 June 2021.

Flat for Flat Arrangement

34. Since its introduction in 2011, the Flat for Flat (“FFF”) arrangement has been offered in 17 URA-initiated redevelopment projects and nine Demand-led Pilot Scheme projects. Domestic owner-occupiers in URA redevelopment projects are provided with an option to purchase in-situ FFF units in their respective redevelopment sites, FFF units in an appropriate development project to be constructed in the same district or FFF units in the completed Kai Tak Development.

35. Up to 15 June 2021, a total of 36 owners had taken up the offers comprising 31 FFF units in the Kai Tak Development and five in-situ FFFs.

Policy Address Initiatives

Provision of SH

36. In the 2019 Policy Address, the Government entrusted the URA with a new mission to provide more SH or other types of subsidised sale flats in light of the experience of eResidence. URA has identified a redevelopment project at Chun Tin Street/Sung Chi Street (KC-008(A)) in the vicinity as eResidence Phase Two to provide about 260 SH units. Besides, URA will provide about 2 000 SH units arising from the redevelopment of Tai Hang Sai Estate to be taken forward in collaboration with the Hong Kong Settlers Housing Corporation Limited (“HKSHCL”) (see details in paragraph 37 below).

Joint Redevelopment of Tai Hang Sai Estate with the HKSHCL

37. As announced in 2020 Policy Address, with the Government’s co-ordination and facilitation, the HKSHCL and URA signed a memorandum of understanding in March 2021 for the collaboration to take forward the redevelopment of Tai Hang Sai Estate. About 3 300 new flats will be produced after redevelopment, doubling the existing 1 600 flats. About 1 300 units will be allowed for rehousing the existing tenants by HKSHCL and the remaining 2 000 units will be disposed of as SH units by URA. In conjunction with HKSHCL, URA is preparing a fresh planning application for a higher plot ratio design to optimise housing supply. The submission is targeted to be made to the TPB in Q3 2021.

Assisting NGOs in developing transitional housing

38. In 2019 Policy Address, the Government invited URA to provide professional advice and project management support to assist NGOs in developing transitional housing to relieve the pressure of families living in unpleasant conditions and those waiting for public rental housing for a long time. In early 2020, the URA Board approved to provide project management services to NGOs based on a fee scale and bearing the cost incurred for carrying out engineering assessments and planning submissions for the Hung Shui Kiu (“HSK”) site and Ta Kwu Ling (“TKL”) site for planning submission under section 16 of the Town Planning Ordinance. Planning consultancy services for these two transitional housing projects commenced in June 2020. Draft planning application for HSK site was submitted to the Transport and Housing Bureau (“THB”) in September 2020. Comments from government departments were cleared recently and the project is pending further consultation with the Ping Shan Rural Committee before formal submission to TPB. For the TKL site, the draft planning application was submitted to THB in October 2020. Comments from government departments are yet to be cleared pending further consultation with Ta Kwu Ling District Rural Committee (“TKLDRC”) on the revised scheme to address the comments received from TKLDRC recently.

“Single Site, Multiple Uses” for NGO sites

39. As announced in the 2019 Policy Address, noting URA’s experience of providing facilitating services to private building owners, the Government has invited URA to offer consultancy and facilitating services to NGOs which intend to redevelop community facilities on their sites, and to take the opportunity to introduce mixed residential, education and welfare uses under the “Single Site, Multiple Uses” model. A facilitation scheme was launched in January 2021 in which URA acts as a consultant to facilitate NGOs to optimise their under-utilised sites. URA will provide planning and technical support to NGOs with a view to maximising the development potential of the NGO sites. It will also help coordinate comments from government departments. As at 31 May 2021, enquiries from 26 NGOs were received. Two NGOs have submitted the Expression of Interest.

Rehabilitation

40. In 2020-21, URA continues its rehabilitation efforts through the Integrated Building Rehabilitation Assistance Scheme (“IBRAS”), which is an all-in-one platform to integrate multiple building rehabilitation assistance schemes and services to facilitate owners in need of joining various schemes, including Mandatory Building Inspection Subsidy Scheme (“MBISS”), OBB 2.0, FSW Scheme, LIMS Scheme, BMGSNO, Building Drainage System Repair Subsidy Scheme (“DRS”) and Smart Tender Building Rehabilitation Facilitating Services Scheme (“Smart Tender”).

41. Since 2004 and up to May 2021, about 1 770 building blocks (around 78 900 units) have been rehabilitated under various assistance schemes. Among them, about 20 building blocks (around 3 400 units) were rehabilitated in 2020-21. Currently, a total of 1 070 IBRAS cases for common area repair works are in progress.

OBB 2.0 and FSW Scheme

42. The first round of application for OBB 2.0 and FSW Scheme ended on 31 October 2018 with about 600 and 2 500 eligible applications respectively. Eligible applicants were approached in phases to assist them in carrying out the works under the schemes.

43. The second round of application for OBB 2.0 and FSW Scheme were launched in July 2020 with application deadline on 30 October 2020. An online briefing was arranged with about 1 000 viewers recorded and the briefing videos were uploaded to the Building Rehabilitation Platform (“BRP”) website for public reference. For owners of “3-nil” buildings, URA has assisted them to review the provisions in the Deeds of Mutual Covenant (“DMC”) to check if owners’ agreements to various schemes can be achieved via owners’ meetings. Around 800 and 900 eligible applications were received in the second round of application for OBB 2.0 (Category 1 buildings) and FSW Scheme respectively. Approval-in-principles (“AIPs”) are being issued to eligible applicants in batches to organise and commence the works.

LIMS Scheme

44. The first round of application had started in March 2019 and closed in August 2019 with around 1 200 valid applications (involved around 5 000 lifts). The second round of application was launched in January 2020 and closed at the end of September 2020. An online briefing was conducted in August 2020 with around 600 viewers. The briefing video was also uploaded to BRP for public access. A total of around 920 applications involving around 3 400 lifts were received and 850 of the applications involving around 3 300 lifts were considered valid. AIPs are being issued to eligible applicants in batches to organise and commence the works.

BMGSNO

45. As announced in the 2019 Policy Address, the Government injected an additional funding of \$2 billion to enhance the Building Maintenance Grant Scheme for Elderly Owners which was launched in 2008 and administered by HKHS to provide financial assistance to needy elderly owner-occupiers in undertaking repair and maintenance works for their properties. Opportunity was taken to enhance the scheme by expanding the scope of beneficiaries, raising the subsidy ceiling and relaxing the asset limit for elderly applicants. The new scheme, rechristened as BMGSNO, is now administered by URA given the evolving role in building rehabilitation of the URA and HKHS. Following the launch of BMGSNO in July 2020, around 5 700 applications have been received up to May 2021.

DRS

46. Amid the COVID-19 pandemic, there have been heightened concerns regarding potential health risks posed by defective drainage. The Government launched the DRS in partnership with URA on 1 May 2021, with a total commitment of \$1 billion, to subsidise the investigation, repair, rectification and/or upgrading works of the common drains of aged domestic buildings with lower ratable values. An online briefing was held on 30 April 2021 to promote this scheme. In addition, radio and newspaper advertisements were launched in May 2021. At the first phase, URA will accept applications of buildings having outstanding statutory orders issued by the BD relating to common drains.

MBISS

47. Under MBISS, URA assists building owners to arrange first inspections of the common parts of their buildings, which are subject to statutory notices issued by the BD under the Mandatory Building Inspection Scheme. Owners of buildings requiring rehabilitation on inspection may apply for rehabilitation works assistance under IBRAS. From 2012 up to May 2021, about 650 building blocks (around 16 500 units) have commenced/completed the prescribed inspections under the MBISS.

Smart Tender

48. In May 2016, URA launched Smart Tender which aims to provide technical support to owners' corporations ("OCs") of private buildings and reduce the risk of bid rigging at the works procurement stage. Smart Tender seeks to help building owners to procure contractors independently via an electronic tendering platform to carry out rehabilitation works with practical tools and provision of independent professional advice.

49. Smart Tender has been expanded to cover the procurement of consultants and registered fire service installation contractors since May 2019. Up to May 2021, around 1 650 valid applications have been received, of which around 1 550 have been approved and approached for providing the Smart Tender service. To allow OCs/DMC managers to procure selected series from consultants and contractors via e-tendering platform free of charge without subscribing to the full range of service of Smart Tender, a new and independent e-tendering platform was launched in April 2021. Promotion of the new platform has commenced in May 2021 for the first target group, such as the property management associations and the property management companies.

BRP

50. The BRP (<https://www.brplatform.org.hk>) launched in March 2019 is an all-in-one information platform to provide professional and comprehensive information along with technical support on building rehabilitation to building owners. Currently, a building rehabilitation guidebook with a broad range of information on preparatory work, appointment of consultants and contractors, as well as monitoring of works,

is available for download from the BRP to help owners better understand the works, procedures and legal requirements involved in each step of building rehabilitation. The key rehabilitation information is further highlighted through 51 sets of trilingual videos uploaded onto the BRP. In addition, a total of nine sets of sample tender and contract documents for procurement of consultants and contractors were uploaded onto the BRP website for public use and reference. A cost reference centre was also launched in Q1 2021 to provide the cost range of typical rehabilitation works items.

51. Going forward, URA will continue to enrich the content of BRP. To provide users with more reference, a list of eligible consultants and contractors interested in undertaking building rehabilitation works will be published in phases along with a rating on their quality systems from Q1 2022 onwards. The operational details of the Building Rehabilitation Company Registration Scheme (“BRCRS”) comprising assessment mechanism for formulating the above list of consultants and contractors is also being finalised. The BRCRS for Authorised Person/Registered Inspector (“AP/RI”) was soft launched in Q1 2021 and the formal launch is scheduled for July 2021. The list of AP/RI is expected to be published by Q1 2022.

Revitalisation, Preservation and Retrofitting

Revitalisation

52. URA carried on with its revitalisation work in 2020-21.

7 Mallory Street, Wan Chai

53. 7 Mallory Street is managed and operated by URA with continuous collaborations with a wide spectrum of art, cultural and community organisations. In 2020-21, some 60 activities including exhibitions, performances and workshops were held in indoor and outdoor areas with the implementation of special on-site arrangements and social distancing measures. Efforts were also made during the year to upkeep the heritage condition with works on façade repairs, improvement in outdoor LED lighting and maintenance of the heritage brick walls. To enhance the site vibrancy and community linkage with Wan Chai, a consultancy study was commissioned in February 2021. A series of community engagements and surveys under a design thinking approach have been made.

Central Market

54. URA commenced the main revitalisation works of Central Market in 2018 with the application of Building Information Modelling (“BIM”) technology in its construction. The project will be completed in two phases. Phase I works were completed and the Occupation Permit was obtained in October 2020. The land grant was approved by the ExCo in January 2021 and executed by URA in March 2021. In addition, the tender for the operator of Central Market was successfully awarded and the operation contract was signed in March 2021. URA is now partnering with the operator to revitalise Central Market by focusing on three key themes, namely “approachable”, “energetic” and “gregarious”. Specifically, Central Market will be shaped into a “Playground for All” to connect neighbours as well as the old and the new generations. Diversified catering, retailing, exhibitions, STEAM⁴ learning and start-up businesses will be introduced in Central Market. It is targeted to open major portion of the revitalised Central Market for public enjoyment around Q3 2021.

Mong Kok Streetscape Improvement

55. 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 to enhance their unique characteristics and ambience. The improvement works at Flower Market Road were completed while the implementation of the improvement works at Tung Choi Street will be taken up by government departments. Improvement works for Sai Yee Street and Fa Yuen Street have been partially completed along with the completion of URA’s Sai Yee Street redevelopment project. A construction contract was awarded in March 2021 for carrying out improvement works at Nelson Street, Sai Yee Street and Fa Yuen Street. URA has commenced liaison works with affected shop operators and building users and started to strategise the phasing of works.

⁴ STEAM refers to the areas of science, technology, engineering, the arts, and mathematics.

Staunton Street/Wing Lee Street Project (H19)

56. In line with the 2018 Policy Address for revitalising building clusters with special character and urban fabric under the whole H19 project, URA conducted various stakeholder engagements and completed a Community Making Study for H19 neighbourhood in mid-2019. Based on the community visions established, URA has joined hands with the community to carry out three quick-win pilot initiatives (i.e. mural wall, community farm and docent tours) aiming to regenerate and empower the local community in 2020-21. Some revitalisation initiatives are also in place, including the planned revitalisation works for URA's acquired and solely owned buildings as co-living and co-working space as well as the partnership scheme for buildings within the neighbourhood area to align their rehabilitation needs with the overall place-making opportunity. Support from the local community and the Central and Western District Council have been solicited for both preparation of site works commencement in May 2021 and the design engagement work of the overall place making initiative in the neighbourhood to be commenced in late 2021. Besides, Planning Department completed the rezoning process for the project to reflect the latest planning intention of preserving the building clusters. ExCo's approval of rezoning of H19 area was gazetted on 13 November 2020. URA also gazetted a notification of withdrawal on the same day.

Place-making Initiatives

57. URA keeps up its efforts in exploring the application of place-making concepts in its project portfolio, including three projects in the Central and Western District, namely The Center (H6), Peel Street/Graham Street (H18) and Central Market being developed under "CONET", that is to connect the community spaces through diverse events, exhibitions, performances and cultural activities for the enjoyment of the local community.

58. In 2020, about 20 events were organised by the community at the exhibition space (Community CONET) of H6 CONET and the number of visitors was around 6 300 on a regular weekday. Due to COVID-19, the exhibition space was temporarily closed for a few months. Nevertheless, the public access at H6 CONET remained open to facilitate visitor traffic with special onsite arrangements. At H18 CONET, URA organised a

campaign from December 2020 to January 2021 to promote H18 Site B⁵ and the Graham Market in terms of their services and product offering as well as the local heritage. Some 70 market and shop operators participated in a redemption programme to promote local businesses. Over 100 000 Graham themed premium items were distributed to local community members making purchases. A closing ceremony was held at H6 CONET to celebrate the positive results among the business operators, local designers, schools and participating NGOs. With the upcoming opening of Central Market scheduled in Q3 2021, further opportunities through mural art and other creative ideas for adjoining streets and place-making partner buildings are being identified to generate more community interest and street vibrancy to sustain a wider network via CONET.

Preservation

618 Shanghai Street (MK/01)

59. 618 Shanghai Street commenced operation in November 2019. The project provides a range of retail and food and beverage outlets. The “Dignity Kitchen” located on the 2/F provides valuable on-the-job training for the disabled and it has launched a free meal distribution programme to support the people in need. The activity area at 618 Shanghai Street continues to serve as an event space for the local community. A series of weekend markets were held which provided opportunities for local creative talents to test their innovative designs and products in the market.

Western Market

60. URA is in discussion with the Government on the extension of the land lease upon its expiry in February 2022. A structural and building condition survey will be conducted to identify any improvement/repair works required to upkeep the premise.

⁵ Site B of H18 consists of a market block and 4-storey commercial space providing retail, community facilities, and food and beverage outlets for the local community.

Retrofitting

Yu Chau West Street (IB-2)

61. IB-2 first commenced in 2013 under the Pilot Scheme for Redevelopment of Industrial Buildings. Due to the low acquisition rate, the URA Board in 2018 approved that the redevelopment project should be halted. Instead, URA would carry out retrofitting works to convert the acquired premises for office use by URA to support rehabilitation initiatives and other uses by NGOs. The project would also allow URA to explore application of retrofitting initiative to extend the useful building life of old industrial buildings, in support of an initiative under the 2018 Policy Address to revitalise industrial buildings. The retrofitting work commenced in November 2020 and it is currently at the final construction stage with target completion by end of 2021. Meanwhile, URA is in dialogue with two NGO operators to take up some of the dedicated units with target to commence operation also by the end of 2021.

URA's Rehousing Blocks

62. Retrofitting and improvement works for the rehousing block at 466 Des Voeux Road West commenced in March 2020 with an aim to promote preventive maintenance and improve liveability and sustainability of the building. In particular, a co-living concept will be introduced in the project. The retrofitting work is expected to be completed in Q3 2021.

Corporate Social and Environmental Responsibilities

Special Measures under the Pandemic

63. In line with the extension of rent relief measures announced by the Government to combat the effect of COVID-19 and support enterprises, URA has launched the rent relief measures for its tenants in 2020-21 (until September 2021). Subject to the pandemic situation and its impact on the tenants in URA projects, URA will review the need for further extension of the relief measures, if necessary, to help sustaining their businesses.

Environment

64. URA continues 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. Up to March 2021, there are a total of 14 projects with final Hong Kong BEAM Platinum rating, three project with final BEAM Plus Platinum rating and ten projects with final BEAM Plus Gold rating, in which five of them obtained the final BEAM Plus Platinum/Gold rating in 2020-21. For projects in design and construction stage, 14 of them have obtained provisional BEAM Plus rating.

65. The Environmental Campaign Committee (“ECC”) has awarded the Carbon Reduction Certificate to URA’s headquarters premises in 2021, which is valid until 2024. Furthermore, under the ECC’s schemes in 2020, 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’.

66. In 2020-21, the Indoor Air Quality Certificates for URA’s offices have once more been issued by the Environmental Protection Department. URA continued to adopt e-Freezing Survey for the new projects commenced in 2020-21 using tablet computers as an environmental friendly measure and for enhancing efficiency in data reporting. URA has also developed and launched an electronic document management system to reduce the filing of hard copies of documents to save paper usage. Additionally, digitalisation initiatives at multiple fronts of URA’s operation processes such as site work supervision, building monitoring and subsidy administration are being planned to enhance effective use of resources of the organisation as a whole.

67. URA first planted the *Aquilaria Sinensis* (incense tree) at the public open space of its Citywalk project in Tsuen Wan in 2017. The incense tree is selected as one of the greening species for the urban renewal initiative because it is a native evergreen species associated with the origin of the naming of Hong Kong. Since then, more incense trees have been planted in a number of URA projects, including 618 Shanghai Street in Mong Kok, eResidence in Ma Tau Wai and Central Market in Central. URA is planning to plant more of them in other projects to enhance the

ambience of the built environment with a sense of peacefulness and blessing.

68. To align with best practices, URA continues to report its sustainability-related achievements on open space and G/IC area provision, rehousing assistance, environmental performance of redevelopment projects, and rental concession to NGOs and social enterprises in its Annual Report.

Smart Buildings

69. In view of COVID-19, URA seeks to adopt “Smart Hygiene” concepts in its redevelopment projects to create quality and healthy living. Some of the smart features being incorporated in URA’s in-house projects include UV-C VentGuard, touchless button for lift systems and sterilization method for common areas. In particular, the UV-C VentGuard for sterilising the air inside the vent pipes of a drainage system has already been installed in URA’s rehousing block at Soy Street and the Central Market. Moreover, the DL Scheme project at Ash Street (DL-11), the first URA self-developed project to incorporate these smart features, will be completed in 2023-24.

70. In 2020-21, URA collaborated with the Institute of Vocational Education to organise the URA Creative Engineering and Architectural Design Competition 2020. The winning application is the “U-trap Refill Automator” which detects water level and refills water in U-traps to prevent drying out of floor drains, hence reducing the risk of virus spread. URA has taken forward the preliminary design to develop a product for use in URA’s rehousing blocks and some of its acquired properties. The design of the product has been finalised and fabrication is in progress.

71. URA continues to adopt BIM in its business operation. The first BIM-Facility Management (“FM”) system for 618 Shanghai Street (MK/01) was completed in Q4 2019 to enhance the efficiency of property management of the project. The BIM-FM platform has been further extended to integrate two URA projects, namely the eResidence and the Central Market. The integration for eResidence was completed in Q1 2021 and that for Central Market will be completed in Q4 2021.

72. URA intends to expand its Smart City initiatives not only in buildings but also in the wider district area. A study on the smart use of underground space and smart provisions of city infrastructural facilities in KC area was completed in early 2021 and some of the recommendations will be incorporated in the development agreements of KC projects for implementation.

Urban Renewal Information System

73. In 2020-21, URA pressed on with the development of the Urban Renewal Information System (“URIS”) which is an enterprise GIS platform to enable a smart governance in the planning and implementation process for the 5R business strategies. It also serves as a single platform for data storage and exchange across divisions, thus enhancing data accuracy and retrieving efficiency. The development of URIS may augment the development of common spatial data infrastructure by Government and enhance data sharing with Government departments. The appointed consultant commenced the system development in Q3 2019 and ten 4R task specific applications have been developed and rolled out successfully by March 2021. It is expected that the system will be completed in 2021-22.

Educating the Community about Urban Renewal

74. In the context of the ongoing pandemic, URA has readily adjusted to the “new normal” and continued its efforts in educating the public about urban renewal and serving the community in old districts along with measures to safeguard the health and safety of participants of our programmes.

75. To align with government measures to combat COVID-19, URA closed its public facilities including the Urban Renewal Exploration Centre (“UREC”) and the Urban Renewal Resource Centre (“URRC”) for about three months from March till May 2020 and December 2020 till February 2021 respectively. Despite the closures, UREC still received 844 visitors while URRC served around 15 745 members of the public for making enquiries, conducting briefings, meetings and community activities on matters relating to building repair and maintenance in 2020-21. URRC has also been serving as a meeting venue for mediations concerning building repair and maintenance, property valuation and construction arranged by the Joint Mediation Helpline Office

since 2014. A total of 23 mediation meetings were held at URRC during the year.

76. Although docent tours at UREC were canceled, URA produced a three-minute video to take the public on a virtual tour of UREC to promote URA's urban renewal work and its importance. The video, which was made available on URA's Facebook page, has reached around 5 000 target audience.

77. Through a series of education and extension programmes, URA continues to engage members of the public, especially the younger generation, to enhance their understanding and foster a positive image of URA. In particular, the 2020-21 Young Leaders Programme co-organised with the Tung Wah Group of Hospitals ("TWGHs") was carried out to inspire students with innovative ideas about the sustainable development of Yau Tsim Mong District. A total of nine TWGHs secondary schools joined the programme. Another collaboration with the Institute of Vocational Education was conducted to provide a platform for students to unleash their creativity and apply academic knowledge on smart design and applications to improve the living condition of the old urban district (see details in paragraph 70 above). The winning application, namely the "U-trap Refill Automator", has attracted extensive media coverage which helped raise public awareness about keeping a hygienic living environment amidst the pandemic.

78. In 2020-21, a series of physical briefings were organised for members of District Councils ("DCs") and community leaders in 18 districts to share key findings of URA's NSBR as well as the importance of preventive maintenance. Due to the pandemic, briefings on subsidy schemes covering lift modernisation, building inspection and repair works, and fire safety improvement works were conducted online for DCs and the general public to enhance understanding of scheme implementation details and application.

Serving the Community

79. As part of the Corporate Social Responsibility programme, URA has partnered with local universities and NGOs in the Community Service Partnership Scheme in which URA colleagues and university students join hands to serve residents in old districts through various programmes. In 2020-21, the number of volunteers increased by over 30 to more than 160,

with more than 120 household beneficiaries served in districts covering To Kwa Wan (“TKW”), Kwun Tong, Central & Western District and SSP. Some of the activities include making bespoke furniture for families living in subdivided units, producing handy study toolboxes to facilitate a home-learning environment for children living in subdivided units, arranging online visits to elderly care centres to celebrate festive occasions and making cupcakes with elderlies.

80. In addition, URA’s “Home Repair Services Community Programmes” has benefitted approximately 800 families with poor living conditions in aged buildings in KC, Yau Tsim Mong and SSP in 2020-21. Another pilot scheme “Home Improvement Community Programme” was launched in 2020-21 to improve the living condition of elderly tenants in URA projects through comprehensive refurbishment of the public rental housing units where they were rehoused. A total of six cases were completed in 2020-21 under this pilot scheme with customised furniture and facilities provided to cater for the elderly tenants’ current and future physical needs. Meanwhile, a new service has been rolled out in partnership with a community organisation to step up infectious control measures for households living in subdivided units and to provide patio cleaning for a number of “3-nil buildings” in SSP.

81. Several redevelopment projects were launched in TKW in recent years. URA subsequently formed the “oUR Amazing Kid Band” for the TKW community in 2018 aiming to strengthen the social network of the participating kids and their families through regular training lessons, performances and engagement activities. In 2020-21, the Kid Band has recruited 17 new members from URA project sites in TKW, which is almost three times more than the number of new recruits in 2019-20, making a total number of 45 band members. Despite school suspension, the Band has continued to provide weekly music training through online platform and it produced three online performances which served to maintain participants’ social network while reaching out to the public audience through social media.

82. URA provides premises of about 5 000m² at basic or concessionary rent for NGOs and social enterprise operations, including units leased out for Community Housing Movement. Local communities, NGOs and creative talents can also rent activity space on a daily basis to organise workshops, performances, exhibitions and promotions at URA’s

Community Space at H6 CONET in Central, 7 Mallory Street in Wan Chai and 618 Shanghai Street in Mong Kok at a community rate.

Community Arts Programmes

83. In 2020-21, URA's "Arts and Cultural Partnership Programme in Old Urban Districts" supported a total of six new and ongoing programmes and reached out to about 9 600 people. These programmes included activities to enliven old urban districts by bringing enjoyment to local residents and the general public who gathered to appreciate the local characteristics. Since its launch, URA has supported a total of 65 arts and cultural programmes, benefitting more than 680 000 people.

IV. URA'S BP FOR 2021-22

84. The Financial Secretary has approved URA's 20th CP (2021-22 to 2025-26) and BP (2021-22). The approved 20th BP comprises four new redevelopment projects. Subject to the detailed proposal on the joint redevelopment of Tai Hang Sai Estate with HKSHCL, URA aims to commence the Tai Hang Sai Estate Redevelopment programme in Q3 2021.

85. With the completion of three strategic studies, URA will, in 2021-22, focus on the application of the study findings to forge district-based and planning-led urban renewal embracing our 5R works. One of the key tasks under YMDS is to commence detailed studies for the implementation of potential projects in the development nodes and conduct pilot testing of the proposed planning tools in consultation with the Government. For rehabilitation, URA will focus on implementing action plans based on the promotion strategy identified from NSBR to promote best practices in preventive maintenance. The Sustainability Study will focus on refining the application of selected KPIs in new projects for internal evaluation on the performance of those projects.

86. URA will continue the PPFs in the selected action areas and utilise the findings for identification of future renewal projects in a holistic and planning-driven manner.

Redevelopment

New Redevelopment Projects in Approved 20th BP

87. In 2021-22, URA will commence new project(s) according to the approved 20th BP. URA will carefully monitor the development of COVID-19 and its impact on project commencement and associated financial implications on URA while making the best endeavour to maintain the overall pace of urban renewal.

Ongoing Redevelopment Projects

88. Apart from new redevelopment projects, URA will continue to implement the 41 ongoing redevelopment projects. Work arising from the ongoing projects and new redevelopment projects will make up the bulk of URA's workload. While these projects may vary in size and complexity, due attention is given to each and every one of them. Nevertheless, timely support from relevant government departments and the public will be crucial to achieve the proposed planning impact.

Facilitating Services

89. In 2021-22, URFSL will continue the implementation of the facilitation projects with Facilitation Agreement signed. In addition, URFSL will continue the facilitating service to members of the undissolved CBS in the two pilot CBS projects to assist them in obtaining legal titles of their CBS flats and to NGOs under the "Single Site Multiple Uses" Scheme" to maximise the development potential of their sites and modernise their facilities.

Rehabilitation

90. URA will continue to implement various ongoing rehabilitation assistance schemes and services, especially the OBB 2.0, the FSW Scheme, the LIMS Scheme, the BMGSNO and the newly launched DRS in 2021-22. Meanwhile, URA's other rehabilitation programmes under IBRAS will continue. URA will implement the tasks in the action plan for the promotion strategy of building rehabilitation such as compiling maintenance manual template, formulating design for maintainability checklist, proposing amendments to DMC guidelines and relevant code of practice for Government's consideration. Moreover, URA will implement

area-based building rehabilitation in the focus area of KC to synergise with the redevelopment gain from URA's projects in the vicinity. URA will also forge on to promote building rehabilitation by enriching the content of the BRP to offer more diversified and holistic building rehabilitation information and support services to owners and various stakeholders.

Preservation, Revitalisation and Retrofitting

Preservation

91. During 2021-22, URA will continue to work with the JVP of Nga Tsing Wai Village Project for the preparation of the conservation proposal of the project (see details in paragraph 30 above).

Revitalisation

92. URA will carry on with its revitalisation efforts in 2021-22. These include ongoing endeavours in Wan Chai, Central & Western and Mong Kok. In particular, URA will continue the phase two revitalisation works of Central Market, and commence the revitalization works for URA's acquired and solely owned buildings in H19.

Retrofitting

93. URA will retrofit the ex-Mong Kok Market into an interim DHC to be handed over to the Food and Health Bureau ("FHB") upon completion of retrofitting. With the support from FHB, a comprehensive design consultant team has been appointed by URA in Q2 2021. Project planning and design works have commenced with target to complete the interim DHC around 2024 for timely operation. In the long run, URA will work closely with the Government to identify a suitable site within the Yau Mong district for the permanent DHC.

FINANCIAL MATTERS

94. URA's net asset value was \$47.24 billion as at 31 March 2021. This includes the \$10 billion capital injection from the Government and the accumulated surplus from operations of \$37.24 billion. For the year ended 31 March 2021, URA recorded a surplus of \$0.15 billion, showing an increase of \$0.03 billion from that of \$0.12 billion for the year ended 31 March 2020.

Land Premium Foregone by the Government

95. As a form of financial support rendered by the Government, URA is exempted by the Government from the need to pay land premium for its redevelopment sites. If not for this arrangement, URA's total accumulated surplus since its establishment of \$37.24 billion would have been reduced by \$19.70 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 45 projects up to 31 March 2021.

Overall Financial Position

96. The annual surplus/(deficit) of URA since its formation in May 2001 and the total accumulated surplus until 31 March 2021 are set out below:

Financial Year	Annual Surplus / (Deficit) \$'000
Deficit on formation on 1 May 2001	(2,160,610)
2001-02 (11 months)	(558,223)
2002-03	(226,454)
2003-04	(80,320)
2004-05	3,003,560
2005-06	1,579,074
2006-07	766,533
2007-08	2,094,652
2008-09	(4,458,994)
2009-10	7,018,311
2010-11	2,208,787
2011-12	2,584,046
2012-13	4,436,594

2013-14	(2,269,780)
2014-15	1,075,576
2015-16	4,450,660
2016-17	3,142,657
2017-18	12,037,862
2018-19	2,330,517
2019-20	117,737
2020-21	<u>149,962</u>

Total Accumulated Surplus
as at 31 March 2021 37,242,147
*(excluding the capital injection
from the Government of \$10 billion)*

97. 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, preservation and retrofitting.

98. The 2020-21 surplus of \$0.15 billion was mainly attributable to (a) surplus from a tendered project; (b) share of surplus sales proceeds from joint venture projects; (c) surplus from the sale of self-developed project; and (d) write back of provision for loss for various projects primarily arisen from the changes in their development plans and estimated project costs.

99. As at 31 March 2021, URA's total liquidity position, inclusive of cash and investments, was \$9.62 billion in comparison with the \$11.07 billion as at 31 March 2020. URA's estimated outstanding commitments in respect of projects under acquisition and resumption as well as construction costs on projects were \$7.06 billion.

100. 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.

101. URA is rated AA+ by Standard and Poor's Rating Services with stable outlook, the same status as the Government. URA maintains uncommitted bank facilities plus a Medium Term Note programme to facilitate bond issuance should the need arise. As at 31 March 2021, the total bond outstanding was \$1.10 billion with maturities from 2023 to 2026.

102. Detailed financial information relating to URA's overall position as at 31 March 2021 will be given in its Audited Accounts, which will be included in URA's 2020-21 Annual Report. The Annual Report is expected to be tabled by the Financial Secretary in the Legislative Council in October 2021 under section 18(6) of the URAO.

Financial Results of Completed Projects

103. The financial results of the projects completed up to 31 March 2021 are at Appendix II. Site B of Project H18⁶ (Peel Street/Graham Street) was completed in 2020-21.

Estimated Expenditures

104. It is estimated that in the five years from 1 April 2021 to 31 March 2026, a total cash outlay of about \$66 billion, excluding operational overheads, will be required by URA to meet the costs of all projects contained in the approved 20th CP. This amount covers URA's works in 5R. 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 20th BP/CP. During the period, there will also be cash inflow arising from upfront payment from joint venture developers and rental income etc., but the amount would hinge on the market performance. For comparison, a total cash outlay of about \$60 billion was projected in the work report last year for the five years from 1 April 2020 to 31 March 2025.

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

⁶ H18 was divided into three sites with individual land grants. Sites A and C of H18 are still in construction stage.

V. CONCLUSION

106. Despite the persistent pandemic situation in 2020-21, URA has made notable progress in its redevelopment and building rehabilitation initiatives to keep up the pace of urban renewal. In 2021-22, URA will press on to execute its work under the CP and BP using proactive measures to adapt to the “new normal”. URA’s forward trajectory will continue to follow a planning-led approach through efforts to build up its planning and project reserves for “5Rs” projects, with emphasis on optimisation of community benefits and social impacts. This will be complemented by cautious financial planning to ensure the sustainability of the urban renewal process in a long run. In addition, conscientious efforts will be devoted to promote preventive maintenance for building rehabilitation in order to curb the pace of urban decay.

107. As always, URA endeavours to rejuvenate urban old areas in Hong Kong and build a quality living environment while delivering a well-integrated, financially, environmentally and socially sustainable urban renewal programme that meets the needs and expectations of the community in a changing world.

Urban Renewal Authority
June 2021

URA Project Highlights as of 15 June 2021

Appendix I to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/C GFA m ²	Public Open Space (2) m ²	Remarks	Status
1-46 - 46 still ongoing URA projects commenced by URA																	
1 (5) KC-016	To Kwa Wan Road / Wing Kwong Street, To Kwa Wan	2020/21	March		6,592	29,132	32	1,760	900	55,480	41,610	8,322	0	5,548	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 05-03-21
2 (5) YTM-012	Shantung Street / Thistle Street, Mong Kok	2020/21	October		2,796	9,364	16	605	300	17,790	12,450	2,490	0	2,850	980	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-10-20
3 (5) CBS-1:KC	Shing Tak Street / Ma Tau Chung Road, Kowloon City	2020/21	May		5,162	15,446	30	540	640	38,692	32,243	6,449	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-05-20 SDEV authorised URA to proceed on 03-02-21 Objectors lodged appeals against SDEV's authorisation Appeal Board hearing held on 16-04-21
4 (5) CBS-2:KC	Kau Pui Lung Road / Chi Kiang Street, To Kwa Wan	2020/21	May		16,473	43,447	71	1,200	2,491	134,495	122,263	10,082	0	2,150	400	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-05-20 Draft DSP submitted to TPB on 22-05-20
5 (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	0	800	1,000	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-02-19 DSP approved by CE in C on 29-09-20 Initial acquisition offers issued on 19-10-20
6 (5) KC-014	Wing Kwong Street / Sung On Street, To Kwa Wan	2018/19	June		3,016	16,874	36	831	560	25,713	21,427	4,286	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 22-06-18 SDEV authorised URA to proceed on 18-02-19 Initial acquisition offers issued on 03-05-19 Resumption gazetted on 26-02-21 Site reverted to Government on 27-05-21 Clearance works in progress
7 (5) YTM-011	Oak Street / Ivy Street, Tai Kok Tsui	2017/18	March		820	2,999	6	205	115	5,985	4,987	998	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-03-18 SDEV authorised URA to proceed on 19-11-18 Initial acquisition offers issued on 30-11-18 Resumption gazetted on 04-09-20 Site reverted to Government on 05-12-20 Clearance works in progress Joint Venture Development tender awarded on 10-06-21
8 (5) C&W-006	Queen's Road West / In Ku Lane, Sai Ying Pun	2017/18	March		2,046	4,107	6	160	189	11,290	9,690	540	0	1,060	538	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 16-03-18 DSP approved by CE in C on 09-07-19 Initial acquisition offers issued on 02-08-19 Resumption gazetted on 26-02-21 Site reverted to Government on 27-05-21 Clearance works in progress
9 (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 gazetted on 04-09-20 Site reverted to Government on 05-12-20 Clearance works in progress
10 (5) KC-013	Kai Ming Street / Wing Kwong Street, To Kwa Wan	2016/17	March		1,749	7,458	12	463	see Remarks	11,800	9,833	1,967	0	0	0	Project KC-013 will combine with KC-012 with a flat production of 414 for the combined site Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 17-03-17 SDEV authorised URA to proceed on 13-10-17 Initial acquisition offers issued on 06-12-17 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Site clearance completed on 08-12-20 Demolition works in progress
11 (5) KC-012	Wing Kwong Street, To Kwa Wan	2016/17	June		1,258	5,023	14	388	see Remarks	10,530	8,775	1,755	0	0	0	Project KC-012 will combine with KC-013 with a flat production of 414 for the combined site Eligible domestic owner-occupiers can join the Flat for Flat scheme	Project commencement gazetted on 03-06-16 SDEV authorised URA to proceed on 10-03-17 Initial acquisition offers issued on 07-07-17 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Clearance works in progress
12 (5) KC-011	Hung Fook Street / Kai Ming Street, To Kwa Wan	2016/17	June		2,635	12,628	23	788	400	21,960	18,300	3,660	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project will combine with DL-8 for tender	Project commencement gazetted on 03-06-16 SDEV authorised URA to proceed on 03-03-17 Initial acquisition offers issued on 07-07-17 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Clearance works in progress
13 (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 C on 31-10-17 Initial acquisition offers issued on 06-12-17 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Clearance works in progress
14 (5) KC-008(A)	Chun Tin Street / Sung Chi Street, To Kwa Wan	2016/17	May		2,475	3,738	14	179	260	13,835	12,270	1,565	0	0	300	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project will be developed by URA and all 260 flats will be sold as "Starter Homes"	Project commencement gazetted on 06-05-16 Initial acquisition offers issued on 05-07-16 under special arrangement DSP approved by CE in C on 31-10-17 Second round acquisition offers issued on 06-12-17 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Site clearance completed on 30-11-20 Demolition works in progress
15 (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 S.16 approval for provision of underground public carpark granted by TPB on 21-12-18 Resumption gazetted on 06-09-19 Site reverted to Government on 07-12-19 Clearance works in progress
16 (4,5) DL-11:YTM	Ash Street, Tai Kok Tsui	2015/16	May		474	3,228	5	206	69	3,551	3,085	466	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project is developed by URA	Land Grant executed on 29-03-19 Foundation works in progress GBP approved on 09-10-20
17 (4,5) DL-10:KT	Hang On Street, Kwun Tong	2014/15	November		865	5,304	10	387	161	6,661	5,920	222	0	519	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 30-04-19 Demolition works completed Site was handed over to JVP on 09-08-19 Main contract works in progress GBP amendment approved on 07-04-21

URA Project Highlights as of 15 June 2021

Appendix I to Annex B

Project Code	Project Name	Launch Year	Launch Month	Development Name	Project Site Area m ²	Existing GFA m ²	Building Blocks (1)	Population	Residential Flats Number	Total GFA m ²	Residential GFA m ²	Commercial GFA m ²	Other Uses GFA m ²	G/C GFA m ²	Public Open Space (2) m ²	Remarks	Status
18 (5) SSP-016	Castle Peak Road / Un Chau Street, Sham Shui Po	2013/14	February		1,900	7,335	16	476	337	14,841	12,367	2,474	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 23-10-18 Site handed over to JVP on 22-11-18 Land Grant executed on 24-01-19 GBP amendment approved on 17-03-21 Superstructure works in progress
19 (4,5) DL-8-KC	Kai Ming Street, To Kwa Wan	2013/14	December		553	2,467	6	122	75	4,545	3,788	308	0	450	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme The project will combine with KC-011 for tender	Project commencement gazetted on 19-12-13 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
20 (4) DL-6-YTM	Fuk Chak Street / Li Tak Street, Tai Kok Tsui	2013/14	June	Sablier	769	3,461	2	171	144	5,738	5,101	637	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 Pre-sale consent issued on 01-09-20 Sales of residential flats launched on 02-10-20 Occupation Permit issued on 20-05-21 Fitting out works in progress
21 (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	Pre-sale consent was issued on 08-08-18 Sales of residential flats launched on 29-08-18 Occupation Permit issued on 20-05-20 Certificate of Compliance issued on 09-11-20 Sale of remaining flats in progress
22 (4,5) DL-5-SSP	Tung Chau Street / Kweilin Street, Sham Shui Po	2013/14	April		1,490	10,313	1	552	262	13,409	9,355	4,054	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 12-06-18 Land Grant executed on 21-08-18 Site handed over to JVP on 21-08-18 GBP amendment approved on 16-07-20 Superstructure works in progress
23 (5) SSP-015	Tonkin Street / Fuk Wing Street, Sham Shui Po	2012/13	March		1,268	4,964	13	270	175	9,675	8,062	1,613	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Joint Venture Development tender awarded on 23-04-20 Land grant was executed on 02-07-20 Site was handed over to JVP on 12-08-20 Foundation works in progress
24 (3,8) 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	The project is switched from redevelopment to retrofitting	Project commencement gazetted on 18-01-13 SDEV authorised URA to proceed on 08-08-13 Initial acquisition offer issued on 17-12-13 Retrofitting works for acquired properties and common areas of the project in progress
25 (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	Pre-sale consent issued on 29-11-17 Sales of residential flats launched on 15-12-17 Occupation Permit issued on 31-12-18 Certificate of Compliance issued on 03-04-19 Sale of remaining flats in progress
26 (4) DL-2-SSP	205-211A, Hai Tan Street, Sham Shui Po	2012/13	April	Hyde Park	470	2,952	1	222	76	3,600	3,132	468	0	0	0	Eligible domestic owner-occupiers can join the Flat for Flat scheme	Pre-sale consent issued on 12-06-20 Sales of residential flats launched on 31-08-20 Occupation Permit issued on 09-04-20 Certificate of Compliance issued on 18-12-20 Sale of remaining flats in progress
27 (4,5) DL-3-YTM	Pine Street / Oak Street, Tai Kok Tsui	2012/13	April	L · Living 23	865	5,105	11	330	142	6,597	5,608	989	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 Pre-sale consent issued on 22-08-19 Sales of residential flats launched in 04-21 GBP amendment approved on 12-04-21 Superstructure works in progress
28 (5) YTM-010	Reclamation Street / Shantung Street, Mong Kok	2011/12	February	One Soho	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 Small sized flats of 35 to 65m ²	Joint Venture Development tender awarded on 18-12-17 Land Grant executed on 08-03-18 Site handed over to JVP on 18-04-18 GBP amendment approved on 18-02-21 Superstructure works in progress Presale consent issued on 20-04-21 Sales of residential flats launched on 21-04-21
29 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 Small sized flats of 35 to 65m ²	Presale consent issued on 17-01-19 Sales of residential flats launched on 19-03-19 Occupation Permit issued on 15-09-20 Certificate of Compliance issued on 08-03-21
30 SSP-014	Fuk Wing Street, Sham Shui Po	2010/11	March	The Amused	649	2,456	6	194	136	5,030	4,471	559	0	0	0	No less than 50% of residential units should be small flats equal to or smaller than 45m ² Eligible domestic owner-occupiers can join Flat for Flat scheme	Presale consent issued on 25-07-17 Sales of residential flats launched in 09-17 Occupation Permit issued on 16-08-18 Certificate of Compliance issued on 28-12-18
31 KC-006	Pak Tai Street / San Shan Road, Ma Tau Kok	2010/11	March	Downtown 38	1,277	6,389	12	296	228	9,783	8,152	1,631	0	0	0	Small sized flats of 25 to 36m ² Eligible domestic owner-occupiers can join Flat for Flat scheme	Presale consent issued on 28-09-18 Sales of residential flats launched on 15-01-19 Occupation Permit issued on 12-07-19 Certificate of Compliance issued on 24-03-20 Sale of remaining flats in progress
32 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) The project was developed by URA All 493 flats were assigned for sale as "Starter Homes"	Land Grant executed on 13-04-15 Modification Letter for "Starter Homes" executed on 14-11-18 Occupation Permit issued on 02-09-19 Certificate of Compliance issued on 28-04-20 All the 493 Starter Homes units sold

URA Project Highlights as of 15 June 2021

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
33 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
34 (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 'Historic Buildings Preserved for Commercial and/or Cultural Uses'	Land Grant executed on 25-01-17 Occupation Permit issued on 07-05-19 Certificate of Compliance issued on 05-07-19 Operation commenced in 11-19
35 (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 'Historic Buildings Preserved for Commercial and/or Cultural Uses'	Renovation works of acquired properties completed Renovated units leased out
36 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 Sales of remaining flats in progress
37 (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 URA and JVP are preparing the Archaeological Impact Assessment report based on the results of further excavation
38 (5,6) H18	Peel Street / Graham Street, Sheung Wan	2007/08	July	(H18 - Site B) - My Central	5,267	20,219	47	740	306	67,402	22,638	43,294	210	1,260	2,142	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 9,150m ² for hotel; 210m 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 GBP amendment approved on 18-01-21 Foundation works in progress Site B Completed in 2020-21 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 GBP amendment approved on 22-04-21 Foundation works in progress
39 (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	209,523	0	31,117	13,350	Commercial GFA include 65,860m ² for offices and 32,000m ² for hotel G/IC includes 6,200m ² for Kwun Tong Jockey Club Health Centre in YWS Site and 8,600m ² for Government uses in Main Site and 16,300m ² for Public Transport Interchange in Main Site. Commercial Space includes 1,300m ² for social enterprises. Residential flats include 299 flats in Yuet Wah Street site and 1,999 flats in the Main Site (DAs 2 & 3) Public space includes a minimum of 9,350m ² at-grade public open space as required under the approved s.16 A/K14/745 and a minimum of 4,000m ² podium public open space as required under the lease.	YWS Site (DA 1) Occupation Permit obtained on 08-07-14 Certificate of Compliance obtained on 29-10-14 Sales of remaining flats in progress Main Site (DAs 2 & 3) Presale consent issued on 29-11-18 Sales of residential flats launched on 09-12-18 Occupation Permit issued on 26-11-20 Certificate of Compliance issued on 28-04-21 PTI operated on 02-04-21 Main Site (DAs 4 & 5) Resumption for DA5 gazetted on 17-05-19 Site of DA5 reverted to Government on 18-08-19 Site clearance of DA 4 completed on 31-03-21 Site clearance of DA 5 completed on 17-05-21 Demolition works in progress
40 (5) SSP/1.003-005 41 42	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 Pre-sale consent issued on 18-09-19 Sales of residential flats launched on 17-10-19 GBP (Site A) approved on 09-04-21 GBP (Site B) approved on 26-04-21 GBP (Site C) approved on 08-06-20 Superstructure works in progress
43 H14	Sai Wan Ho Street, Shau Kei Wan	2005/06	September	Monti	710	3,796	2	21	144	5,680	5,680	0	0	0	0		Pre-sale consent approved on 23-04-18 Sale of residential flats launched on 01-09-18 Occupation Permit issued on 28-10-19 Certificate of Compliance issued on 30-03-20 Sales of remaining flats in progress
44 (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
45 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

URA Project Highlights as of 15 June 2021

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				
75	K17			Yeung Uk Road, Tsuen Wan	(10)		The Dynasty	7,230	0	0	0	256	44,404	27,031	17,373	0	0	0	Project completed in 2010-11		
76	K13			Tsuen Wan Town Centre, Tsuen Wan	(10)		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	
77	H12			Kennedy Town, Kennedy Town	(10)		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	
78	H13			Ka Wai Man Road, Kennedy Town	(10)		Mount Davis 33	728	4,000	1	0	89	7,280	7,280	0	0	0	0	Project completed in 2007-08		
79	K10			Waterloo Road / Yunnan Lane, Yau Ma Tei	(10)		8 Waterloo Road	3,869	6,610	27	444	576	32,012	32,012	0	0	0	1,650	Project completed in 2007-08		
80	H1			Queen Street, Sheung Wan	(10)		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	
81	K2			Argyle Street / Shanghai Street, Mong Kok	(10)		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	
82	K8			Kwong Yung Street, Mong Kok	(10)		Paradise Square	1,607	4,190	19	178	272	15,160	12,746	2,414	0	0	0	Project completed in 2005-06		
73 - 82 Completed Sub-Total (9) (F)																					
Completed Total (8) (D) + (E) + (F)																					
Commenced + Completed																					
					293,055	940,593	2,021	48,854	30,411	2,439,965	1,636,383	712,881	3,997	86,705	40,276						

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
- (4) Demand-led project
- (5) The details of projects 1 to 19, 22 to 23, 27 to 28 and 37 to 42 are yet to be finalised and are still subject to change during the statutory, planning and land grant approval processes.
- (6) Projects 34 and 35 are purely preservation projects while redevelopment projects 37, 38, 53, 57, 65 and 74 containing some preservation elements.
- (7) Revitalisation project
- (8) Retrofitting project
- (9) 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
- (10) The project was commenced by ex-Land Development Corporation.

Glossary of Terms

CE in C = Chief Executive in Council
 DA = Development Area
 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
 MLP = Master Layout Plan
 SDEV = Secretary for Development
 STT = Short-term Tenancy
 TPB = Town Planning Board
 URA = Urban Renewal Authority
 YWS = Yuet Wah Street

Project Numbers Reconciliation

+ 46 projects commenced by URA
 + 0 projects commenced by HKHS
 + 0 projects commenced by ex-LDC
 + 20 projects commenced and completed by URA
 + 6 projects completed by HKHS
 + 10 projects commenced by ex-LDC and completed by URA
82 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 3 to Appendix II)**

Number of Projects Completed

Projects Completed from 2001 to 2019-20	30
Project Completed in 2020-21 (See Attachment 2)	0 (See Note)
Total Number of Projects Completed	30

Note: Peel Street / Graham Street Project (H18) was divided into three sites with individual land grants. While Site B was completed in 2020-21, Sites A and C are still in construction stage. As such, the project as a whole is not being regarded as a completed project though the financial figures for the completed Site B has been included in this Attachment.

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 Completion of Site B of Project H18	2020-21	174.7	405%	383.2	476%

Cumulative Financial Results for Completed Projects

	Total for 30 Projects Completed as of 31 March 2020	Site B of Project H18 Completed in 2020-21	Total for All Projects / Sites Completed as of 31 March 2021
	A	B	A + B
	\$ million	\$ million	\$ million
Total Revenue	41,073.2	2,453.2	43,526.4
Total Direct Cost	(18,182.8)	(904.1)	(19,086.9)
Surplus / (Deficit)	22,890.4	1,549.1	24,439.5
Land Premium Foregone by Government	(4,919.0)	(242.0)	(5,161.0)
Net Surplus / (Deficit) after Land Premium Foregone	17,971.4	1,307.1	19,278.5

Remarks

- a) Developers and URA are holding commercial spaces in five out of thirty projects completed by 31 March 2021 for letting pending future sales in accordance with the joint venture agreements of the project. These five projects are Project K13 (Citywalk), Project K17 (Citywalk 2), Project K26 (Vista), Project K28 (The Forest) and Project H15 (Lee Tung Avenue). Estimated total value of URA's shares in these five commercial spaces was approximately \$6,831 million as at 31 March 2021.
- b) URA is holding the commercial portion including market block of Project H18 Site B for letting. Estimated market value of the commercial portion including market block was approximately \$892 million as at 31 March 2021.
- c) 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 2021.

Appendix II to Annex B Attachment 2

URBAN RENEWAL AUTHORITY PROJECT INFORMATION SHEET

(to be read in conjunction with Attachment 3 to Appendix II)

Project Address, Name and References

Address: Peel Street / Graham Street - Site B¹, Sheung Wan
Name: My Central
Reference: No. 38 in Project Highlights

Project Site Information

Area 1,690 m²
Original GFA 9,313 m²
Building Blocks 19

Project Site Development Information

Total GFA 17,790 m²
Residential Flats 185
Commercial Space 2,980 m²
Public Open Space 450 m²
Project Duration 14 years

Milestones

	Date	Centa City Index (July 1997 = 100)		R&VD Domestic Index (1999=100)	
		Index	% Variation Since Offers	Index	% Variation Since Offers
Commencement by URA	July 2007	55.9		102.8	
Issue of Acquisition Offers	October 2007	58.4	100%	108.5	100%
Project Agreement	May 2012	102.3	175%	203.2	187%
Land Grant	July 2012	103.6	177%	206.1	190%
Launch of Sales	October 2017	158.7	272%	344.2	317%
Year of Site Completion	2020-21	174.7	299%	383.2	353%

Financial Results

	\$ million
Total Revenue	2,453.2
Total Direct Cost	(904.1)
Surplus / (Deficit)	1,549.1
Land Premium Foregone by Government	(242.0)
Net Surplus / (Deficit) after Land Premium Foregone by Government	1,307.1

Remarks

URA was responsible for acquisition and demolition.
Developer paid all development costs.
URA received upfront payment and share of surplus sales proceeds above certain threshold.
URA retained the commercial portion including market block and received rental income.

¹ The project was divided into three sites with individual land grants. Sites A and C are still in construction stage.

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;
- (d) Net rental income from the leased commercial portion of the project up to the reporting year but excluding the value of the commercial portion of the project which is yet to be sold;
- (e) Net sales proceeds received from the joint venture partners for the purchases of those project properties previously acquired by the ex-LDC, prior to the engagement of the joint venture partner.

4) Direct Cost

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

5) Land Premium

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

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

6) Allocated Overheads

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

7) Notional Interest

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