

Operating Review - URA Project Highlights

		Project Site Information				Project Development Information						
Project Name	Development Name	Area m ²	Existing GFA m ²	Buildings	Population	Total GFA m ²	Residential Flats	Commercial Space m ²	Other Uses m ²	G/IC GFA m ²	Public Open Space ⁽¹⁾ m ²	
1 to 33 - 33 Ongoing projects commenced up to 31 March 2010 by URA												
1 ⁽²⁾	Ma Tau Wai Road / Chun Tin Street, Ma Tau Kok	3377	11104	16	1080	22640	420	1900	0	1000	500	
2 ⁽²⁾	Shun Ning Road, Sham Shui Po	827	3820	5	159	6977	110	775	0	0	0	
3 ⁽²⁾	San Shan Road / Pau Chung St, Ma Tau Kok	1170	6046	7	344	10530	144	1755	0	0	0	
4 ^(2, 3)	Shanghai Street / Argyle Street, Mong Kok	1128	3944	14	170	3944	0	3944	0	0	0	
5 ^(2, 3)	Prince Edward Road West / Yuen Ngai Street, Mong Kok	1440	4334	10	31	6126	0	6126	0	0	0	
6 ⁽²⁾	Anchor Street / Fuk Tsun Street, Tai Kok Tsui	726	3348	6	257	6534	0	6534	0	0	0	
7 ⁽²⁾	Chi Kiang Street / Ha Heung Road, Ma Tau Kok	928	5226	5	298	8352	116	1392	0	0	0	
8 ⁽²⁾	Pak Tai Street / Mok Cheong Street, Ma Tau Kok	776	3772	5	239	6984	92	1164	0	0	0	
9 ⁽²⁾	Sai Yee Street, Mong Kok	2465	14434	14	498	22185	340	3698	0	0	0	
10 ^(2, 3)	Nga Tsin Wai Village, Wong Tai Sin	4637	2051	36	109	37097	580	2319	0	0	1400	
11 ^(2, 3)	Peel Street / Graham Street, Sheung Wan	5320	20219	37	823	68300	293	44650	0	1290	2060	
12 ⁽²⁾	Kwun Tong Town Centre, Kwun Tong	53500	96104	24	4439	401250	1980	111780	97860	31000	13400	
13 ^(2, 3)	Stone Nullah Lane / Hing Wan Street, Wan Chai	Blue House	906	1765	9	70	-	0	0	-	0	0
14	MacPherson Stadium, Mong Kok	2400	2788	1	0	24767	297	2443	0	5619	0	

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Remarks	Status
Project commenced at request of Government following collapse of one building and demolition of damaged adjacent one	Project commencement gazetted on 24/02/10
	Project commencement gazetted on 26/06/09 SDEV authorized URA to proceed on 29/01/10 Initial acquisition offers issued on 21/04/10
	Project commencement gazetted on 29/05/09 SDEV authorized URA to proceed on 29/01/10 Initial acquisition offers issued on 21/04/10
Zoned 'Other specified uses: shophouses for commercial and / or cultural uses'	Project commencement gazetted on 19/09/08 DSP approved by CE in C on 12/03/10 Initial acquisition offers issued on 31/03/10
Zoned 'Other specified uses: shophouses for commercial and / or cultural uses'	Project commencement gazetted on 19/09/08 DSP approved by CE in C on 12/03/10 Initial acquisition offers issued on 31/03/10
Commercial space is for hotel with about 184 rooms	Project commencement gazetted on 07/03/08 DSP approved by CE in C on 30/06/09 Property acquisition in progress Resumption application submitted on 28/06/10
	SDEV authorized URA to proceed on 07/07/08 Clearance in progress
	SDEV authorized URA to proceed on 07/07/08 Clearance in progress
	Project commencement announced on 21/12/07 Property acquisition in progress Resumption application submitted on 28/10/09
	Project commencement announced on 02/10/07 Property acquisition in progress Resumption application submitted on 08/10/09 Land Grant Application submitted on 07/01/10 Demolition of vacated properties in progress
G/IC is a 1,290m ² multi-purpose activity hall. Commercial space includes retail space for relocating wet trade market shops, some space for social enterprises and 8,950m ² for 182-room hotel	Revised MLP approved by TPB in 01/09 Property acquisition in progress Resumption application submitted on 11/09/09
Other uses include 65,860m ² for offices and 32,000m ² for hotel G/IC includes 6,200m ² for Kwun Tong Jockey Club Health Centre in Yuet Wa Street Site and 8,100m ² for Government uses in Main Site and 16,700m ² for Public Transport Interchange in Main Site Commercial Space includes some space for social enterprises Actual residential flat production is 1,980 units, but the approved MLP stated not more than 2,000 units to allow flexibility Public space includes min 8,700m ² at-grade public open space and min 4,700m ² public streetscape area / pedestrian deck as specified in Fig 9 Open Space Classification of Appendix C of approved MLP	Project commencement gazetted on 30/03/07 2 DSPs approved by CE in C on 15/07/08 Yuet Wah Street (YWS) MLP approved by MPC on 05/12/08 Property acquisition offers made on 29/12/08 Main Site MLP approved by MPC on 23/01/09 1,088 of 1,657 offers accepted before expiry on 30/03/09 Resumption and phased reversion application for Main Site submitted in 07/09 Joint-venture development tender for YWS Site awarded on 19/10/09 Land grant for YWS Site executed on 31/12/09 Hoarding of YWS Site in progress
Part of revitalising historic buildings through partnership scheme Other uses include education, recreation, welfare or visitor uses	Project returned by HKHS to URA with effect from 01/02/10
Land grantee is Hong Kong Playground Association G/IC is for Indoor Stadium and Youth Centre	Estimated completion of construction in mid 2012 Construction in progress

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15 ⁽²⁾ 16 ⁽²⁾ 17 ⁽²⁾	Hai Tan Street / Kweilin Street & Pei Ho Street, Sham Shui Po		7440	25344	37	1277	56840	845	4990	0	2200	1500
18 ⁽²⁾	Fuk Tsun Street / Pine Street, Tai Kok Tsui		560	4071	3	273	5040	72	840	0	0	0
19 ^(2,3)	Yu Lok Lane / Centre Street, Sai Ying Pun		2150	4140	14	213	16464	270	245	0	0	1180
20 ^(2,3)	Mallory Street / Burrows Street, Wan Chai		780	2687	5	122	2140	0	0	2140	0	300
21 22	Lai Chi Kok Road / Kweilin Street & Yee Kuk Street, Sham Shui Po		3339	13197	17	551	29649	384	4914	0	0	580
23	Pine Street / Anchor Street, Tai Kok Tsui		2328	11802	12	518	21261	464	3492	0	0	450
24	Larch Street / Fir Street, Tai Kok Tsui	Lime Stardom	2195	10332	12	594	19710	377	3285	0	0	0
25 ⁽³⁾	Lee Tung Street / McGregor Street, Wan Chai		8220	36534	52	1613	77587	1212	9637	0	2706	3000
26	Baker Court, Hung Hom		277	834	2	9	2338	68	261	0	0	0
27	Bedford Road / Larch Street, Tai Kok Tsui	i-home	1229	6313	7	280	10363	182	1148	0	0	0
28 ^(2,3)	Staunton Street / Wing Lee Street, Sheung Wan		3563	6272	24	288	10179	115	3115	0	0	930
29	Queen's Road East, Wan Chai	Queen's Cube	378	1806	5	25	3984	96	441	0	0	0
30	First Street / Second Street, Sai Ying Pun	Island Crest	3536	15690	30	777	38178	488	1722	0	2197	700
31	Po On Road / Shun Ning Road, Sham Shui Po	Beacon Lodge	1394	4898	8	327	12534	166	2083	0	0	251
32	Cherry Street, Tai Kok Tsui	Florient Rise	4510	14416	33	1020	43231	522	4916	0	1849	0
33	Fuk Wing Street / Fuk Wa Street, Sham Shui Po	Vista	1384	5129	8	246	12453	173	2075	0	0	255
1 to 33 Commenced Sub-Total (A)			122883	342420	458	16650	987637	9806	231671	100000	47861	26506

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Remarks	Status
Three projects taken forward as one G/IC includes 1,940m ² for Special Child Care Centre cum Early Education Centre, Day Care Centre for Elderly and Sub-base for a Neighbourhood Elderly Centre; 260m ² for either social enterprise or non-domestic use	DSP approved by CE in Council on 03/06/08 MLP approved by TPB in 10/09 Property acquisition in progress Resumption application submitted on 29/05/09
	Preliminary basic terms offer was issued by LandsD on 14/10/08 Clearance completed in 07/10 Demolition of vacated properties in progress
Commercial space includes 76m ² for community use	MLP approved by TPB in 09/07 Preliminary basic terms offer was issued by LandsD on 11/09/09 Clearance completed in 02/10 Demolition completed
Zoned 'Other specified uses: open space and historical buildings preserved for cultural and commercial uses'	Section 16 application approved by TPB in 02/09 Preliminary Basic Terms Offer was issued by LandsD on 15/06/10 Structural / foundation strengthening work in progress
Two projects taken forward as one Commercial space includes some space for social enterprises	MLP approved by TPB in 01/08 Joint-venture development tender awarded on 22/01/10 Land Grant executed on 16/03/10 Site investigation works completed
Construction in progress	Estimated completion of construction in early 2012 Construction in progress
Commercial space includes some space for non-income generating activities	Estimated completion of construction in mid 2011 Construction in progress Sales of flats in progress
Commercial space includes some space for social enterprises G/IC includes Residential Care Home for Elderly / Community Service Support Centre, Refuse Collection Point and public toilet	MLP approved by TPB on 22/05/07 Lee Tung Street closed on 25/02/10 Joint venture development tender awarded in 06/09 Land Grant executed on 25/02/10 Piling works in progress
	Construction in progress
	Occupation Permit obtained in 03/09 Certificate of Compliance obtained in 06/09 Sales of remaining flats in progress
	Revised MLP rejected by TPB on 19/03/10 Alternative approach now being considered by TPB Property acquisition in progress
	Occupation Permit obtained in 04/10 Certificate of Compliance obtained in 07/10 Sales of flats in progress
Commercial space excludes G/IC area. G/IC is for Residential Care Home for Elderly	Occupation Permit obtained in 10/09 Certificate of Compliance obtained in 06/10 Sales of flats in progress
	Occupation Permit obtained in 04/08 Certificate of Compliance obtained in 07/08 Sales of remaining flats in progress
Commercial space excludes G/IC area. G/IC is for Residential Care Home for Elderly	Occupation Permit obtained in 02/09 Certificate of Compliance obtained in 07/09 Sales of remaining flats in progress
	Occupation Permit obtained in 11/08 Certificate of Compliance obtained in 03/09 Sales of remaining flats in progress

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34 to 40 - 7 Ongoing projects commenced up to 31 March 2010 by HKHS												
34 ⁽²⁾	Sai Wan Ho Street, Shau Kei Wan	712	3796	2	21	5791	88	631	0	0	0	
35 ⁽²⁾	Castle Peak Road / Cheung Wah Street, Sham Shui Po	1000	5935	10	158	9000	120	1500	0	0	0	
36 ⁽²⁾	Castle Peak Road / Un Chau Street, Sham Shui Po	2610	14193	24	496	23490	350	3915	0	0	150	
37 ⁽²⁾	Un Chau Street / Fuk Wing Street, Sham Shui Po	2130	10114	22	362	19170	275	995	0	2200	150	
38 ⁽²⁾	Castle Peak Road / Hing Wah Street, Sham Shui Po	1390	8286	11	344	12510	168	2085	0	0	0	
39	Shau Kei Wan Road, Shau Kei Wan	1872	9834	17	400	19555	276	3217	0	0	0	
40	Po On Street / Wai Wai Road, Sham Shui Po	2592	9923	19	528	21320	327	988	0	2550	0	
34 to 40 Commenced Sub-Total (B)		12306	62081	105	2309	110746	1604	13331	0	4750	300	
41 to 44 - 4 Ongoing projects commenced by ex-LDC												
41	Yeung Uk Road, Tsuen Wan	The Dynasty	7230	NA	0	0	44404	256	17373	0	0	0
42	Hanoi Road, Tsim Sha Tsui	The Masterpiece	8299	27309	20	220	102625	345	31209	25816	0	1219
43	Tsuen Wan Town Centre, Tsuen Wan	Vision City	20300	56851	22	7119	134185	1466	23221	0	3080	3700
44 ⁽³⁾	Tai Yuen Street / Wan Chai Road, Wan Chai	The Zenith	6793	12555	31	975	62310	889	3453	0	6318	0
41 to 44 Commenced Sub-Total (C)		42622	96715	73	8314	343524	2956	75256	25816	9398	4919	
1 to 44 Commenced Total (A) + (B) + (C)		177811	501216	636	27273	1441907	14366	320258	125816	62009	31725	
45 to 46 - 2 Completed projects commenced by URA⁽⁴⁾												
45 ⁽⁴⁾	Reclamation Street, Mong Kok	MOD 595	535	2411	4	122	4921	85	802	0	0	0
46 ^(3,4)	Johnston Road, Wan Chai	J Residence	1970	7640	21	333	20567	381	2600	0	0	0
45 to 46 Completed Sub-Total⁽⁴⁾ (D)		2505	10051	25	455	25488	466	3402	0	0	0	
0 Completed project commenced by HKHS⁽⁴⁾												
Nil Completed Sub-Total⁽⁴⁾ (E)		0	0	0	0	0	0	0	0	0	0	

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Remarks	Status
	Property acquisition in progress Discussions underway on possible return of project by HKHS to URA
	Demolition Completed
	Demolition Completed
G/IC is for Residential Home for Elderly	Demolition Completed
	Demolition Completed
	Construction in progress
G/IC is for Residential Home for Elderly	Construction in progress
	Occupation Permit obtained in 01/09 Certificate of Compliance obtained in 06/09 Sales of remaining flats and leasing of commercial space in progress
Other use is for 381-room hotel	Occupation Permit obtained in 01/09 Certificate of Compliance obtained in 06/09 Sales of remaining flats and leasing of commercial space in progress Hotel in operation Independent valuations for private tender of unsold units in progress
G/IC is for transport and community facilities	Occupation Permit obtained in 05/07 Certificate of Compliance obtained in 09/07 Sales of remaining flats and leasing of commercial space in progress
G/IC includes Market, Day Nursery, Refuse Collection Point and Public Toilet	Occupation Permit of Sites A & B obtained in 04/06 & 06/05 Certificate of Compliance (phase 1) obtained in 06/07 Revised MLP for Site C approved by TPB on 20/06/08 Partial demolition of Old Wan Chai Market at Site C completed Construction at Site C in progress for completion in early 2013
	Project completed in 2009/10 Sales of remaining parking spaces in progress
	Project completed in 2008/09

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47 to 52 - 6 Completed projects commenced by ex-LDC⁽⁴⁾																								
47 ⁽⁴⁾	Kennedy Town New Praya, Kennedy Town	The Merton	6075	24808	15	1683	62904	1182	0	0	110	2300												
48 ⁽⁴⁾	Ka Wai Man Road, Kennedy Town	Mount Davis 33	728	4000	1	0	7280	89	0	0	0	0												
49 ⁽⁴⁾	Waterloo Road / Yunnan Lane, Yau Ma Tei	8 Waterloo Road	3869	6610	19	444	32012	576	0	0	0	1650												
50 ⁽⁴⁾	Queen Street, Sheung Wan	Queen's Terrace	7964	25792	50	648	66233	1148	400	0	5254	1200												
51 ⁽⁴⁾	Argyle Street / Shanghai Street, Mong Kok	Langham Place	11976	40810	58	2603	167414	0	160866	0	6548	1100												
52 ⁽⁴⁾	Kwong Yung Street, Mong Kok	Paradise Square	1607	4190	10	178	15160	272	2414	0	0	0												
47 to 52 Completed Sub-Total⁽⁴⁾ (F)			32219	106210	153	5556	351003	3267	163680	0	11912	6250												
45 to 52 Completed Total⁽⁴⁾ (D) + (E) + (F)			34724	116261	178	6011	376491	3733	167082	0	11912	6250												
1 to 52 Commenced + Completed Total			212535	617477	814	33284	1818398	18099	487340	125816	73921	37975												
<p>Note (1) This table includes only Public Open Space and not any private open space.</p> <p>(2) The details of projects 1 to 13, 15 to 20 and 34 to 38 have yet to be finalised and are still subject to change during the statutory, planning and land grant approval processes.</p>																								
<p>Glossary of Terms</p> <table> <tr> <td>BP = Business Plan</td> <td>C/R = Commercial / Residential</td> <td>HKHS = Hong Kong Housing Society</td> </tr> <tr> <td>CDA = Comprehensive Development Area</td> <td>DSP = Development Scheme Plan</td> <td>LandsD = Lands Department</td> </tr> <tr> <td>CE = Chief Executive of Hong Kong Special Administrative Region</td> <td>GFA = Gross Floor Area</td> <td>LDC = Land Development Corporation</td> </tr> <tr> <td>CE in C = Chief Executive in Council</td> <td>G/IC = Government / Institution and Community</td> <td>MLP = Master Layout Plan</td> </tr> </table>													BP = Business Plan	C/R = Commercial / Residential	HKHS = Hong Kong Housing Society	CDA = Comprehensive Development Area	DSP = Development Scheme Plan	LandsD = Lands Department	CE = Chief Executive of Hong Kong Special Administrative Region	GFA = Gross Floor Area	LDC = Land Development Corporation	CE in C = Chief Executive in Council	G/IC = Government / Institution and Community	MLP = Master Layout Plan
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Remarks	Status		
G/IC is for public toilet	Project completed in 2007/08		
	Project completed in 2007/08		
	Project completed in 2007/08		
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		
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		
	Project completed in 2005/06		
<p>Note (3) Projects 4, 5, 13, and 20 are purely preservation projects. All other 48 projects are redevelopment projects, with redevelopment projects 10, 11, 19, 25, 28, 44 and 46 containing some preservation elements.</p> <p>(4) In this table, a project is deemed to be completed once all residential units have been sold and all commercial and other accommodation, other than car and motor cycle parking spaces, have been sold or substantially leased out.</p>			
<p>Glossary of Terms</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>MPC = Metro Planning Committee</p> <p>OU = Other Specified Use</p> <p>OZP = Outline Zoning Plan</p> <p>R(A) = Residential Group A</p> </td> <td style="width: 50%; vertical-align: top;"> <p>SDEV = Secretary for Development</p> <p>TPB = Town Planning Board</p> <p>TPO = Town Planning Ordinance</p> <p>URA = Urban Renewal Authority</p> </td> </tr> </table>		<p>MPC = Metro Planning Committee</p> <p>OU = Other Specified Use</p> <p>OZP = Outline Zoning Plan</p> <p>R(A) = Residential Group A</p>	<p>SDEV = Secretary for Development</p> <p>TPB = Town Planning Board</p> <p>TPO = Town Planning Ordinance</p> <p>URA = Urban Renewal Authority</p>
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