

# Operating Review - URA Project Highlights

		Project Site Information				Project Development Information						
Project Name	Development Name	Area m <sup>2</sup>	Existing GFA m <sup>2</sup>	Buildings	Population	Total GFA m <sup>2</sup>	Residential Flats	Commercial Space m <sup>2</sup>	Other Uses m <sup>2</sup>	G/IC GFA m <sup>2</sup>	Open Space <sup>(1)</sup> m <sup>2</sup>	
<b>1-2 - 2 New URA Projects commenced up to 31 July 2009 by URA</b>												
1 <sup>(2)</sup>	Shun Ning Road, Cheung Sha Wan	827	3556	5	182	6977	110	775	0	0	0	
2 <sup>(2)</sup>	San Shan Road / Pau Chung St, Ma Tau Kok	1170	5464	7	349	10530	144	1755	0	0	0	
<b>3-32 - 30 URA Projects commenced up to 31 March 2009 by URA</b>												
3 <sup>(2,3)</sup>	Shanghai Street / Argyle Street, Mong Kok	1128	3630	14	170	3377	0	3377	0	0	0	
4 <sup>(2,3)</sup>	Prince Edward Road West / Yuen Ngai Street, Mong Kok	1440	4334	10	40	6126	0	6126	0	0	0	
5 <sup>(2)</sup>	Anchor Street / Fuk Tsun Street, Tai Kok Tsui	726	3348	6	257	6534	0	6534	0	0	0	
6 <sup>(2)</sup>	Chi Kiang Street / Ha Heung Road, Ma Tau Kok	928	5226	5	270	8352	116	1392	0	0	0	
7 <sup>(2)</sup>	Pak Tai Street / Mok Cheong Street, Ma Tau Kok	776	3772	5	253	6984	92	1164	0	0	0	
8 <sup>(2)</sup>	Sai Yee Street, Mong Kok	2465	14434	14	498	22185	196	8241	0	0	0	
9 <sup>(2,3)</sup>	Nga Tsin Wai Village, Wong Tai Sin	4637	2051	36	154	37097	580	2319	0	0	1400	
10 <sup>(2,3)</sup>	Peel Street / Graham Street, Sheung Wan	5320	20219	37	823	68300	293	45940	0	1290	1000	
11 <sup>(2)</sup>	Kwun Tong Town Centre, Kwun Tong	53500	96104	24	4829	401250	1980	111780	114560	14300	13400	
12	MacPherson Stadium, Mong Kok	2400	2788	1	0	24768	254	2443	0	5619	0	
13 <sup>(2)</sup> 14 <sup>(2)</sup> 15 <sup>(2)</sup>	Hai Tan Street / Kweilin Street & Pei Ho Street, Sham Shui Po	7440	25344	37	1233	59580	784	9930	0	2200	1500	
16 <sup>(2)</sup>	Fuk Tsun Street / Pine Street, Tai Kok Tsui	560	4071	3	270	5040	72	804	0	0	0	
17 <sup>(2,3)</sup>	Yu Lok Lane / Centre Street, Sai Ying Pun	2156	4140	14	270	16464	270	245	0	0	1100	
18 <sup>(2,3)</sup>	Mallory Street / Burrows Street, Wan Chai	780	2687	5	122	2140	0	0	2140	0	300	
19 <sup>(2)</sup> 20 <sup>(2)</sup>	Lai Chi Kok Road / Kweilin Street & Yee Kuk Street, Sham Shui Po	3330	13197	17	551	29538	384	4925	0	0	580	
21	Pine Street / Anchor Street, Tai Kok Tsui	2328	11802	12	520	20952	304	3492	0	0	450	
22	Larch Street / Fir Street, Tai Kok Tsui	2195	10332	12	594	19710	377	3285	0	0	0	
23 <sup>(3)</sup>	Lee Tung Street / McGregor Street, Wan Chai	8220	36534	52	1611	79697	1212	11749	0	2671	3900	
24	Baker Court, Hung Hom	277	834	2	9	2316	67	238	0	0	0	
25	Bedford Road / Larch Street, Tai Kok Tsui	1229	6313	7	280	10363	182	1148	0	0	0	
26 <sup>(2,3)</sup>	Staunton Street / Wing Lee Street, Sheung Wan	3563	6272	24	288	11771	133	3375	0	0	920	
27	Queen's Road East, Wan Chai	378	1806	5	25	3984	96	441	0	0	0	
28	First Street / Second Street, Sai Ying Pun	3536	15690	30	777	38178	488	3919	0	2197	700	
29	Po On Road / Shun Ning Road, Sham Shui Po	1394	4898	8	327	12534	166	2083	0	0	251	
30	Reclamation Street, Mong Kok	535	2411	4	122	4921	85	802	0	0	0	
31	Cherry Street, Tai Kok Tsui	4510	14416	33	1020	43231	522	4916	0	1849	0	
32	Fuk Wing Street / Fuk Wa Street, Sham Shui Po	1384	5129	8	246	12453	173	2075	0	0	255	
<b>1-32 Launched Sub-Total (A)</b>		<b>117135</b>	<b>321782</b>	<b>425</b>	<b>15559</b>	<b>957845</b>	<b>8826</b>	<b>242779</b>	<b>116700</b>	<b>30126</b>	<b>25756</b>	

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Remarks	Status
	Project commencement gazetted on 26/06/09 Public objection period to end on 26/08/09
	Project commencement gazetted on 29/05/09 One objection received during public objection period ended on 29/07/09 URA to submit project to SDEV for authorization
Other uses include compatible daily necessities, traditional foods and commercial uses	Project commencement gazetted on 19/09/08 Representations received during public consultation period ended 08/07/09 TPB to organise public hearing
Other uses include compatible educational, recreational, cultural and commercial uses Additional means of escape and improved public access will be provided	Project commencement gazetted on 19/09/08 Representations received during public consultation period ended 08/07/09 TPB to organise public hearing
Commercial space is for 200 room hotel	Project commencement gazetted on 07/03/08 DSP approved by CE in C on 30/06/09
	SDEV authorized URA to proceed on 07/07/08 Property acquisition in progress
	SDEV authorized URA to proceed on 07/07/08 Property acquisition in progress
	Project commencement announced on 21/12/07 Property acquisition in progress
	Project commencement announced on 2/10/07 Property acquisition in progress Demolition of vacated properties in progress
G/IC is a 1,290m <sup>2</sup> multi-purpose activity hall. Commercial space includes 270m <sup>2</sup> for social enterprises and 8,950m <sup>2</sup> for 182 room hotel	Revised MLP approved by TPB in 01/09 Property acquisition in progress
Other uses include 16,700m <sup>2</sup> for Public Transport Interchange, 65,860m <sup>2</sup> for offices and 32,000m <sup>2</sup> for hotel G/IC includes 6,200m <sup>2</sup> for Kwun Tong Jockey Club Health Centre in Yuet Wah Street Site and 8,100m <sup>2</sup> for Government uses in Main Site	Project commencement gazetted on 30/03/07 2 DSPs approved by CE in C on 15/07/08 Yuet Wah Street MLP approved by MPC on 5/12/08 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 Preliminary basic terms offer for Yuet Wah Street Site issued by LandsD on 07/05/09 Expressions of interest in redeveloping Yuet Wah Street Site invited in 07/09
G/IC is for Indoor Stadium and Youth Centre	Estimated completion of construction in mid 2012 Demolition completed
Three projects taken forward as one G/IC is for unspecified reserve	DSP approved by CE in Council on 03/06/08 Property acquisition in progress
	Clearance in progress Preliminary basic terms offer was issued on 14/10/08
Commercial space includes 76m <sup>2</sup> for community use	MLP approved by TPB in 09/07 Clearance in progress
Other uses include cultural and commercial uses	Site clearance completed in 08/08 Section 16 application approved by TPB in 02/09
Two projects taken forward as one Commercial space includes 405m <sup>2</sup> for social enterprises	MLP approved by TPB in 01/08 Clearance in progress Demolition of vacated properties in progress Preliminary basic terms offer issued by LandsD on 09/12/08
	Estimated completion of construction in early 2012
Commercial space includes 1,000m <sup>2</sup> for social enterprises	Estimated completion of construction in late 2011
Commercial space includes 968m <sup>2</sup> 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 Demolition completed Authorization of road scheme and road works gazetted on 30/04/09 Joint venture development tender awarded in 06/09
	Joint venture development tender awarded in 05/08 Estimated completion of construction in late 2011
	Construction completed in 03/09 Sales of flats in progress
	Revised MLP submitted to TPB in 02/09 and now awaiting consideration Property acquisition in progress
	Estimated completion of construction in early 2010
Commercial space includes G/IC area. G/IC is for Residential Care Home for Elderly	Estimated completion of construction in late 2009
	Construction completed in 04/08 Sales of flats in progress
	Construction completed in 03/08 Sale of remaining unsold penthouse in progress
G/IC is for Residential Home for Elderly	Construction completed in 02/09 Sales of flats in progress
	Construction completed in 11/08 Sales of flats in progress

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Project Name	Development Name	Project Site Information				Project Development Information						
		Area m <sup>2</sup>	Existing GFA m <sup>2</sup>	Buildings	Population	Total GFA m <sup>2</sup>	Residential Flats	Commercial Space m <sup>2</sup>	Other Uses m <sup>2</sup>	G/IC GFA m <sup>2</sup>	Open Space <sup>(1)</sup> m <sup>2</sup>	
<b>33-40 - 8 Projects commenced up to 31 March 2009 by HKHS</b>												
33 <sup>(2,3)</sup>	Stone Nullah Lane / Hing Wan Street, Wan Chai	Blue House	906	1706	9	67	1706	0	0	1706	0	0
34 <sup>(2)</sup>	Sai Wan Ho Street, Shau Kei Wan		712	3796	2	21	5791	88	631	0	0	0
35 <sup>(2)</sup>	Castle Peak Road / Cheung Wah Street, Sham Shui Po		1000	5935	10	158	9000	149	1500	0	0	0
36 <sup>(2)</sup>	Castle Peak Road / Un Chau Street, Sham Shui Po		2609	14193	22	496	23482	356	3914	0	0	150
37 <sup>(2)</sup>	Un Chau Street / Fuk Wing Street, Sham Shui Po		2222	10114	22	362	19998	333	1133	0	2200	150
38 <sup>(2)</sup>	Castle Peak Road / Hing Wah Street, Sham Shui Po		1382	8286	11	344	12438	180	2073	0	0	0
39	Shau Kei Wan Road, Shau Kei Wan		1870	9834	17	400	19606	292	2717	0	0	0
40	Po On Street / Wai Wai Road, Sham Shui Po		2592	9923	19	528	21219	326	891	0	2648	0
<b>33-40 Commenced Sub-Total (B)</b>			<b>13293</b>	<b>63787</b>	<b>112</b>	<b>2376</b>	<b>113240</b>	<b>1724</b>	<b>12859</b>	<b>1706</b>	<b>4848</b>	<b>300</b>
<b>41-44 - 4 Ongoing projects taken over from ex-LDC</b>												
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 <sup>(3)</sup>	Tai Yuen Street / Wan Chai Road, Wan Chai	The Zenith	6308	12555	31	975	62310	904	3441	0	5254	0
<b>41-44 Commenced Sub-Total (C)</b>			<b>42137</b>	<b>96715</b>	<b>73</b>	<b>8314</b>	<b>343524</b>	<b>2971</b>	<b>75244</b>	<b>25186</b>	<b>8334</b>	<b>4919</b>
<b>Commenced Total (A) + (B) + (C)</b>			<b>172565</b>	<b>482284</b>	<b>610</b>	<b>26249</b>	<b>1414609</b>	<b>13521</b>	<b>330882</b>	<b>144222</b>	<b>43308</b>	<b>30975</b>
<b>45 - 1 Completed project commenced by URA<sup>(4)</sup></b>												
45 <sup>(3,4)</sup>	Johnston Road, Wan Chai	J Residence	1970	7640	21	333	20567	381	2600	0	0	0
<b>45 Commenced Sub-Total<sup>(4)</sup> (D)</b>			<b>1970</b>	<b>7640</b>	<b>21</b>	<b>333</b>	<b>20567</b>	<b>381</b>	<b>2600</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>0 Completed project commenced by HKHS<sup>(4)</sup></b>												
<b>Nil Completed Sub-Total<sup>(4)</sup> (E)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>46-51 - 6 Completed project commenced by ex-LDC<sup>(4)</sup></b>												
46 <sup>(4)</sup>	Ka Wai Man Road, Kennedy Town	Mount Davis 33	728	NA	0	0	7280	89	0	0	0	0
47 <sup>(4)</sup>	Queen Street, Sheung Wan	Queen's Terrace	7964	25792	50	648	66233	1148	400	0	5254	1200
48 <sup>(4)</sup>	Kennedy Town New Praya, Kennedy Town	The Merton	6075	24808	15	1683	62904	1182	0	0	0	2300
49 <sup>(4)</sup>	Waterloo Road / Yunnan Lane, Yau Ma Tei	8 Waterloo Road	3869	6610	19	444	32012	576	0	0	0	1650
50 <sup>(4)</sup>	Argyle Street / Shanghai Street, Mong Kok	Langham Place	11976	40810	58	2603	167414	0	160866	0	6548	1100
51 <sup>(4)</sup>	Kwong Yung Street, Mong Kok	Paradise Square	1607	4190	10	272	15160	272	2414	0	0	0
<b>46-51 Completed Sub-Total<sup>(4)</sup> (F)</b>			<b>32219</b>	<b>102210</b>	<b>152</b>	<b>5650</b>	<b>351003</b>	<b>3267</b>	<b>163680</b>	<b>0</b>	<b>11802</b>	<b>6250</b>
<b>Completed Total<sup>(4)</sup> (D) + (E) + (F)</b>			<b>34189</b>	<b>109850</b>	<b>173</b>	<b>5983</b>	<b>371570</b>	<b>3648</b>	<b>166280</b>	<b>0</b>	<b>11802</b>	<b>6250</b>
<b>Commenced + Completed Total</b>			<b>206754</b>	<b>592134</b>	<b>783</b>	<b>32232</b>	<b>1786179</b>	<b>17169</b>	<b>497162</b>	<b>144222</b>	<b>55110</b>	<b>37225</b>

Note (1) In this table, Open Space includes both Public Open Space and Private Open Space.

(2) The details of projects 1 to 11, 13 to 20, 26 and 33 to 38 have yet to be finalised and are still subject to change during the statutory, planning and land grant approval processes.

(3) Projects 3, 4, 18 and 33 are purely preservation projects. All other 47 projects are redevelopment projects, with redevelopment projects 9, 10, 17, 23, 26, 44 and 45 containing some preservation elements.

(4) In this table, a project is deemed to be completed once all accommodation has been sold, leased out or distributed between joint venture partners.

#### Glossary of Terms

BP = Business Plan

CDA = Comprehensive Development Area

CE = Chief Executive of Hong Kong Special Administrative Region

CE in C = Chief Executive in Council

C/R = Commercial / Residential

DSP = Development Scheme Plan

GFA = Gross Floor Area

G/IC = Government / Institution and Community

HKHS = Hong Kong Housing Society

LandsD = Lands Department

LDC = Land Development Corporation

MLP = Master Layout Plan

MPC = Metro Planning Committee

OU = Other Specified Use

OZP = Outline Zoning Plan

R(A) = Residential Group A

SDEV = Secretary for Development

TPB = Town Planning Board

TPO = Town Planning Ordinance

URA = Urban Renewal Authority

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Remarks	Status
Part of revitalising historic buildings through partnership scheme Other uses include education, recreation, welfare or visitor uses	Resumption in progress
	Property acquisition in progress
	Demolition in progress
	Demolition in progress
G/IC is for Residential Home for Elderly	Demolition in progress
	Demolition in progress
	Construction in progress
G/IC is for Residential Home for Elderly	Construction in progress
	Construction completed in 01/09 Sales of flats in progress
Other use is for 384 room hotel	Construction completed in 01/09 Leasing of commercial space and preparations for sales of flats underway
G/IC is for transport and community facilities	Sales of remaining unsold flats and leasing of commercial premises underway
G/IC includes Market, Day Nursery, Refuse Collection Point and Public Toilet	Redevelopment of Sites A and B completed Revised MLP for Site C approved by TPB on 20/06/08 Partial demolition at Site C in progress Construction at Site C expected to commence in late 2009 for completion in early 2013
	Project completed in 2008/09
	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
	Project completed in 2007/08
	Project completed in 2007/08
Commercial space includes 41,933m <sup>2</sup> for 686 room hotel, 65,793m <sup>2</sup> for offices and 53,140m <sup>2</sup> for retail G/IC includes Cooked Food Centre and transport and community facilities	Project completed in 2005/06
	Project completed in 2005/06