

重建項目的新單位銷售

年內，與本局合作發展四個項目的發展商，分別已經展開單位預售的工作，包括怡峰的九龍建業、萬景峰的信和置業、嘉蒼軒的嘉華國際集團，以及尚翹峰的華人置業。此外，泓都項目尚未銷售之單位，亦於二零零六年第四季再度推出。基於本年度住宅市場持續向好，有關住宅單位的預售及銷售情況均有不錯的成績。總計，超過一千四百個單位經已售出，當中一些項目已售出大部分單位，而其他項目亦有良好的銷售進度。

泓都於二零零五年一月推出單位預售後，有三十二名買家未能在指定的二零零五年十二月完成物業轉讓契，雖然本局已給予該批買家多次延期，但他們仍不能履行有關程序。因此，本局根據買賣合約規定，將買家的訂金沒收。

與香港房屋協會合作的重建項目

本局於二零零二年十二月與香港房屋協會（房協）簽訂了合作備忘錄，建立策略夥伴關係。至今，房協已根據該備忘錄推行了七個重建項目，均屬土發已公布但尚未開展的項目，其中五個項目位於深水埗，兩個位於筲箕灣。有關項目影響約七百四十六個業權，估計涉及約一千二百個住戶，合共二千三百二十人。當項目完成後，預計可合共提供一千七百二十八個新單位、約一萬二千三百平方米零售樓面、三百平方米休憩用地及四千四百平方米政府、團體及社區設施用地。

此外，房協在灣仔開展了一個舊區活化暨文物保育項目（即藍屋項目），涉及九座唐樓，共三十四個住戶。獲保育的樓宇將用作文化及社區用途，而項目亦會提供商業設施及二百二十平方米公眾休憩用地。

與香港房屋委員會合作

本局於二零零二年六月與香港房屋委員會（房委）簽訂了合作備忘錄。房委同意以雙方協定的單位價格，提供出租公屋單位，以安置受本局重建項目影響的合資格租戶。二零零七年六月，房委與本局完成檢討，並執行新的備忘錄，繼續有關安置安排。

Sale of New Flats in Projects

During the year, pre-sale of flats in four of the Authority's joint venture developments were launched by our joint venture partners, namely, Mount Davis 33 by Kowloon Development Company, Vision City by Sino Land, J-Residences by K Wah and The Zenith by Chinese Estates Holdings. In addition, sale of the remaining unsold flats in The Merton in Kennedy Town was re-launched in the fourth quarter of 2006. With the continued improvement of the residential market sentiment during the year, positive results were achieved. In total, over 1,400 flats were sold with most of the flats being sold in some projects and steady progress being made in the others.

Following the pre-sale of flats in The Merton in January 2005, 32 purchasers defaulted at the time when the assignments were due for completion in December 2005. In accordance with the sale and purchase agreement, the purchasers' deposits were forfeited when they failed to complete the assignments even though several deadline extensions were given by the Authority.

Partnership with Hong Kong Housing Society

The URA and the Hong Kong Housing Society (HKHS) entered into a Memorandum of Understanding (MOU) on Strategic Cooperation in December 2002. Under the MOU, the HKHS has to date commenced seven redevelopment projects which were announced but not yet commenced by the former LDC. Five of these projects are in Sham Shui Po and two are in Shau Kei Wan. The projects affect some 746 property interests and an estimated 1,200 households comprising about 2,320 people. When developed, the projects are expected to provide 1,728 new flats, an approximate 12,300 square metres of retail space, 300 square metres of open space and 4,400 square metres of space for Government /Institution/Community (GIC) use. In addition, the HKHS has commenced a revitalisation-cum-preservation project, involving nine tenement blocks and 34 households and commonly known as the Blue House Project, in Wan Chai. The preserved buildings are planned to be used for cultural and community purposes complemented by commercial facilities and approximately 220 square metres of public open space.

Partnership with Hong Kong Housing Authority

The URA and the Hong Kong Housing Authority (HKHA) entered into a Memorandum of Understanding in June 2002, under which the HKHA agreed to rehouse eligible tenants affected by URA projects in public rental housing units at an agreed cost per unit. In June 2007, HKHA and URA completed a review and executed an updated MOU under which these rehousing arrangements will continue.