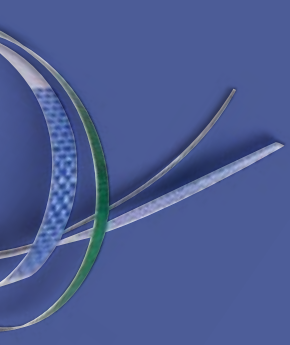


業務回顧
Operating Review





餘樂里/正街項目的綠化及休憩用地設計概念圖。
Design concept of greening and open space at Yu Lok Lane/Centre Street project.

本章就市區重建局（市建局）截至二零零六年三月三十一日止的業務運作出回顧。

業務綱領和業務計劃

根據《市區重建局條例》的規定，市建局每年均會依循政府五年前公布的《市區重建策略》內的指引，擬備「五年業務綱領」和「周年業務計劃」，以制定本局的策略方向及工作計劃。

本局經過精心策劃，推行綜合的4Rs（即重建、復修、活化和保育）業務策略。我們會小心考慮不同的因素，平衡各方利益，一方面履行前身土地發展公司（土發）遺下的工作及承諾，又會兼顧日益提升的公眾期望和市區更新的迫切需要，以及慎重考慮本局的權責範圍和有限資源，確使業務綱領和業務計劃既務實又進取。

This Operating Review is a review of the Urban Renewal Authority's (URA) affairs for the year ended 31 March 2006.

Corporate and Business Plan

The URA Ordinance (URAO) requires the URA to prepare each year a five-year Corporate Plan and Annual Business Plan (Plans) to lay out the direction and programme of the Authority's activities. These Plans are guided by the parameters of the Government's Urban Renewal Strategy which is now in its fifth year.

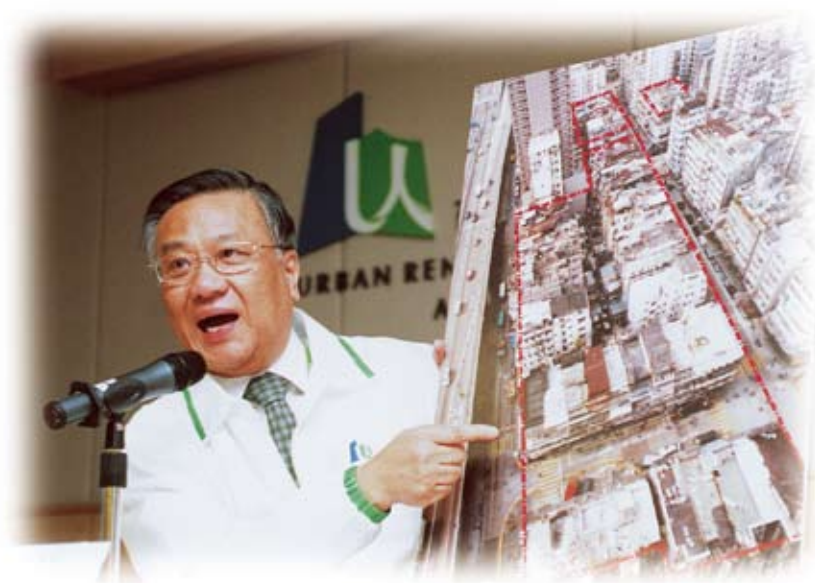
The Plans are carefully devised to integrate the proposals and activities conceived under the URA's '4Rs' approach. Among the key considerations when drawing up these Plans are previous obligations, continually changing community aspirations with respect to urban renewal and the urgency for taking renewal action within the framework of the URA's mandate and resource limitations.

重建發展

自二零零二年一月起，本局除了繼續進行從前土發接手的十個重建項目之外，還開展了二十二個新的重建項目。在本年報內，「項目」一詞泛指根據《土地發展公司條例》及《市區重建局條例》實施的所有類別的計劃及項目。此外，本局在實施項目時，有些項目可能會合併一起，有些則可能會分拆成較小型的項目。

根據《市區重建局條例》實施的發展計劃需要正式接受公眾人士對該發展計劃圖則的意見和申述，並在有需要時，由城市規劃委員會（城規會）進行聆訊，以考慮該發展計劃是否適宜推行。去年由於《城市規劃（修訂）條例》生效，令規劃程序更廣泛地受到公眾監察；雖然市建局的發展計劃圖則並不直接受該條例規管，惟城規會及本局均同意，本局在製備及修改有關圖則時，亦會跟隨《城市規劃（修訂）條例》的程序進行。市建局在今年按照《市區重建局條例》開展的項目均會按上述程序規劃，包括西營盤餘樂里、灣仔石水渠街及深水埗海壇街/ 桂林街及北河街項目。

二零零五年十二月，本局成功按照《市區重建局條例》第二十六條，在大角嘴福全街開展首個發展項目，邁進另一新里程。此商住項目雖然規模較小，但會著重整體綠化設計，並會大量植樹，務求優化區內環境。項目公佈後並無收到反對意見，其後七個月，即二零零六年六月，本局獲房屋規劃及地政局局長授權推行此發展項目。



市建局地區發展總監李敬志先生在記者會上宣佈海壇街重建項目。
URA District Development Director, Mr Joseph Lee, announces the Hai Tan Street project at a press conference.



市建局職員為受海壇街及餘樂里項目影響的居民進行戶籍調查。
URA staff conducts occupancy surveys at the Hai Tan Street and Yu Lok Lane project sites.

Redevelopment

Since the URA's redevelopment programme commenced in January 2002, 22 projects have been launched in addition to taking forward 10 ongoing projects which URA took over from the former Land Development Corporation (LDC). In the context of this Annual Report, the word "project" is used generically to cover all categories of schemes, proposals and projects under both the LDC Ordinance and the URAO. It should also be noted that some projects may be grouped together while others may be split into several smaller projects for implementation.

URA Development Scheme Plans (DSP) for URAO projects are subject to formal public comments, representations and if necessary hearings conducted by the Town Planning Board (TPB) in the process of considering the suitability of these projects. The past year has seen the Town Planning (Amendment) Ordinance (TP(A)O) come into effect. This has opened up the planning process to wider public scrutiny. Although DSPs do not fall directly under the TP(A)O, it has been agreed that the URA will follow the procedures for plan making and amendment of plans covered under the TP(A)O. The URAO projects launched this year at Yu Lok Lane in Sai Ying Pun, Stone Nullah Lane in Wan Chai, and Hai Tan Street/Kweilin Street & Pei Ho Street in Sham Shui Po are all subject to this process.

The URA passed a milestone this year by successfully launching its first development project at Fuk Tsun Street in Tai Kok Tsui under Section 26 of the URAO in December 2005. This is a comparatively small mixed residential and commercial project which will nevertheless deliver clear benefits to the locality through incorporation into the overall design of street tree planting and general greening. No objections in the project were received and the Secretary for Housing, Planning and Lands (SHPL) authorised the URA to proceed with this development project in June 2006, about 7 months after its commencement.

正在施工階段的重建項目

去年，本局除了繼續進行從前土發接手的十個重建項目，以及按照《市區重建局條例》推行的五個重建項目之外，還為以下兩個項目批出新的合作發展合約：

Redevelopment Projects under Construction

Implementation of the 10 ongoing former LDC projects and 5 URAO projects continued during the past year and two new joint venture development contracts were awarded, namely -

項目 Project

西營盤第一街/ 第二街
First Street/Second Street,
Western

大角嘴必發道/ 洋松街
Bedford Road/Larch Street,
Tai Kok Tsui

合作發展商 Joint Venture Partner

Wealthy State Investment Limited (嘉里建設有限公司的附屬公司)
(subsidiary of Kerry Properties Limited)

迅運有限公司 (華人置業集團的附屬公司)
Speed Win Limited
(subsidiary of Chinese Estates Holdings Limited)

油麻地窩打老道/ 雲南里項目已於二零零四年中竣工，共有五百七十六個住宅單位，其中五百五十個單位經已售出。

Of the 576 units built under the Waterloo Road/Yunnan Lane project completed in mid 2004, 550 have now been sold.

堅尼地城新海旁項目的建築工程已於二零零五年底完竣，共有一千一百八十二個單位，其中九百九十四個單位經已售出。

Construction of the Kennedy Town New Praya project was completed in late 2005 and out of 1,182 units built, 994 have now been sold.

除了旺角廣鏞街項目（尚餘一個單位待售）之外，上述項目的詳情如下：

The details of the projects highlighted above, excluding the Kwong Yung Street project in Mong Kok in which only one unit is left unsold, are given in the table below:

項目 Project	建議 Proposal	進展 Status	預算竣工日期 Estimated Project Completion
上環 皇后街	1,148個住宅單位 400平方米零售樓面 5,200平方米政府、團體及社區設施 1,200平方米公眾休憩用地	<ul style="list-style-type: none"> 建築工程於二零零三年二月完竣 二零零六年五月獲發滿意紙 完成出售住宅單位 餘下商舖及泊車位出售中 	完成
Queen Street, Sheung Wan	1,148 residential flats 400 square metres of retail space 5,200 square metres of GIC (community) facilities 1,200 square metres of public open space	<ul style="list-style-type: none"> Construction works completed in February 2003 Certificate of Compliance obtained in May 2006 Flat sales completed Sales of remaining shops and parking spaces in progress 	Completed

項目 Project	建議 Proposal	進展 Status	預算竣工日期 Estimated Project Completion
西環 堅尼地城新海旁	1,182個住宅單位 2,300平方米公眾休憩用地	<ul style="list-style-type: none"> • 建築工程於二零零五年五月完成 • 將推出餘下住宅單位發售 	完成
Kennedy Town New Praya, Western	1,182 residential flats 2,300 square metres of public open space	<ul style="list-style-type: none"> • Construction works completed in May 2005 • Remaining flats to be launched for sale again 	Completed
西環 加惠民道	89個住宅單位	<ul style="list-style-type: none"> • 建築工程於二零零六年五月完成 • 住宅單位出售中 	完成
Ka Wai Man Road, Western	89 residential flats	<ul style="list-style-type: none"> • Construction works completed in May 2006 • Flat sales in progress 	Completed
旺角 亞皆老街/ 上海街	119,000平方米零售及寫字樓樓面 686個房間的酒店 6,500平方米政府、團體及社區設施 1,100平方米公眾休憩用地	<ul style="list-style-type: none"> • 建築工程於二零零四年七月完成 • 二零零六年二月獲發滿意紙 	完成
Argyle Street/ Shanghai Street, Mong Kok	119,000 square metres of retail and office space 686 room hotel 6,500 square metres of GIC (community) facilities 1,100 square metres of public open space	<ul style="list-style-type: none"> • Construction works completed in July 2004 • Certificate of Compliance obtained in February 2006 	Completed
油麻地 窩打老道/ 雲南里	576個住宅單位 1,650平方米公眾休憩用地 保存位於上海街的「紅磚屋」	<ul style="list-style-type: none"> • 二零零四年六月完成建築工程 • 二零零四年九月獲發滿意紙 • 餘下住宅單位出售中 	完成
Waterloo Road/ Yunnan Lane, Yau Ma Tei	576 residential flats 1,650 square metres of public open space Preservation of the 'red brick' building in Shanghai Street	<ul style="list-style-type: none"> • Construction works completed in June 2004 • Certificate of Compliance obtained in September 2004 • Sales of remaining flats in progress 	Completed
灣仔 灣仔道/ 太原街	904個住宅單位 3,442平方米零售及商業寫字樓樓面 5,700平方米現代化空調街市 600平方米日間幼兒中心	<ul style="list-style-type: none"> • B地盤建築工程於二零零五年六月完成 • A地盤建築工程於二零零六年四月完成 • C地盤建築工程將於二零零七年展開 • 正進行A及B地盤的住宅單位發售準備工作 	二零零五年中至二零一一年中分期完成
Wan Chai Road/ Tai Yuen Street, Wan Chai	904 residential flats 3,442 square metres of retail and office space 5,700 square metres of modern air-conditioned market 600 square metres of day nursery	<ul style="list-style-type: none"> • Construction works at Site B completed in June 2005 • Construction works at Site A completed in April 2006 • Construction works at Site C to commence in 2007 • Preparation for sites A and B flat sales in progress 	In phases between mid-2005 and mid-2011
灣仔 莊士敦道	381個住宅單位 2,600平方米零售樓面 保育五幢歷史建築	<ul style="list-style-type: none"> • 正進行上蓋工程 • 正進行住宅單位發售準備工作 	二零零七年底
Johnston Road, Wan Chai	381 residential flats 2,600 square metres of retail space Preservation of five historical buildings	<ul style="list-style-type: none"> • Construction works of superstructure in progress • Preparation for flat sales in progress 	Late 2007
荃灣市中心	1,466個住宅單位 23,222平方米零售樓面 3,080平方米交通及社區設施 3,700平方米公眾休憩用地	<ul style="list-style-type: none"> • 上蓋建築工程進行中 • 正進行住宅單位預售 	二零零七年底
Tsuen Wan Town Centre	1,466 residential flats 23,222 square metres of retail space 3,080 square metres of transport and community facilities 3,700 square metres of public open space	<ul style="list-style-type: none"> • Construction works of superstructure in progress • Pre-sales of flats in progress 	Late 2007

業務回顧 OPERATING REVIEW

項目 Project	建議 Proposal	進展 Status	預算竣工日期 Estimated Project Completion
旺角 新填地街 Reclamation Street, Mong Kok	85個住宅單位 802平方米零售樓面 85 residential flats 802 square metres of retail space	<ul style="list-style-type: none"> • 正進行上蓋工程 • Construction works of superstructure in progress 	二零零七年底 Late 2007
尖沙嘴 河內道 Hanoi Road, Tsim Sha Tsui	31,362平方米零售樓面 383個房間的酒店 345個服務式住宅單位 1,200平方米公眾休憩用地 31,362 square metres of retail space 383 room hotel 345 service apartment units 1,200 square metres of public open space	<ul style="list-style-type: none"> • 正進行上蓋建築工程 • Construction works of superstructure in progress 	二零零八年初 Early 2008
深水埗 保安道/ 順寧道 Po On Road/ Shun Ning Road, Sham Shui Po	154個住宅單位 2,060平方米零售樓面 250平方米公眾休憩用地 154 residential flats 2,060 square metres of retail space 250 square metres of public open space	<ul style="list-style-type: none"> • 正進行上蓋工程 • Construction works of superstructure in progress 	二零零八年初 Early 2008
深水埗 福榮街/ 福華街 Fuk Wing Street/ Fuk Wa Street, Sham Shui Po	158個住宅單位 2,016平方米零售樓面 250平方米公眾休憩用地 158 residential flats 2,016 square metres of retail space 250 square metres of public open space	<ul style="list-style-type: none"> • 正進行上蓋工程 • Construction works of superstructure in progress 	二零零八年初 Early 2008
西營盤 第一街/ 第二街 First Street/ Second Street, Western	472個住宅單位 1,189平方米零售樓面 2,281平方米護理安老院 700平方米休憩用地 472 residential flats 1,189 square metres of retail space 2,281 square metres of residential care home for the elderly 700 square metres of open space	<ul style="list-style-type: none"> • 正進行地基工程 • Foundation works in progress 	二零零八年底 Late 2008
大角嘴 櫻桃街 Cherry Street, Tai Kok Tsui	522個住宅單位 4,849平方米零售樓面 1,800平方米政府、團體及社區設施 522 residential flats 4,849 square metres of retail space 1,800 square metres of GIC (community) facilities	<ul style="list-style-type: none"> • 正進行上蓋工程 • Construction works of superstructure in progress 	二零零八年底 Late 2008
荃灣 楊屋道 Yeung Uk Road, Tsuen Wan	270個住宅單位 17,847平方米零售樓面 270 residential flats 17,847 square metres of retail space	<ul style="list-style-type: none"> • 正進行地基及地下層工程 • Foundation and basement works in progress 	二零零九年初 Early 2009
大角嘴 洋松街/ 必發道 Bedford Road/ Larch Street, Tai Kok Tsui	187個住宅單位 1,154平方米零售樓面 187 residential flats 1,154 square metres of retail space	<ul style="list-style-type: none"> • 正進行地基工程準備工作 • Preparation for foundation works in progress 	二零零九年底 Late 2009