



在九龍區，本局完成了砵蘭街 / 奶路臣街的改善街道工程，並在鷹君集團贊助下，成功在朗豪坊項目範圍外的一段砵蘭街舉辦農曆新年倒數活動，我們亦計劃在來年繼續在該區舉辦其他推廣活動。在油麻地區，我們在窩打老道8號發展項目周圍的文明里 / 廟街完成了改善街道工程。

尖沙嘴河內道項目可為區內提供更多綠化空間。
Hanoi Road project will provide much landscaped open space in Tsim Sha Tsui for the public's enjoyment.

為了延續朗豪坊和窩打老道8號的效應，本局現正在連接這兩個項目的上海街一帶進行街道改善工程。另外，毗鄰市建局位於碧街的一個樓宇復修試點項目的街道美化設計已經落實，工程預計於今年開展。在大角嘴區，角祥街和博文街的街道綠化工程亦已經完成。

在香港島，摩利臣街舊區活化項目在規劃及實施方面又再向前邁進，當局已批核荷里活道以南、文武廟對出的一項建議計劃，該計劃涵蓋零售設施和休憩用地，適合作文化藝術活動之用。若有關批地的問題可以順利解決，市建局將會進行此計劃，並作為上環舊區總綱規劃的其中一部份。這個名為「文化梯田」的項目將進一步加強荷里活道一帶和最近完成更新美化工程的西港城的聯繫。西港城的更新美化工程，是市建局、路政署及中西區區議會的合作成果。

Area and Street Improvement



With the support and assistance of District Councils, Highways Department, Transport Department and other Government departments, significant achievements were made for area and street improvement projects planned in the past year.

In Kowloon, the street improvement works at Portland Street/Nelson Street were completed and a Chinese New Year's Eve countdown event sponsored by our joint venture partner, Great Eagle Group, was successfully held on Portland Street outside the Langham Place project. Further promotion activities are being planned for the coming year. In Yau Ma Tei, street enhancement works on Man Ming Lane/Temple Street around the Waterloo 8 redevelopment project have also been completed.

To sustain the momentum and capitalise on the spin-off effects of Langham Place and the URA's Waterloo 8 project, street enhancement works for Shanghai Street linking these redevelopment projects are now underway. The design of the street enhancement proposal adjoining a URA rehabilitation pilot project at Pitt Street has been finalised and the work is scheduled to commence this year. In Tai Kok Tsui, street improvement works incorporating new green features for Kok Cheung Street and Pok Man Street were completed.

On Hong Kong side, further milestones have been reached in the planning and implementation of the Morrison Street revitalisation with the planning approval of a proposed development south of Hollywood Road opposite the Man Mo Temple comprising retail and open space suitable for supporting arts and cultural activities. If issues involving the land grant for the site could be successfully cleared, the URA will proceed with this project as part and parcel of a master revitalisation plan for the Sheung Wan old district. Also known as the Man Mo Arts Terrace, the project is intended to provide a strategic linkage between the Hollywood Road area and the Western Market area which is currently being upgraded and beautified through the joint effort of the URA, Highways Department and Central and Western District Council.





財務與控制成本

政府注資及融資安排

二零零二年六月二十一日，立法會財務委員會批准政府由二零零二 / 零三年至二零零六 / 零七年的五個財政年度期間，分階段向本局共注資一百億元。在本財政年度完結前，本局已收到三筆每筆二十億元的注資，共收迄政府注資達六十億元。本局於二零零四年五月收到的第三筆注資，用作償還全數未償付的貸款。為進一步節省成本，本局於二零零五年一月取消所有銀團貸款。於二零零五年三月三十一日止，本局的現金及銀行結餘約為三十二億元。考慮到將開展的收購工作及新重建項目所需的流動現金，再加上息口向上的趨勢，本局的現金存放於多間銀行作短期存款。

空中花園是深水埗福榮街 / 福華街項目的其中一個特色。
Sky garden is a feature in the Fuk Wing Street / Fuk Wa Street project, Sham Shui Po.

市建局於二零零一年五月成立時，接手了前土發的累積虧損達二十二億元。在二零零四 / 零五年，地產市道復甦，令本局在年內招標的六個合營重建項目成績理想，所得的資金可以解決大部分的赤字。該六個項目為楊屋道、莊士敦道、櫻桃街、福榮街 / 福華街、保安道 / 順寧道及新填地街。於二零零五年三月三十一日止，本局的累積虧損減至二百萬元。

成本控制

儘管去年的市區重建工作規模較前龐大，市建局仍然保持一貫的審慎理財原則，盡可能尋求減低成本的措施。本局推行的項目由二零零四年的二十個增加至二零零五年的二十五個，但由於我們提高了工作效率，員工的數目由二零零四年三月三十一日的二百五十三人減少至二零零五年三月三十一日的二百三十七人。同期，辦公室的年度開支減少約五百萬元（百分之二），連同上個年度已減少的二千六百萬元開支，兩年的累計減幅逾百分之十三。



Finance and Cost Control

Capital Injection and Finance Arrangements

As approved by the Finance Committee of the Legislative Council on 21 June 2002, the Government has committed to inject \$10 billion of equity capital into the URA over a five-year period from 2002/03 to 2006/07. The first three tranches of \$2 billion each were received from the Government before the end of the financial year, bringing the total Government funding to \$6 billion. The third tranche received from the Government in May 2004 was used to repay all outstanding loans. To save costs further, the URA's syndicated loan was cancelled in full in January 2005. As of 31 March 2005, the cash and bank balances stood at about \$3.2 billion. Taking into account the need for near term liquidity to cope with new acquisition and redevelopment projects and the rising interest rate trend, the cash was placed on short-term deposit with a number of financial institutions.

The URA, on its establishment in May 2001, commenced from a negative asset position with an accumulated deficit of \$2.2 billion inherited from the former Land Development Corporation. The upturn of the property market in 2004/05 has enabled the URA to recover a major part of the deficit through satisfactory results from six joint venture development projects tendered during the year. The six projects were at Yeung Uk Road, Johnston Road, Cherry Street, Fuk Wing Street/Fuk Wa Street, Po On Road/Shun Ning Road and Reclamation Street. As at 31 March 2005, the accumulated deficit has been reduced to \$2 million.

Cost Control

Notwithstanding the increased scale of urban renewal activities over the last year, the URA has continued to maintain prudent financial management and undertake cost-reduction measures whenever possible. Higher efficiency and productivity measures have enabled us to lower the staffing level from 253 as at 31 March 2004 to 237 on 31 March 2005 despite increases in the number of projects being implemented from 20 projects in 2004 to 25 projects in 2005. The annual operating expenses continued to fall by about \$5 million (2 per cent) over the same period in addition to the reduction of \$26 million already achieved the year before. This represents a cumulative reduction of just over 13 per cent over a two-year period.

新重建發展項目

自二零零二年初起，本局已推出了十六個重建項目，大部份屬於土發於一九九八年初公布的二十五個項目。當中八個地盤已完成居民搬遷工作，本局已就其中的六個地盤跟合營夥伴達成發展協議。二零零二/零三年底推行的一個項目，現正處於最後的規劃階段。在二零零四/零五年度，本局亦進行了五個新的重建項目，當中一個項目由兩個鄰近的地盤組成。

下表臚列項目的詳細資料，分別在規劃、收購及地盤清場的不同階段：

New Redevelopment Projects

Since early 2002, we have launched a total of 16 new redevelopment projects. Most of these projects are among the 25 announced by the LDC in early 1998. Clearance of eight of these sites has already been completed and the URA has now entered agreements with joint venture partners to develop six of them. One project commenced in late 2002/03 is in the final stage of the planning process. Five new redevelopment projects, including two nearby project sites integrated into one project were started in 2004/05.

The following table details the projects which are under planning, acquisition and clearance:

項目 Project	項目地盤 Project Site	發展建議 Development Proposal	發展 Status
中西區第一街/ 第二街 First Street / Second Street, Central and Western	面積：3,511平方米 受影響住戶：201 人數：1,000 Area : 3,511 square metres Household affected: 201 Population: 1,000	600個住宅單位 1,800平方米商業樓面 2,200平方米護理安老院 700平方米休憩用地 600 residential flats 1,800 square metres of commercial floorspace 2,200 square metres of residential care home for the elderly 700 square metres of open space	<ul style="list-style-type: none"> 正進行樓宇拆卸工程 Demolition of existing buildings in progress
中西區士丹頓街/ 永利街 Staunton Street/ Wing Lee Street, Central and Western	面積：4,460平方米 受影響住戶：183 人數：461 Area: 4,460 square metres Households affected: 183 Population: 461	519個住宅單位 2,800平方米商業樓面 855平方米公眾休憩用地 519 residential flats 2,800 square metres of commercial floorspace 855 square metres of public open space	<ul style="list-style-type: none"> 發展計劃於二零零三年三月二十一日刊憲 正進行規劃批核程序 Development Scheme gazetted on 21 March 2003 Planning approval process underway
灣仔皇后大道東 Queen's Road East, Wan Chai	面積：380平方米 受影響住戶：40 人數：127 Area: 380 square metres Households affected: 40 Population: 127	50個住宅單位 500平方米商業樓面 50 residential flats 500 square metres of commercial floorspace	<ul style="list-style-type: none"> 正進行樓宇拆卸工程 Demolition of existing buildings in progress
大角嘴 洋松街/ 必發道 Larch Street/ Bedford Road, Tai Kok Tsui	面積：1,236平方米 受影響住戶：180 人數：434 Area: 1,236 square metres Households affected: 180 Population: 434	152個住宅單位 1,070平方米商業樓面 400平方米休憩用地 152 residential flats 1,070 square metres of commercial floorspace 400 square metres of open space	<ul style="list-style-type: none"> 完成居民搬遷工作 Site clearance completed

項目 Project	項目地盤 Project Site	發展建議 Development Proposal	發展 Status
紅磡必嘉圍 Baker Court, Hung Hom	面積: 250平方米 受影響住戶: 8 人數: 12 Area: 250 square metres Households affected: 8 Population: 12	46個住宅單位 240平方米商業樓面 46 residential flats 240 square metres of commercial space	<ul style="list-style-type: none"> • 正進行租客安置工作 • Relhousing in progress
灣仔 利東街/ 麥加力歌街 Lee Tung Street/ McGregor Street, Wan Chai	面積: 8,900平方米 受影響住戶: 930 人數: 2,000 Area: 8,900 square metres Households affected: 930 Population: 2,000	1,181個住宅單位 23,800平方米商業樓面 3,170平方米政府、團體及社區設施(包 括護理安老院、垃圾收集站及公廁) 340平方米休憩用地 1,181 residential flats 23,800 square metres of commercial space 3,170 square metres of GIC (includes residential care home for the elderly, refuse collection point and public toilet) 340 square metres of open space	<ul style="list-style-type: none"> • 正進行物業收購工作 • Acquisition of properties in progress
大角嘴 洋松街/ 松樹街 Larch Street/ Fir Street, Tai Kok Tsui	面積: 2,176平方米 受影響住戶: 259 人數: 643 Area: 2,176 square metres Households affected: 259 Population: 643	251個住宅單位 3,260平方米商業樓面 251 residential flats 3,260 square metres of commercial space	<ul style="list-style-type: none"> • 正進行物業收購工作 • Acquisition of properties in progress
大角嘴 杉樹街/ 晏架街 Pine Street/ Anchor Street, Tai Kok Tsui	面積: 2,300平方米 受影響住戶: 298 人數: 676 Area: 2,300 square metres Households affected: 298 Population: 676	314個住宅單位 450平方米休憩用地 314 residential flats 450 square metres of open space	<ul style="list-style-type: none"> • 正進行物業收購工作 • Acquisition of properties in progress
深水埗 荔枝角道/ 桂林街* Lai Chi Kok Road/ Kweilin Street, Sham Shui Po*	面積: 3,435平方米 受影響住戶: 308 人數: 603 Area: 3,435 square metres Households affected: 308 Population: 603	392個住宅單位 5,000平方米商業樓面 400平方米休憩用地 392 residential flats 5,000 square metres of commercial floorspace 400 square metres of open space	<ul style="list-style-type: none"> • 發展計劃於二零零五年 三月十一日刊憲 • 正進行規劃批核程序 • Development Scheme gazetted on 11 March 2005 • Planning approval process underway
灣仔 茂蘿街/ 巴路士街 Mallory Street/ Burrows Street, Wan Chai	面積: 783平方米 受影響住戶: 37 人數: 106 Area: 783 square metres Households affected: 37 Population: 106	保留及翻新2,140平方米現有樓面作為 文化創意產業之用途 280平方米休憩用地 Retention and refurbishment of 2,140 square metres of existing floorspace for cultural and creative industries 280 square metres of open space	<ul style="list-style-type: none"> • 發展計劃於二零零五年三月十八日 刊憲 • 正進行規劃批核程序 • Development Scheme gazetted on 18 March 2005 • Planning approval process underway

* 合併兩個鄰近地盤為一個項目

* Integrate two nearby project sites into one project

