



Redevelopment

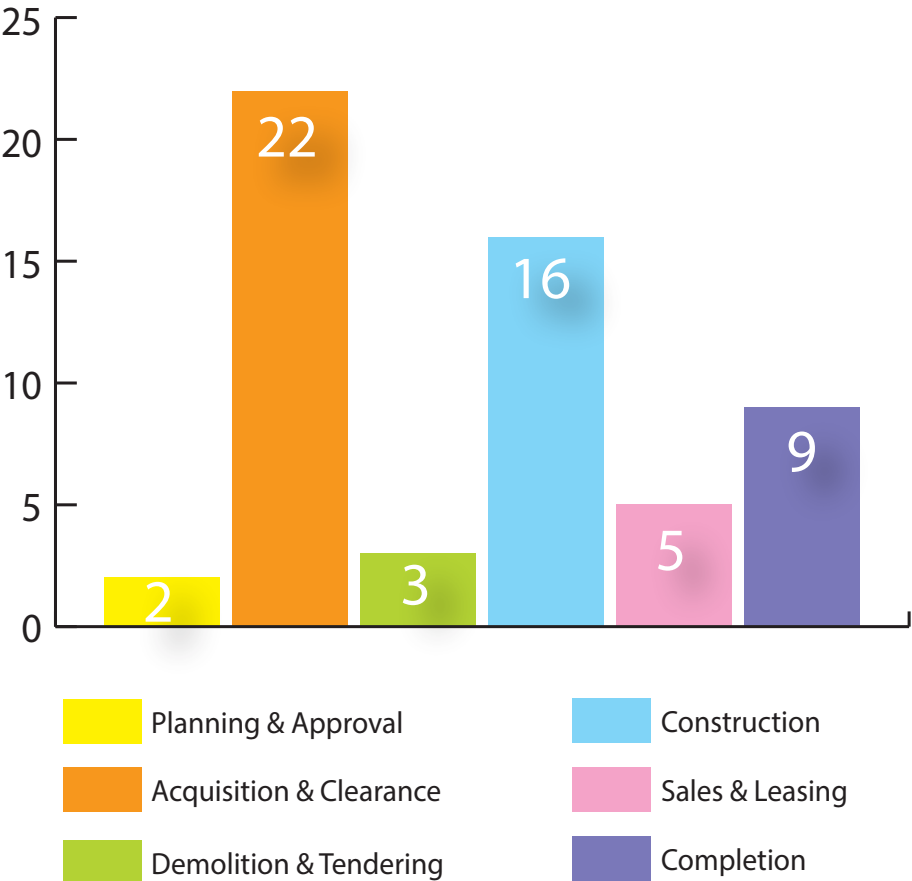
Unleashing the Potential

Six new redevelopment projects were launched by the URA in 2013/14, matching the number of 2012/13.

The six projects include five launched under the URA's Demand-led Redevelopment Project Pilot Scheme (Demand-led Scheme). Four of these Demand-led projects were selected from the second round of applications for the Demand-led Scheme held in 2012 and one from the third round held in 2013. The sixth project was a URA-initiated project.

Up until 31st March 2014, a total of 54 redevelopment projects, two preservation projects and one revitalisation project had been commenced by the URA. Excluding two redevelopment projects which have been terminated, these projects provide around 14,200 new flats, 278,800 square metres of commercial space, 53,300 square metres of Government, Institutional or Community (GIC) Facilities, 100,300 square metres for other uses including offices and hotels, and 26,000 square metres of open space.

Implementation of 54 Redevelopment Projects



- 3 projects are undergoing more than one stage of development
- Individual details of all 54 projects are given in the “Project Highlights” on page 58 to 69

Demand-led Projects (Pilot Scheme)

It is a prerequisite of the Demand-led Scheme that once commenced, the actual implementation of Demand-led projects depends on the satisfaction of two conditions precedent, namely the acceptance by the owners of not less than 80% of the undivided shares of each lot within a project site of the relevant conditional acquisition offers and the authorisation of the Secretary for Development for the project to proceed.

Second Round Demand-led Projects

Three of the four Demand-led projects selected from the second round of applications and launched during the year managed to meet the conditions precedent within 2013/14 and are being actively implemented. The remaining Wong Chuk Street project failed to meet the 80% threshold and was terminated.

Kowloon Road / Kiu Yam Street, Sham Shui Po

This is a single eight storey building dating back to 1959 with a project site area of 599 square metres populated by 115 households. The project is expected to produce around 80 flats and 815 square metres of commercial space.

Tung Chau Street / Kweilin Street, Sham Shui Po

This building fronts directly onto the elevated West Kowloon Corridor and consequently suffers directly from traffic noise. It occupies a project site area of 1,640 square metres and was built in 1964 to a height of nine storeys. It contains 244 households. The project is capable of providing 190 flats and about 2,100 square metres of commercial space.



URA staff conducts freezing survey.

Fuk Chak Street / Li Tak Street, Tai Kok Tsui

This narrow site with a project area of 716 square metres comprises one building of eight storeys built in 1964. 75 households reside in the building. The project can produce 92 flats and 643 square metres of commercial space.

Third Round Demand-led Projects

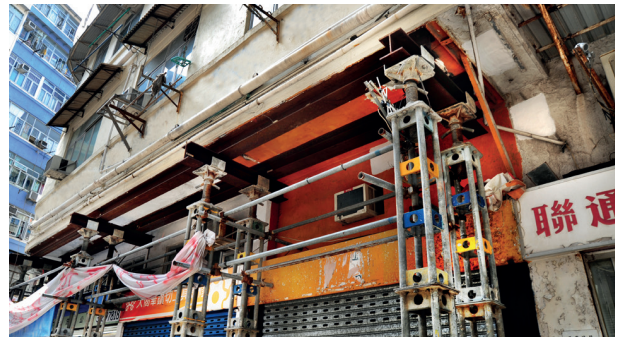
The third round of Demand-led projects yielded four projects for selection. One was commenced in December 2013 and another in April 2014.

Kai Ming Street, Ma Tau Kok

In August 2013, the Buildings' Department (BD) applied for a closure order at No.51 Kai Ming Street to pave the way for demolition of the cantilevered slab balconies which were deemed unsafe by BD. With the assistance of the URA, the owners of No.51 and the adjoining five buildings initiated a Demand-led application for redevelopment, which was selected under the third-round pilot scheme. The URA has advanced the implementation of this project in December 2013, following the issue of demolition orders by BD.

This corner site comprises altogether six buildings built in 1957 on a project site area of 553 square metres, accommodating 57 households. 72 flats may be developed together with 308 square metres of

commercial space and 450 square metres of community facilities.



Existing site condition of Kai Ming Street Demand-led project.

To Kwa Wan Road, Ma Tau Kok

This project comprises a single nine-storey building, (albeit occupying seven street numbers) erected in 1960 on a project site area of 1,224 square metres and occupied by around 190 households. The project is expected to produce around 150 flats and around 153 square metres of commercial space. In addition, 830 square metres of space will be earmarked for community facilities.



"I was so excited to know that URA would redevelop my building, which had no lift. My dream of moving to a better living environment came true. I'm very happy that I have moved to this new public estate. Even though I am paying more or less the same rent as before, the living area the family enjoys has doubled in size with a much better environment. With just 20-minute walking distance from my old flat, it's very convenient for my wife to go to the market, for me to go to work and my son to go to school. I can also keep in touch with some of my old neighbours who also moved to this estate."

Mr WONG Yuk-kwong and his family

Mr Wong and his family used to live in a 200-square-feet subdivided flat at URA's Fuk Wing Street project in Sham Shui Po. They were re-housed to a public housing unit in Shek Kip Mei Estate and offered ex-gratia removal allowance.

URA-initiated Redevelopment Projects

Castle Peak Road / Un Chau Street, Sham Shui Po

This project covers a site area of 1,900 square metres and comprises eight pairs of six-storey buildings built in 1955 and 1956. There are 217 households living in the site. The project is relatively large and can produce around 232 flats and 2,474 square metres of commercial floorspace.



Existing view of the project.

Redevelopment of Industrial Buildings (Pilot Scheme)

Two projects have been commenced under this scheme. The first of these at Smithfield has been terminated in July 2013 since the Secretary for Development declined to authorise it due to 100% objection from the owners.

Yu Chau West Street, Sham Shui Po

The second project at Yu Chau West Street comprises a 10-storey industrial building built in 1962 and occupying a site area of 1,393 square metres. The site can be redeveloped to provide about 16,700 square metres of office and retail floor space in conformity with the zoning plan. The Secretary for Development authorised the project to proceed in August 2013 and acquisition offers have been made.

Other Projects of Note

Ma Tau Wai Road/Chun Tin Street project, To Kwa Wan

Following the tragic collapse of a building on Ma Tau Wai Road in January 2010, the URA stepped in and commenced this project which comprises two rows of over 50-year-old tenement buildings and which affects about 213 households.

The site was reverted to Government in April 2013 and clearance is expected to be completed within 2014.

Sai Yee Street project, Mong Kok

A joint venture tender was awarded in September 2012 for this sports-themed redevelopment where under a special local sports shop arrangement, former sports shop operators will be offered priority to lease space within the retail portion of the future development. Foundation works are nearing completion.

Larch Street/Fir Street project, Tai Kok Tsui

This project was completed in 2011 and includes the 1,000 square metres Urban Renewal Resource Centre. The project has obtained the highest grade of HK-BEAM 'Platinum' rating and recently received the top Grand Award of the Hong Kong Residential (Single Building) Category of the Quality Building Award 2014 (QBA). The QBA is co-organised by nine professional organisations in Hong Kong and recognises buildings that demonstrate both outstanding quality and teamwork.

Kwun Tong Town Centre project, Kwun Tong

URA's largest project to date, the Kwun Tong Town Centre project covers a total site area of 5.35 hectares and affects around 1,800 households. The project is expected to produce around 2,000 new flats, 112,000 square metres of commercial space, 31,000 square metres of GIC facilities and 13,400 square metres of public open space.

This complex project is being implemented in three phases, with the site divided into five Development Areas. Clearance of Development Areas 2, 3 and 4 was completed in December 2013. The URA has invited property developers to tender for the development of Development Areas 2 and 3. Meanwhile the occupation permit for Development Area 1 was issued in June 2014 and flat sales are underway. The phased development approach will enable the early reprovision of the existing Kwun Tong Jockey Club Health Centre to Development Area 1, and the Methadone Clinic to the Hoi Yuen Road



Clearance of Development Areas 2, 3 and 4 of the Kwun Tong Town Centre project is completed.

Roundabout. In addition, this approach has required the temporary reprovision of existing Government offices in Development Area 4 to private office buildings nearby, vacating the site for interim reprovision of the hawker bazaars, Public Light Bus termini and refuse collection point/public toilet from Development Areas 2 and 3. These facilities are now in use.



“The Kwun Tong Town Centre Redevelopment Project is most memorable in my some 10 years of acquisition and clearance work. The scale is huge, time span is long and challenges are unprecedented, including handling acquisition of more than 1,600 property interests as well as the compensation and relocation of over 700 tenants and 100 licensed hawkers. We handled all cases according to the policies, while giving due consideration to the situations of different stakeholders. For example, in addition to offering reasonable compensation to the hawkers, we proactively collaborated with different government departments and established an interim hawker bazaar with a view to finding ways to help them continue with their businesses during the redevelopment period. It is my hope that the acquisition and clearance work of the remaining Development Area 5 can be completed smoothly and as scheduled to pave the way for the new Kwun Tong Town Centre.”

Mr Kelvin CHUNG
General Manager, Acquisition and Clearance



“The site particulars of Peel Street/Graham Street project poses difficulties for the construction works. In order to mitigate the nuisance to nearby hawkers, shop operators and residents caused by the construction activities, we will adopt various remedial measures, including provision of noise and dust barriers around the site, adopting hydraulically-installed steel sheet piling and pre-boring the upper parts of steel H-piles. We will continue to consult nearby hawkers and shop operators on the schedule for carrying out the works to ensure normal operation of the market as far as possible.”

Mr SZETO Kin-keung
Senior Manager, Works & Contracts

Peel Street/Graham Street project, Sheung Wan

This project has helped improve the living conditions of some 300 households. A phased development approach is adopted in implementing the project to cater for the preservation of a century old wet market which falls outside the project boundary. This approach also allows the fresh-food operators currently operating in the first phase, and who wish to continue their businesses, to be moved to temporary shop premises within the project site. Upon completion of the market block in the first phase in Site B, the fresh-food operators will be able to operate there if they have registered their interest.

Preparations are progressing to commence the Site B foundation works. Sites A and C were reverted to the Government in March 2014 and preparations for the Land Grants for these sites are in hand.



Existing view of the century-old wet market.

Lee Tung Street/McGregor Street project, Wan Chai

This residential and commercial redevelopment project in Wan Chai will –

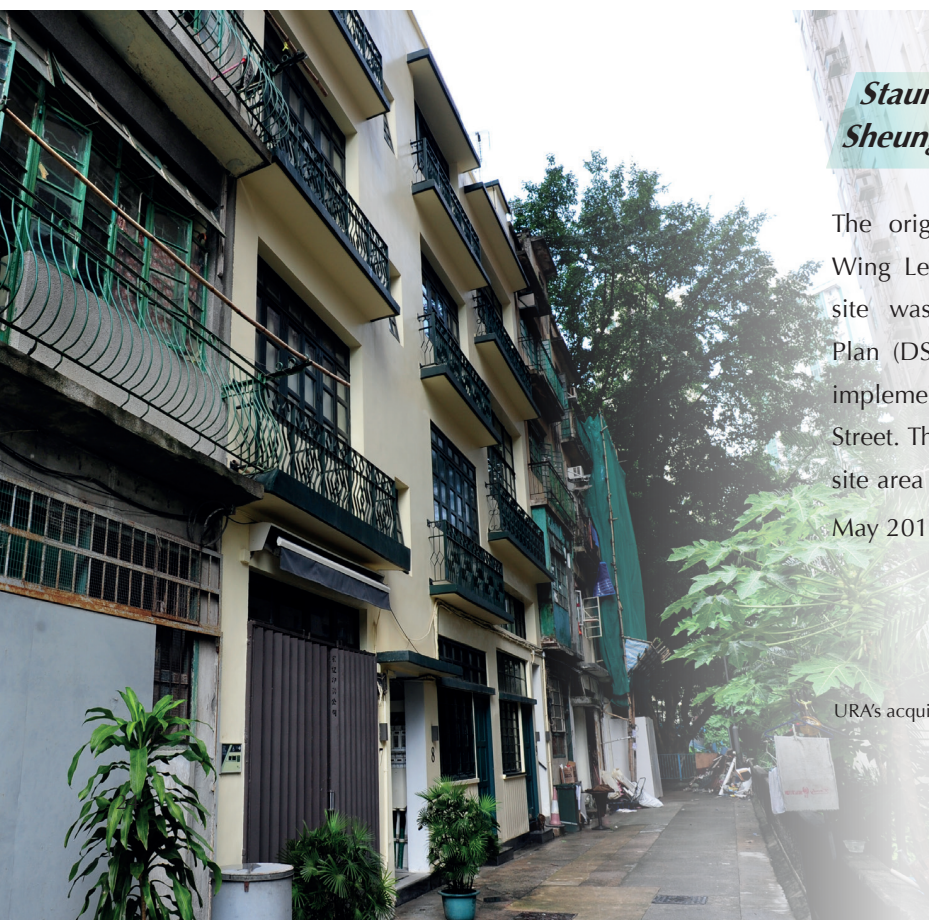
- reflect a wedding theme, a culture gallery that features Hong Kong's early wedding traditions and a retail area for wedding-related trades such as wedding gowns, flowers, decorations, cakes, hair salons, jewellery, photo studios and wedding planners;
- offer space for social enterprises;
- preserve three pre-war shophouses;
- provide a pedestrianised green link between Johnston Road and Queens Road East; and
- provide a new east-west pedestrian link with open spaces.

This is also the first URA project that comes with a formalised comprehensive environmentally friendly policy. It has been planned to significantly reduce carbon emissions from the project.



The Lee Tung Street/McGregor Street project, URA's first project to adopt environmental provisions in a comprehensive way.

Building works is nearing completion and around 90% of the flats have been sold.



Staunton Street/Wing Lee Street project, Sheung Wan

The original Site A of the project comprising the Wing Lee Street area and the Bridges Street Market site was excised from the Development Scheme Plan (DSP) following the URA's proposed alternative implementation concept for conserving Wing Lee Street. The URA's Master Layout Plan for the amended site area was approved by the Town Planning Board in May 2013. The acquisition of interests is continuing.

URA's acquired buildings on Wing Lee Street are renovated.

Facilitating Services (Pilot Scheme)

Under its ‘facilitator’ role, the URA has so far provided services to four facilitation projects during 2013/14. On 7 November 2013, the joint sale for public auction of a facilitation project of around 328 square metres at 67-71 Lion Rock Road in Kowloon City was successfully completed with 100% owners’ participation. This marked a major milestone for the Facilitating Services Scheme.



The facilitation project at Lion Rock Road in Kowloon City is successfully sold out through public auction.

Kai Tak Flat-for-Flat Development

Construction of the URA’s first ever self-developed housing estate for the site designated for provision of Flat-for-Flat units at Kai Tak, commenced in July 2012. Good progress has been achieved with piling, basement, ground floor slabs and transfer plates completed. The URA has adopted modest and quality design features for the development which has obtained a provisional BEAM Plus ‘Platinum’ rating. The development is called “ 煥然壹居 ” in Chinese, a name chosen in a territory-wide naming competition. The English name “De Novo” is used for the development.



Artist impression of the Kai Tak Flat-for-Flat development.