
OPERATING REVIEW



The URA Ordinance (URAO) and the Urban Renewal Strategy (URS) underpin the URA’s mandate to undertake, encourage, promote and facilitate urban renewal through a comprehensive and holistic approach by way of Redevelopment, Rehabilitation, pReservation and Revitalisation – the 4Rs. This comprehensive and holistic approach has now been further developed to embrace the 5th “R” of Retrofitting. To pursue its objectives, the URA has committed to adopt a “people-first, district-based, public participatory” approach and being “forward-looking” to meet Hong Kong’s development needs in the long run.



Our Studies

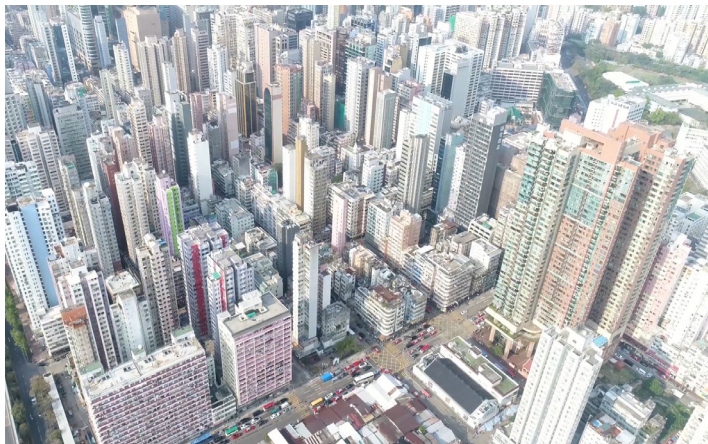
Identifying more effective and sustainable ways to tackle Hong Kong's rapidly ageing building stock has remained at the forefront of the URA's efforts throughout 2017/18. Following the district-based approach, which was first initiated in Kowloon City in 2015, the URA is piloting the Yau Mong district to explore new institutional and implementation strategies for district-based urban renewal through a holistic approach integrating the URA's 5R business strategies. Meanwhile, the study on New Building Rehabilitation Strategy, now in its second year, aims to identify a comprehensive strategy covering buildings of all ages to extend their lifespan and reduce the number of dilapidated buildings in future. To create sustainable and positive impacts for the community, the URA is also carrying out a strategic sustainability study to establish a systematic framework encompassing key performance indicators in various dimensions to further beef up the planning strategy in an all-round modus operandi.

The District-based Approach

Since 2015, and with a preview to tackle the urban decay problem in a more holistic and effective manner, the URA Board has endorsed a new district-based urban renewal approach which could secure far greater planning and social gains than scattered "pencil block" or small-scale redevelopment projects with limited or no such gains. This overall approach aims to better tie-in with the objectives of URAO and URS to restructure and re-plan urban areas with more environmentally-friendly transport networks and rationalised land uses, thus creating more positive impacts via the URA's redevelopment projects. Based on the preliminary planning study on a neighbourhood scale conducted by the URA to carry forward some recommendations from the Kowloon City District Urban Renewal Forum, the URA selected strategic site locations for redevelopment within the neighbourhood, with a wider master plan in mind. The overall proposal covers a communal carpark for provisions of parking and loading/unloading facilities ancillary to development sites and/or redevelopments in the vicinity. This can eliminate piecemeal carpark openings at the ground floor level thereby helping to maximise shop front and retain a more vibrant street environment. On the connectivity and walkability front, the traffic circulation of the locality upon review has been restructured and enhanced to not only create a better pedestrian environment in terms of safety, convenience and comfort, but also entail more organised public accessible open areas for future opportunities of social activities and place-making. Arising from the study, altogether six projects have been launched so far under the district-based approach in To Kwa Wan.

The Yau Mong District Study

The increasing magnitude of Hong Kong's rapidly ageing building stock is well beyond the URA's capacity under its current mode of operation. The Yau Mong District Study (YMDS), which commenced in May 2017, is a holistic strategic study aimed at shifting the URA's focus from the traditional project-based redevelopment approach to a district-based renewal approach. In doing so, it encompasses all the 5Rs, and identifies enhanced institutional and implementation strategies for the formation of the position of URA, as well as new operational and business models. New urban renewal initiatives with planning tools tailored to encourage effective urban renewal will be incorporated into options for the forward-looking and financially sustainable Master Renewal Concept Plan (MRCP), while Action Areas will be identified from the MRCP with implementation plans incorporating the 5Rs, place-making and smart-city concepts. The YMDS plans will serve as pilots, the results of which will guide other districts in seeking urban renewal solutions to various challenges. To date, baseline reviews on the physical attributes of the Yau Mong district and the current institutional framework and implementation measures have been completed. Formulation of Potential Urban Renewal Opportunity Areas (PUROA) is underway, where dedicated urban renewal works and restructuring of urban areas shall be undertaken to optimise the urban environment and liveability of the 212 hectares of land within the Yau Mong District. Additional redevelopment delivery models are also being explored. MRCP options will be formulated after identifying the PUROAs.



An aerial view of the Yau Mong District, the most densely developed area in Hong Kong.

Study on New Building Rehabilitation Strategy

Building rehabilitation pursues a key purpose and is a core business of the URA designed to prevent the decay of the built environment. As part of a holistic approach to rehabilitation, and as noted in the 2017 Policy Address, the URA has commenced a study on New Building Rehabilitation Strategy through which it aims to formulate comprehensive strategies to reduce the number of buildings in varied and poor condition that otherwise would be in need of redevelopment. Those buildings are divided into three categories: i.e. young (under 30 years old), middle-aged (30 to 49 years old) and old-aged (50 years old and above).

For young buildings, the focus would be on preventive maintenance in line with the building maintenance cycle to reduce the number of middle-aged buildings in varied or poor condition. The URA will study the existing regulatory framework and practice, with a view to formulating enhancement proposals for the Government. In parallel, property owners could be educated on the importance of preventive maintenance.

For middle-aged buildings, approaches for rehabilitation and retrofitting works to prolong building life need to be developed. The five essential elements of rehabilitation and retrofitting works include: building structure, external façade, fire services, energy efficiency, and barrier-free facilities. New technologies for these elements as well as the practicability of retrofitting these buildings with new features and facilities will also be explored.

For old-aged buildings, an algorithm will be devised for making an initial assessment on the necessity

of redeveloping a building beyond practical repair, while the costs and benefits of redevelopment versus rehabilitation or retrofitting will be compared. Particular difficulties may be faced in the case of dilapidated buildings that lack redevelopment potential unless there is a capacity for transferring unused plot ratio from other sites in the vicinity or relaxation of plot ratio controls.

To provide updated building conditions data to further ascertain the scale of urban decay, an extensive building condition survey covering some 5,900 domestic and 700 non-domestic buildings has been completed. This will facilitate building a comprehensive database for all residential, commercial and industrial buildings.

Sustainability Study

As the URS requires the urban renewal process to be forward-looking and create sustainable and positive impacts for the community, sustainability has always been one of the vital considerations when planning the URA's 5R business strategies. In June 2017, the URA commenced a strategic sustainability study aimed at formulating a systematic framework that is intended to be applied to measure and drive improvement towards the performance of 5R projects within the community, and to facilitate an objective setting in line with business strategies. During the year, a preliminary sustainability framework comprising both objective and subjective sub-domains was being developed. This framework shall be the building block to formulate key performance indicators in various dimensions for evaluating the URA's 5R works.

REDEVELOPMENT



REDEVELOPMENT

Redevelopment is one of the URA's two core businesses under the URS. During the year under review and up to 30 June 2018, the URA has seen the clearance of two projects and the awarding of four joint-venture tenders whilst four other projects were commenced and are being implemented.

Up to 30 June 2018, a total of 61 projects comprising 58 redevelopment projects, two preservation projects and one revitalisation project have been commenced and implemented by the URA. Besides, six redevelopment projects undertaken in association with the Hong Kong Housing Society (HKHS) have been completed. These 67 projects (including the six HKHS redevelopment projects) have provided or will provide around 19,400 new flats; about 412,000 square metres of commercial space, including shops, offices and hotels; 54,000 square metres of Government, Institutional and Community (GIC) facilities; and about 27,000 square metres of open space.

Demand-led Projects

Under the URS, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings. In view of this, the Demand-led Redevelopment Project Pilot Scheme (Demand-led Scheme) was introduced in 2011. Five rounds of application for Demand-led Scheme projects were held between 2011 and 2016. As at 30 June 2018, 12 redevelopment projects under the Demand-led Scheme have been commenced with nine under active implementation. The remaining three projects were terminated due to their failure to meet the 80% threshold on owners' consent.

The Demand-led Scheme was first reviewed in 2014 after three rounds of application with a view to enhancing the planning gains of projects under the Scheme. However, applications received in the fifth

round in 2016 were still not conducive to its objectives, necessitating a holistic review of the Demand-led Scheme. The URA is taking the opportunity of the YMDS, now underway, to conduct a robust review to explore a sustainable mode of Demand-led approach on urban renewal that complements the holistic planning strategy.

New Redevelopment Projects

Sung Hing Lane/Kwai Heung Street (C&W-005), Queen's Road West/In Ku Lane (C&W-006), Sai Ying Pun Oak Street/Ivy Street (YTM-011), Tai Kok Tsui Wing Kwong Street/Sung On Street (KC-014), To Kwa Wan

The URA commenced three new self-initiated projects during 2017/18. Two of these projects are in Sai Ying Pun at Sung Hing Lane/Kwai Heung Street (C&W-005) and Queen's Road West/In Ku Lane (C&W-006). The third project at Oak Street/Ivy Street (YTM-011) is adjacent to the Pine Street/Oak Street Demand-led redevelopment project (DL-3:YTM) in Tai Kok Tsui. The three projects will improve the built environment through re-planning and rationalising the land use enabling enhancements to the townscape of the project areas. Subsequently, the Secretary for Development (SDEV) authorised the URA to proceed with C&W-005 in March 2018, and acquisition offers were made in May 2018.

Additionally, a project at Wing Kwong Street/Sung On Street (KC-014) in To Kwa Wan was launched on 22 June 2018 under the district-based approach. When combined with the five nearby URA projects in the area and integrated with other proposed urban renewal strategies, the resulting redevelopment will achieve greater and holistic planning with an ultimate goal of transforming it into a more walkable and smart district thereby bringing in more social benefits.

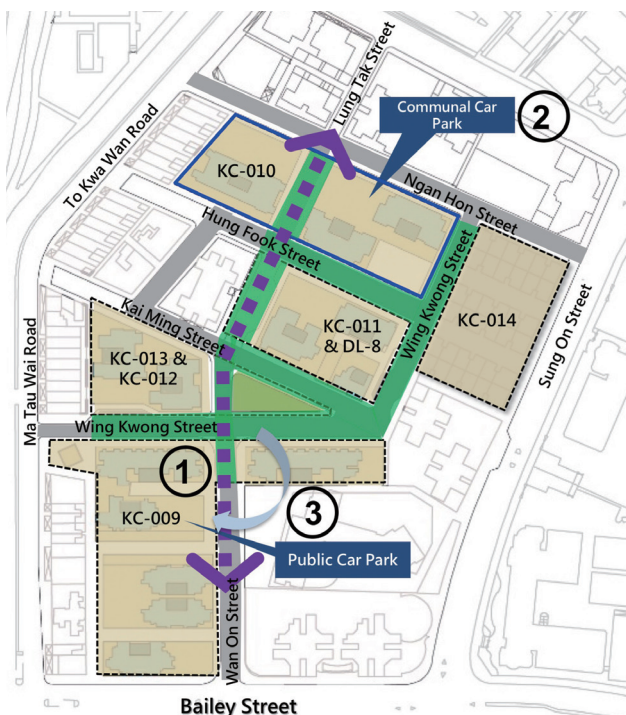
Redevelopment Projects under the District-based Approach

Bailey Street/Wing Kwong Street (KC-009), Hung Fook Street/Ngan Hon Street (KC-010), Hung Fook Street/Kai Ming Street (KC-011), Wing Kwong Street (KC-012), Kai Ming Street/Wing Kwong Street (KC-013) and Wing Kwong Street/Sung On Street (KC-014) Projects, To Kwa Wan.

The six projects launched under the district-based approach in To Kwa Wan cover project sites totalling more than 2 hectares by area, and affect an estimated total of 2,730 households. The first project (KC-009) was begun in March 2016, followed shortly thereafter by projects KC-010, KC-011, KC-012 and KC-013 in 2016/17. Project KC-014 was commenced in June 2018. Through the redevelopment of these six projects under a comprehensive planning model, the URA aims to bring about a more holistic improvement of the urban streetscape and built environment, which is something that cannot be realised via pencil block redevelopment of an individual site.

In order to improve the connectivity and traffic in the area, a new north-south connection linking up Bailey Street and Ngan Hon Street will be proposed. The URA has also initiated a wider planning concept of providing an underground communal car park in the KC-010 project to serve the neighbouring URA project sites, and a public carpark at the KC-009 project to address both local and public needs. For better integration and land utilisation, the cleared site of the Kai Ming Street project (DL-8) that commenced in 2013 under the Demand-led Scheme will be combined with KC-011 under comprehensive planning. Temporary beautification of the site is being explored to allow the display of art installations by local stakeholders.

The latest project of KC-014 was commenced as a development project under section 26 of the URAO. Among the five other projects, KC-010 was commenced as a development scheme under section 25 of the URAO and has been approved for implementation by the Chief Executive in Council, whereas KC-009, KC-011, KC-012 and KC-013 were commenced as development projects and have been authorised to proceed by the SDEV. All five projects are now under acquisition.



District-based Approach

- ① Enhance connectivity:
A new north-south connection linking up Bailey Street and Ngan Hon Street will be proposed
- ② Enhance pedestrian safety and street vibrancy:
An underground communal car park to serve the neighbouring URA project sites is in the plan to avoid piecemeal carpark ingress/egress at ground level affecting streetscape
- ③ Improve walkability:
By building an underground public car park to reduce the demand for roadside parking, releasing spaces for pedestrians

District-based development approach adopted in To Kwa Wan allows better planning and social gains.

Cleared and Tendered Projects

The keen pursuit of project site clearance and tendering continued in 2017/18 to sustain the continuity of achievements in delivering community benefits and flat supply. Two projects which were cleared at Castle Peak Road/Un Chau Street (SSP-016) and Hang On Street (DL-10) under the Demand-led Scheme are on schedule. Over the same period, joint-venture tenders were awarded for three projects, namely Peel Street/Graham Street Project (H18 Site C), Reclamation Street/Shantung Street (YTM-010), and the Demand-led Scheme project Fuk Chak Street/Li Tak Street (DL-6). Additionally, the tender for the Demand-led Scheme project Tung Chau St/Kweilin Street (DL-5) was awarded on 12 June 2018. The commercial portion of the project will be designated for the Sham Shui Po Design and Fashion Project in response to the initiatives of the Commerce and Economic Development Bureau to nurture design and fashion talents and turn the district into a design and fashion landmark, which in turn will support various development needs for Hong Kong.

Other Projects of Note

Yu Chau West Street, Sham Shui Po

The URA launched the Pilot Scheme for Redevelopment of Industrial Buildings in 2012. One project at Yu Chau West Street comprises a 10-storey industrial building built in 1962 occupying a site area of 1,393 square metres. Acquisition commenced in 2013, which turned out that only 27 or around 67% of owners have accepted the URA's offer, thus hindering the project progress. Following the Board's approval, the project is now being assessed for its potential of retrofitting, in a bid to piloting the new 5th R of retrofitting initiatives.

Chun Tin Street/Sung Chi Street, To Kwa Wan

In January 2015, the URA commenced the Chun Tin Street/Sung Chi Street project (KC-008) as a redevelopment project. Subsequently, on 6 May 2016, a new scheme KC-008(A) that covers the entire site of KC-008, including the existing dead-end of Chun Tin Street, was commenced by way of a development scheme under section 25 of the URAO. The new scheme KC-008(A) aims not only to improve the pedestrian environment and vehicular traffic flow, but also to allow closer integration with the adjoining Ma Tau Wai Road/Chun Tin Street project (TKW/1/002) to create a better built environment after the re-planning and restructuring of the urban land use. The project has been approved by the Chief Executive in Council and acquisition offers have been made.



The dead-end of Chun Tin Street is included in the new KC-008(A) development scheme for pedestrian and traffic flow improvement.

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

Following the tragic collapse of a building on Ma Tau Wai Road in January 2010, the URA stepped in and commenced a redevelopment project comprising two rows of over 50-year-old tenement buildings that has affected 350 households. Superstructure construction works are now well underway. At the invitation of the Government, the URA has assigned this project as a "Starter Homes" Pilot Project to provide 450 "Starter Homes" units for sale. The sale mechanism and implementation details are being formulated.

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Approved Master Layout Plan of Kwun Tong Town Centre scheme.

Kwun Tong Town Centre

URA's largest single project to date, the Kwun Tong Town Centre project, covers a total site area of 5.3 hectares and has affected around 1,300 households. Altogether, the project is expected to produce nearly 2,300 new flats; over 200,000 square metres of commercial space; 31,000 square metres of GIC facilities, and over 13,000 square metres of public open space.

This complex project is being implemented in phases, with the site divided into five Development Areas. Development Area 1 at Yuet Wah Street was completed in June 2014 and the flats have almost been sold out. Superstructure works for the podium and residential towers in Development Areas 2 and 3 are in progress, and the footbridge construction across Yuet Wah Street is now completed. Development Area 4 has been vacated for use as interim GIC facilities to re-provision the hawker bazaars, Public Light Bus termini and refuse collection point/public toilet from Development Areas 2 and 3. An interim bus terminus has also been provided at the former Mido Mansion site in Development Area 4. Development Area 5 remains in the acquisition and clearance stage.

In light of the progress of clearance of Development Area 5, a revised Master Layout Plan (MLP) to separate Development Areas 4 and 5, and to facilitate their

implementation as stand-alone packages was submitted and approved by the Town Planning Board (TPB). The architectural and landscape design development according to the approved MLP is underway, representing the mainstream aspiration resulting from a series of consultations with the Kwun Tong District Council and relevant stakeholders.

Peel Street/Graham Street, Sheung Wan

The Peel Street/Graham Street redevelopment scheme, comprising three sites (A, B and C), has been encompassed in the master layout approval and is being undertaken in phases. Foundation works at Site A are underway. Superstructure works for the development at Site B are nearing completion and will soon be fit for occupation by around 2019. A public open space abutting the wet market block that is in-use and connecting Graham Street and Peel Street will soon be made available for enjoyment by the community. On the other side, within Site C, a more than a century-old shop house at 120 Wellington Street will be retained for adaptive reuse as a ground floor retail shop. Together with the preservation of character-defining elements exhibited by the façade of tenement buildings at 26 A-C Graham Street, the street character of the Graham Street Market will be retained. Apart from these, some of the old brick structures at Cochrane Street and the concrete signage of 118 Wellington Street will be incorporated into

the public open space as well as the low-level podium, where a convenient pedestrian accessway will connect the local district to the mid-level escalator. The development tender for Site C was awarded in October 2017 and construction will commence shortly. The whole complex in H18 will form one of the three strategic nodes under the URA's "CONET" place-making concept in Central and Western district.

Staunton Street/Wing Lee Street, Sheung Wan

In response to the motion passed by the Central & Western District Council, and according to the latest planning intention, the URA will liaise with relevant Government departments to explore alternative urban renewal approaches for the project. As part of place-making initiatives in Central (namely "CONET"), the URA will also explore lining up this area with the nearby nodes, including Pak Tsz Lane Park, which will expand the "node-path-district" concept to cover a wider community.

Nga Tsin Wai Village

After site clearance completed in March 2016, an Archaeological Impact Assessment (AIA) was undertaken by licensed archaeological professionals, who revealed during the process the foundation remains of old village walls and watchtowers at some excavated locations. To better ascertain the archaeological significance and conditions of the foundation remains, the URA liaised with the Antiquities and Monuments Office (AMO) to extend the excavation areas via a new AIA license application, which was later approved in February 2018. Further excavation and field investigation are



The watchtower and village wall remains at the southwest corner of the Nga Tsin Wai village.

being carried out to finalise the conclusion on heritage significance before making any recommendation on preservation measures. The AIA report will be submitted to the AMO when the archaeological excavation and assessment are completed approaching the end of 2018.

Facilitating Services

Under the URS, owners are entitled to request the URA's consultancy/advisory service on assembling their titles for redevelopment. The Facilitating Services (Pilot Scheme) was commenced in 2012; and following a review, the URA has introduced refinements to the Pilot Scheme since November 2015 that included increasing to ten projects which can be handled at any one time. As at 31 March 2018, a total of 34 applications for facilitating services (30 for residential buildings and four for industrial buildings) have been received. One application was successfully processed, with all property interests sold by auction. The joint sale of property interests for four applications were put on the market but failed to reach a successful sale. Of the remaining applications, 27 either failed to fulfil the application criteria or were terminated for failing to reach the required threshold for joint sale whilst two applications (including one industrial building and one residential building) are being handled.

A pilot scheme for building owners under the Civil Servants' Co-operative Building Society Scheme and Government Built Housing Scheme was launched in May 2016. Since its commencement, three applications have been selected as projects for implementation. By 31 March 2018, one project failed to reach the participation rate threshold, and the remaining two projects are in progress.

Subsidised Sale Flats

In response to the Chief Executive's 2015 Policy Address requesting the URA to help increase the supply for Subsidised Sale Flats (SSF), the URA identified 338 units in the Kai Tak Development for the SSF scheme. Among those, the purchases of 322 SSF have been completed, and the flats were handed over to the purchasers. In April 2017, the URA sold the remaining 16 unsold SSF in the open market at prevailing market prices.

REHABILITATION



REHABILITATION

Rehabilitation is the URA's other core business under the URS. The URA is now the primary agent in Hong Kong for building rehabilitation after taking over the HKHS' responsibilities under the Integrated Building Maintenance Assistance Scheme (IBMAS) in July 2015. In 2017/18, the URA continued its rehabilitation efforts through IBMAS, as well as through Operation Building Bright (OBB), the Mandatory Building Inspection Subsidy Scheme (MBISS), and the 'Smart Tender' Building Rehabilitation Facilitating Services Scheme.



Operation Building Bright

The URA has given full support to the Government's OBB 1.0 programme since it began in 2009. By the end of 2017/18, 2,440 building blocks comprising around 62,000 units within the URA's Rehabilitation Scheme Areas (RSAs) had either been rehabilitated or had rehabilitation works substantially completed. OBB 1.0 has raised owners' awareness of the need for rehabilitation as well as created employment opportunities, which was one of the original objectives of the scheme. Through conscientious efforts and collaboration with the Independent Commission Against Corruption (ICAC) and HKHS,

guidelines and procedures have also been published and implemented to tighten requirements for service providers in the building renovation industry so as to mitigate malpractices and promote public education. In addition, a new tendering arrangement for procurement of works contractors was introduced to provide a fair and competitive tendering environment. Since the introduction of these guidelines and procedures, and the new tendering arrangement, the average number of tender returns and the proportion of submitted tendering costs falling within our independent consultants' estimates

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have both increased by over 50%. Whilst the OBB 1.0 programme has been substantially completed, the 2017 Policy Address announced in October the OBB 2.0 and the Fire Safety Improvement Works Subsidy Scheme. As the Government's partner in implementing these two new initiatives, the URA has conducted ten district briefing sessions from March to early April in 2018 targeting potential applicants and is finalising implementation details with the Government.



10 briefing sessions for building owners on Operation Building Bright 2.0 and Fire Safety Improvement Works Subsidy Scheme were organised in March and early April 2018.

Integrated Building Maintenance Assistance Scheme

Since 2004 and until the end of 2017/18, about 1,490 building blocks comprising around 65,500 units have been rehabilitated under the IBMAS. Out of the 1,490 building blocks, about 220 building blocks (around 7,700 units) were rehabilitated during 2017/18. In addition, about 640 Owners' Corporations (OC) have been formed under the Owners' Corporation Formation Subsidy of IBMAS. Currently, there are a total of 790 IBMAS cases in progress (about 640 cases for common-area repair works and about 150 cases for OC formation).

The subsidiary legislation on the implementation of MBIS covering all buildings of 30 years old or above came into force on 30 June 2012; and the URA duly launched the MBISS in conjunction with the HKHS on 7 August 2012. Under this Scheme, the URA will assist building owners to arrange the first inspections of buildings within its RSAs, subject to statutory

notices issued by the Buildings Department. Owners of buildings that, upon inspection, are required to carry out repair and maintenance works may apply for rehabilitation works assistance under IBMAS, where a one-stop continual building care service by the URA is available. By the end of 2017/18, out of the 1,400 MBIS target buildings (domestic and composite buildings) located in URA's RSAs, owners of about 900 buildings have been contacted. From these 900 buildings, 457 applications have been received, and approvals-in-principle have been granted to 455 buildings.

Apart from implementing the OBB 2.0, of which the URA is the sole administrator, the URA will also take over MBISS in HKHS's Service Areas in order to provide a coherent and effective service. The URA will then act as the single authority to implement MBISS for compliance with MBIS by undertaking inspections and repair works.

'Smart Tender' Building Rehabilitation Facilitating Services

In May 2016, the URA launched the 'Smart Tender' Building Rehabilitation Facilitating Services Scheme (Smart Tender) to provide technical services to the Owners Corporations (OCs) of private buildings and reduce the risk of tender-rigging at the works procurement stage. The Scheme is an initiative introduced in response to the 2016 Policy Address. It seeks to help building owners procure contractors independently to carry out rehabilitation works with practical tools, independent professional advice, and an electronic tendering platform.

The Government's 2017/18 Budget has earmarked \$300 million to allow property owners to join the Smart Tender at a concessionary rate which will benefit around 3,000 owners' organisations over a period of five years. A Memorandum of Understanding was signed on 3 October 2017 between the Government and the URA that stipulates the establishment of a concession fund and the implementation framework of the concession scheme for Smart Tender. Until 30 June 2018, about 600 applications had been received, of which 445 have been approved with service agreements issued to the concerned OCs.

Building Rehabilitation Strategy Review

Since 2014, the URA's strategy in promoting and facilitating building rehabilitation has been refined. Some example of this include: refining the package for financial subsidy, streamlining IBMAS, and increasing emphasis on promotion and education for building rehabilitation which has included extensive stakeholder briefings on IBMAS refinements and the "Building Rehab INFO-Net".

Building Rehabilitation Platform and Building Rehab Info Net

Furthermore, the URA has set up a new Building Rehabilitation Platform (BRP) as an all-in-one information centre to be run by a subsidiary company supported by committees with government departments and industry stakeholders, giving the BRP a comprehensive expert support. The platform will serve various purposes via a website under the first phase to be launched in late-2018 and a repository of standard documents and guidelines for procurement and appointment of consultants and contractors.

Besides, the URA is exploring with concerned stakeholders the feasibility of developing lists of service providers and a building rehabilitation cost reference centre. The frameworks are under discussion by committee members, and details will be confirmed in the coming year.

Prior to the launch of BRP and as an interim measure, the existing "Building Rehab Info Net" – www.buildingrehab.org.hk website which has served as a one-stop e-platform for building owners, professionals and contractors to access building rehabilitation-related information, has been revamped with more friendly access to information and better linkages with other related organisations to facilitate the sharing of building rehabilitation information. Animated videos, featuring a character called BRbot, has been created to help building owners better understand the various building rehabilitation information on the Info Net.



The URA signs the Memorandum of Understanding with the Development Bureau and the Security Bureau for launching the Operation Building Bright 2.0 scheme and Fire Safety Improvement Works Subsidy Scheme.

Operation Building Bright 2.0 (OBB 2.0) and Fire Safety Improvement Works Subsidy Scheme

The Chief Executive announced on 11 October 2017 in the 2017/18 Policy Address that two rehabilitation-related schemes were to be launched: (a) a subsidy scheme for fire safety improvement works to facilitate owners of old composite buildings to undertake fire safety enhancement measures required by the Fire Safety (Buildings) Ordinance (Cap. 572) (which was later renamed the Fire Safety Improvement Works Subsidy Scheme (FSWS)); and (b) OBB 2.0 to facilitate owner-occupiers of aged residential or composite buildings to carry out rehabilitation works required under the Mandatory Building Inspection Scheme. The Government invited the URA to administer these two schemes.

In response to the invitation, the URA Board approved to partner with the Government to administer and implement the FSWS and OBB 2.0. These two schemes were launched on 9 July 2018.

PRESERVATION AND REVITALISATION





Central Market is now at advance works stage, mainly working at the areas near Queen's Road Central, which will become a new entrance plaza as part of the public open space.

Central Market

In March 2017, the Chief Executive in Council approved a 21-year private treaty grant of the Central Market to the URA at nominal premium and agreed to grant a five-year short term tenancy (STT) to the URA for construction works. With the delivery of vacant possession in late September 2017 and the execution of the STT, the hoarding work for the Central Market and the demolition work of the public toilet fronting Queen's Road Central, which commenced in October 2017, have been completed. Leveraging the Building Information Modelling technology in building construction, advance work for the Central Market (mainly at the backyard area) commenced in April 2018. The URA will endeavour to complete this revitalisation project before the end of 2021 for early enjoyment by the public.

Mong Kok

The URA is enhancing the local characteristics of five themed streets, namely: Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street, by improving the streetscape to enhance the unique characteristics and ambience of each street. The improvement works at Flower Market Road have been completed. The implementation of the improvement works at Tung Choi Street will be taken up by government departments. Improvements for Sai Yee Street and Fa Yuen Street have been partially completed. Meanwhile, in the final phase of the project, the URA is liaising with Government departments on the detailed design of Nelson Street and other sections of the Sai Yee Street and Fa Yuen Street improvement works.

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Tai Kok Tsui

Streetscape improvement works in Tai Kok Tsui have been implemented over three phases to minimise local disruptions. Following the completion of the Phases 1 and 2 along the Beech Street and the Cherry Street roundabout, the Phase 3 works covering several other streets in Tai Kok Tsui have now been completed. Packages 1, 2 and 3 of the Phase 3 works covering mainly Fuk Tsun Street, Tai Kok Tsui Road, Fir Street, Larch Street, Beech Street, Pine Street and Ivy Street were completed in mid-2013, early 2016, and mid-2017, respectively.



The streetscape beautification in Tai Kok Tsui integrates with the local characteristics.

Wan Chai

The Hong Kong Arts Centre was operating the “Comix Home Base” at the Mallory Street/Burrows Street Revitalisation Project to provide a platform for local and international art exchange. Since the completion of the project and its official opening in July 2013, the “Comix Home Base” had been used for community and cultural events. From August 2018 onwards, the URA has resumed the management of the project and will oversee its operation with a vision to collaborate with various art, cultural and community organisations.

Shophouse Preservation Projects

The superstructure works for the Shanghai Street/Argyle Street project that were commenced in May 2017 are progressing and due for completion by end-2018. The preserved shop-houses will be designated for restaurant and retail uses to reflect the local character and to meet local needs.



Superstructure works of Shanghai Street/Argyle Street preservation project is now in progress.

Western Market

To allow ample time to work out a better future plan, the URA has requested the Government to extend the URA's holding over the lease of the Western Market to until February 2020.

New Place-making Initiatives

The URA has been making efforts to explore the application of place-making concepts integrating the 5R business strategies in its project portfolio. At Project H6 (The Center) in Sheung Wan, the premises in the basement have been revamped and renovated as "H6 CONET" for community use. The Urban Renewal Exploration Centre is included in 'CONET' to enhance public exposure and awareness of the urban renewal work of the URA. Apart from accommodating non-governmental organisations, an urban shortcut is provided in the premises to connect the adjoining streets and spaces, and to improve walkability. As part of the 'CONET' place-making initiative in the Central & Western District – where two other URA projects, namely H18 and the Central Market Revitalisation Project, are also located – the URA will energise these public spaces through diverse events such as 'art jam' exhibitions, performances and other cultural activities for enjoyment by the local community. Since its opening in October 2017, H6 'CONET' has enjoyed a steady rise in patronage with around 6,500 public members visiting the place on each day of June 2018. The place-making concept will be further extended outdoor to celebrate the local characteristics of a wider area through beautification of adjoining streets.



With various art and cultural activities taking place, H6 CONET is now a popular community space.

