

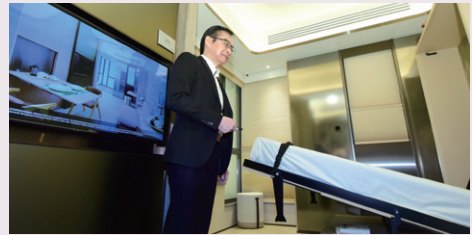


01.

市建局「煥然懿居」 港人首次置業先導項目單位申請反應理想 Positive response received for URA's "Starter Homes" Pilot Project



▲九龍城區議會主席潘國華主持電腦排序儀式。
Chairman of the Kowloon City District Council Pun Kwok-wah officiates at the ceremony for the random assignment of priority numbers.



(左及右下圖) 市建局行政總監韋志成主持首置先導計劃記者會，及於「煥然懿居」示範單位展示多用途可摺疊式傢俬。
(Photo at left and lower right) Managing Director of the URA, Ir Wai Chi-sing hosts the media briefing of "Starter Homes" Pilot Project, and demonstrates the multi-purpose foldable furniture in the show flat of "eResidence".

於今年1月初接受申請的市建局港人首次置業（「首置」）先導項目——「煥然懿居」，在1月23日截止後共錄得20,878份有效申請，反應理想。有關的電腦隨機排序已於3月中完成，所有申請者均獲編配一個隨機優先次序號碼，市建局隨即按此優先次序發放資格審核會面通知書。市建局預計約在6月開始分批發信邀請合資格申請者揀樓。

450個「首置」單位的實用面積由261平方呎至507平方呎，並以獨立測量師於去年12月初所評估的當時市價的六二折出售，打折後單位的售價介乎港幣314萬2千元至660萬5千元，實用面積呎價介乎港幣11,692元至13,969元。

「煥然懿居」佔地約29,000平方呎，由兩幢住宅樓宇組成。單位內配備家居智能顯示屏，讓住戶監測家居能源消耗及環境數據，並設有共享洗衣廊、共享儲物空間等，讓居民靈活善用室內空間。

The "Starter Homes" (SH) Pilot Project of the URA, named "eResidence", has received positive response with 20,878 valid applications after the close of application period on 23 January 2019. A random assignment was conducted in mid-March to assign all applicants with their own priority numbers, according to which they will be invited for applications vetting. Eligible applicants will be invited for flat selection in June 2019.

With saleable area ranging from 261 to 507 square feet, the 450 SH units will be sold at 62% of the market values assessed by an independent surveyor in early December last year, with discounted selling prices ranging from \$3.142 million to \$6.605 million. The unit prices are from \$11,692 to \$13,969 per square foot in saleable area.

Occupying a site of about 29,000 square feet, eResidence consists of two residential buildings. With provisions of smart living facilities in the Project, residents can monitor their household energy consumption and environment quality through smart pads. In addition, eResidence also provides a common laundry room and a communal storage space that can help residents utilize their home space more flexibly.

02.

市建局啟動九龍城區新重建項目 規劃主導 連接新舊社區

URA adopts planning-led approach in a redevelopment project to connect old and new districts

市建局於2月22日以規劃主導的重建發展模式，啟動九龍城啟德道/沙浦道發展計劃（KC-015）的法定規劃程序，期望透過重整及重新規劃來推展市區更新。

項目位於啟德道24號至82號（雙數）、沙浦道31號至49號及55號至73號（單數），涉及約50個街號，地盤總面積約6,100平方米。配合政府擬議興建的啟德地下購物街及其相連的行人隧道，項目將透過重新規劃，興建一個分層地下廣場，作為新啟德發展區和舊九龍城區的連接點。此外項目亦會興建一個地下停車場，提供約300個公眾車位，改善區內泊車問題，為整個地區帶來更大的規劃裨益。



The URA commenced the statutory planning procedures of the Kai Tak Road/Sa Po Road Development Scheme (KC-015) in Kowloon City on 22 February 2019 with an aim to renew the older part of the district by adopting a “planning-led” approach in redevelopment.

Occupying a total area of about 6,100 square metres, the project covers approximately 50 street numbers of buildings blocks (the even number of Nos. 24 – 82 of Kai Tak Road, and the odd number of Nos. 31 – 49 and 55 – 73 of Sa Po Road). Through re-planning, the project will complement the Government’s plan

to develop the Kai Tak underground shopping street and its associated pedestrian subway by creating a split-level sunken plaza which will serve as a vital node connecting the new Kai Tak Development area and the old Kowloon City area. The plan will also incorporate an underground car park with 300 public parking spaces to help alleviate the parking problem, thereby creating more planning benefits to the community.

03.

「優化升降機資助計劃」 3月底接受首輪申請

Lift Modernisation Subsidy Scheme opens for application in late-March

為配合行政長官於《施政報告》中提出推展「優化升降機資助計劃」以提升舊式升降機的安全水平，市建局與發展局於3月底簽訂合作備忘錄，落實計劃由3月29日至7月31日接受首輪申請。合資格申請者可獲優化升降機工程費用的六成資助，上限為每部升降機50萬元。年滿60歲或以上的合資格長者自住業主可獲全數資助，每個住宅單位上限為5萬元。市建局會安排顧問提供免費服務，協助業主籌組和監督相關升降機優化工程的進行。

In response to the Policy Address initiative to launch the Lift Modernisation Subsidy Scheme (LIMSS) with a view to enhancing the safety level of aged lifts, the URA signed a Memorandum of Understanding with the Development Bureau in late-March opening its first round of application from 29 March to 31 July 2019.



Successful applications can receive subsidy of 60% of the total cost of lift modernisation works, subject to a cap of \$500,000 per lift. Eligible elderly owner-occupiers aged 60 or above will be granted full subsidy, subject to a cap of \$50,000 per domestic unit. The URA will arrange consultants to provide owners with free services for implementing and supervising works.