

## 01 「煥然懿居」港人「首置」項目餘下43個單位申請反應理想 Positive Response Received for 43 "Starter Homes" Units at URA's eResidence

因應行政長官於《2019年施政報告》中公佈有關房屋政策的新措施，市區重建局（市建局）在部分重建項目中提供「首置」單位。市建局董事會早前通過，將餘下的43個「煥然懿居」單位同樣以「首置」形式發售並於11月10日接受申請，以滿足市民置業的需求。市建局於11月23日晚上7時截止時，共收到超過4,906份申請表。

市建局已委託香港房屋協會負責資格審核程序，在申請期結束後，檢查申請者在申請表格上所填寫的資料是否齊全。隨後，市建局將於2020年12月內進行電腦隨機排序，以訂出所有申請者選購單位的優先次序，並依次邀請申請者於指定期限內面見。

市建局聘請獨立測量師於2020年10月評估市價（評估市價），並以「評估市價」的七折（即折扣率為30%），釐定為「煥然懿居」餘下「首置」43個單位的售價。

「煥然懿居」餘下「首置」單位實用面積由284平方呎至574平方呎，當中包括2個開放式單位、7個一房單位、5個兩房單位，以及29個三房單位。打折後單位的價單所列售價介乎港幣355.2萬元至798.3萬元，實用面積呎價介乎港幣12,111元至13,908元。

In response to the 2019 Policy Address made by the Chief Executive on the new initiatives on housing, the Urban Renewal Authority (URA) allocated part of the residential units from its redevelopment projects and assigned them as Starter Homes (SH) units. The Board of the URA has earlier approved that the remaining 43 units of eResidence would be designated as SH units and open to eligible persons for application starting from 10 November. Upon the close of application submission at 7pm on 23 November 2020, more than 4,906 applications have been received.

The Hong Kong Housing Society (HKHS) has been commissioned by the URA to carry out the eligibility vetting process. Upon the close of application, the HKHS will conduct checking on the completeness of all application forms. Random assignment of priority numbers will be conducted in December 2020 to determine the priority numbers of applicants, followed by applicants' interviews in the order of their priority numbers within a specified period of time.

Earlier in October, the URA appointed an independent surveyor to assess the market values (Assessed Market Values) for setting the discounted selling prices of the 43 SH units. As approved by the Government, the discounted selling prices are set at 70% of the Assessed Market Values (i.e., a discount rate of 30%). With the saleable area ranging from 284 to 574 square feet, the remaining SH units comprise 2 studio, 7 one-bedroom, 5 two-bedroom and 29 three-bedroom units. The selling prices as listed in the price list, after discount, range from HK\$3.552 million to HK\$7.983 million, with unit prices from HK\$12,111 to HK\$13,908 per square foot of saleable area.



## 02 市建局轄下場所張貼二維碼 配合「安心出行」流動應用程式 URA Displays "LeaveHomeSafe" Venue QR Codes to Support Government's Launch of COVID-19 Exposure Notification Mobile App

配合政府推出的感染風險通知流動應用程式—「安心出行」(LeaveHomeSafe)，市建局亦於轄下的辦事處、公眾設施及持有物業共43個處所，張貼「安心出行」場所二維碼，幫助市民記錄出行的地點和時間、接收風險通知及健康建議。

已張貼二維碼的市建局轄下場地，包括上環總辦事處及各區辦事處、公眾設施、由市建局持有的發展項目、保育及活化項目和商舖物業、以及市建局與合作發展商合營的7個商場。市建局亦會繼續與合營商場的合作發展商及各商戶商討，鼓勵商場內一些大型食肆和零售商店參與「安心出行」計劃，便利市民更詳盡地記錄行程。



In response to the Government's launch of "LeaveHomeSafe" COVID-19 exposure notification mobile app, the URA has arranged for display the "LeaveHomeSafe" venue QR codes at its 43 venues including offices, public facilities and properties held by the URA, to facilitate members of the public to record the date and time for checking into venues, receiving COVID-19 exposure notifications and health advice.

The URA venues showing the QR codes include its headquarters in Sheung Wan, all district offices, public facilities, development projects, preservation and revitalisation projects, commercial properties that are owned and managed by the URA, as well as the seven shopping malls jointly operated with the joint venture (JV) developers. The URA will also discuss with the JV developers and commercial tenants of the shopping malls under JV operation to further invite some large-scale restaurants and retail stores to join the "LeaveHomeSafe" scheme, facilitating app users to keep detailed records of their journeys.

## 03 市建局歡迎董事會成員任命 URA welcomes appointments to the Board

市建局歡迎政府委任 / 再度委任四名市建局非執行董事(非官方成員)，任期三年，由2020年12月1日起生效。三名新委任的非官方非執行董事為陳富強、郭偉強和謝偉銓；而歐陽杞浚則再獲委任為非官方非執行董事。

對於在2020年11月30日離任的非官方非執行董事，包括潘永祥博士、李國麟教授、麥美娟及胡志偉，市建局主席周松崗感謝他們過去就市建局各個工作範疇，提供寶貴的意見和指導。

The URA welcomed the Government's appointment / reappointment of four non-executive directors (non-official) of the URA Board, for a term of three years with effect from 1 December 2020. The three new non-official non-executive directors are Mr William Chan Fu-keung, Mr Kwok Wai-keung and Mr Tony Tse Wai-chuen, whereas Mr Evan Au Yang Chi-chun is re-appointed as non-official non-executive director.

On behalf of the Board, Chairman of the URA Mr Chow Chow Chung-kong also expressed gratitude to the retiring non-official non-executive directors, namely Dr Lawrence Poon Wing-cheung, Professor Joseph Lee Kok-long, Ms Alice Mak Mei-kuen and Mr Wu Chi-wai, whose term of office expired on 30 November 2020, for their valuable counsel to the work of the URA in the past.



# 04

## 市建局啟動新重建項目

### URA Commences New Redevelopment Project

市建局於10月16日啟動旺角山東街 / 地士道街發展計劃（YTM-012項目）並展開法定的規劃程序。有關項目以規劃為主導，透過重整及重新規劃項目範圍，使項目與其周邊的環境能夠相互配合，並以較佳的公共設施佈局和城市設計，去提升社區的宜居性、暢達性和活力，當中包括透過重建，重新規劃項目範圍，將現時位置隱蔽、位於地士道街旁的部分休憩花園打通至山東街 / 地士道街交界，加強公共設施的可達性。

項目內亦會提供一個面積約200平方米的地下廣場，連接重置後的休憩花園及商舖，提升社區的活力；另一方面，項目中地士道街的樓宇將從地盤界線往後退，以擴闊行人路。市建局初步建議在地盤內提供約12,450平方米的住宅樓面面積，興建約300個住宅單位。新發展內的非住用途部分將以社區用途為主，預留約2,850平方米的樓面面積作政府、機構及社區設施用途；市建局亦會預留約2,490平方米作商業 / 零售用途。

The URA commenced the statutory planning procedures of the Shantung Street/Thistle Street Development Scheme (YTM-012) in Mong Kok on 16 October. Adopting a planning-led urban renewal approach, the project will enhance the livability, accessibility and vibrancy of the community through restructuring and re-planning of the site for improved urban design and the better use of the public facilities, including the opening up of the rest garden currently located at a secluded area along Thistle Street, and connecting it to the junction of Shantung Street/Thistle Street, thereby enhancing its accessibility and maximising the use of the public facilities.

A small sunken plaza of about 200 square metres will also be provided within the project area connecting the re-provisioned rest garden and shops to inject vitality into the community, while buildings will be set back along Thistle Street to widen its pavement. The URA's preliminary proposal is to provide about 12,450 square metres of residential floor area in the project site for developing about 300 residential flats. A major portion of the non-domestic floor area of the new development will be designated for community uses, with about 2,850 square metres reserved for the provision of Government, Institution or Community facilities, whereas some 2,490 square metres will be designed for commercial/retail purpose.

