

# OPERATING REVIEW

URA's 4R work transforms and brings life to urban fabric



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. To pursue its objectives, the URA has committed to adopt a “people-first, district-based, public participatory” approach and to be forward-looking to meet Hong Kong's development needs.

There is a pressing need for a sustainable approach to tackle effectively the rapidly ageing building stock and to sustain a continuing improvement to our built environment. In response, and as described in the following paragraphs, the URA has broadened the scope of its strategic planning following the district-based approach, which was first initiated in Kowloon City in 2015 to the piloting of a comprehensive two-year district study in Yau Ma Tei and Mong Kok district.

The study will explore new urban renewal concept plan and model as well as new institutional and implementation strategy for a more holistic approach to enhance the effectiveness of urban regeneration through the URA's existing 4Rs, with the inclusion of retrofitting as part of rehabilitation to become the 5Rs. Additionally, a New Strategy on Building Rehabilitation study is underway which will capture and analyse the broad spectrum of buildings in Hong Kong and proposes specific rehabilitation strategy.

### **The District-based Approach**

Since 2015, the URA Board has endorsed a new district-based urban renewal approach which will achieve far greater planning and social gains than scattered “pencil block” or other smaller redevelopment projects with limited or no such gains. This approach aims to ensure that the URA's projects can create real impact and are aligned with its overall mission, in particular the URAO/URS objectives to restructure and re-plan urban areas with more environmentally-friendly traffic networks and rationalised land uses. In this connection, the URA initiated the district-based approach by way of its Kowloon City Area Study to carry forward recommendations from the Urban Renewal Plan for Kowloon City (the Urban Renewal Plan) prepared by the Kowloon City District Urban Renewal Forum. The Urban Renewal Plan included a proposal for a communal car park to provide parking and loading/unloading facilities ancillary to development sites and/or redevelopments in the vicinity. By providing such a communal car park, piecemeal car park openings at ground floor level serving redevelopments can be avoided thereby helping to retain existing ground floor shop fronts and street vibrancy.

### **The Yau Mong District Study**

Whilst real improvements are emerging in terms of social and planning gains arising from restructuring and replanning through the district-based urban renewal approach, attention has also zeroed in on devising a strategy in line with the URA's urban renewal mission and priorities to cope with Hong Kong's

rapidly ageing building stock. This issue has been highlighted in the 2017 Policy Address as well as the recent public engagement exercise for the Hong Kong 2030+ strategy. In May 2017, the URA commenced the Yau Mong District Study (YMDS) which was also referred to in the 2017 Policy Address, and which is expanding district-based urban renewal to examine new institutional and implementation strategy under the URA's 5Rs. Infrastructure bottlenecks will be identified and addressed with solutions to be devised from smart-city concept. The preservation of area-wide special local characteristics will be reinforced via spatial connections between points of interest through place-making concept. All these will be integrated into a holistic, forward-looking and financially sustainable master renewal concept plan for the district. The plan will serve as a pilot, the results of which will guide other districts in seeking urban renewal solutions to various challenges.

### **New Strategy on Building Rehabilitation Study**

Building rehabilitation pursues a key purpose of the URA to prevent the decay of the built environment. During 2016/17, the approach towards rehabilitation has, like redevelopment, broadened holistically. As noted in the 2017 Policy Address, the URA has commenced a New Strategy on Building Rehabilitation (NSBR) study which aims to formulate appropriate and sustainable measures to prolong the lifespan of the buildings, which are divided into three categories, i.e. young (below 30 years old), middle-aged (30 to 49 years old) and old-aged buildings (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 proposals for the Government. In parallel, property owners could be educated on the importance of preventive maintenance.



For middle-aged buildings, a standard for rehabilitation and retrofit works to prolong building lifespan is necessary. The five essential elements of rehabilitation for which standards and costs should be determined are the building structure, the external

facade, fire services, energy efficiency and barrier free facilities. New technologies for these elements as well as lifts may be retrofitted to buildings which lacked such features when built. An outcome of the NSBR study aims to demonstrate that enhanced rehabilitation or retrofitting measures are worthy to be labeled as a fifth 'R'.



For old-aged buildings, an algorithm can be designed for making an assessment on when a building is "beyond economic repair" including the relative costs and benefits of redevelopment versus rehabilitation or retrofitting. Particular difficulties may be faced by buildings beyond economic repair but lacking redevelopment potential unless there is scope for the transfer of unused plot ratio from other sites in the vicinity or the relaxation of plot ratio controls.

To ensure reliable data and to clarify further the scale of urban decay, an extensive building condition survey of some 5,900 domestic and 700 non-domestic buildings is in progress to facilitate building a comprehensive database for all residential, commercial and industrial buildings.



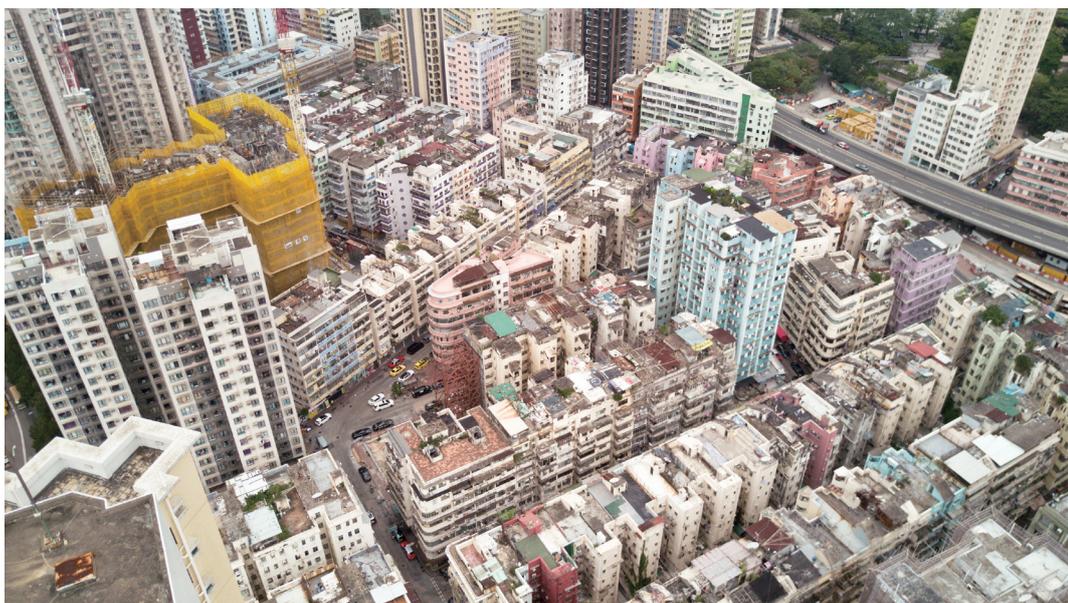
Well-planned efforts maximise social benefits to the community

## REDEVELOPMENT

## REDEVELOPMENT

Redevelopment is one of the URA's core businesses under the URS. The 2016/17 year has seen the clearance of three projects and the award of joint venture tenders to a further three projects whilst five projects were commenced and are being implemented.

Up until 30 June 2017, a total of 65 redevelopment projects, two preservation projects and one revitalisation project have been commenced by the URA. All but five of these projects have been implemented and provide around 18,300 new flats, about 406,000 square metres of commercial space including shops, offices and hotels, 53,000 square metres of Government, Institution and Community (GIC) facilities and about 26,000 square metres of open space.



An aerial view of district-based development in To Kwa Wan.

### Commencement of New Redevelopment Projects under the District-based Approach

Beginning with the Bailey Street/Wong Kwong Street project (KC-009) commenced in March 2016, so far altogether five projects have been launched under the district-based approach in To Kwa Wan. These projects together affect a total of 1,735 property interests, which is the largest so far.

### Hung Fook Street/Ngan Hon Street (KC-010), Hung Fook Street/Kai Ming Street (KC-011), Wing Kwong Street (KC-012) and Kai Ming Street/Wing Kwong Street (KC-013), To Kwa Wan

In June 2016, three projects in To Kwa Wan namely KC-010, KC-011 and KC-012 were launched simultaneously. The remaining project KC-013 was commenced in March 2017 and after acquisition and clearance will be combined with the adjoining KC-012 project for a holistic redevelopment. The five projects form a cluster and cover project sites totaling 18,635 square metres and affect an estimated total of 2,200 households. In order to improve the connectivity and

traffic in the area in the district, a new north-south through road linking all the projects from Ngan Hon Street to Bailey Street will be provided. Subject to the approval of the Town Planning Board (TPB), the communal car park proposed in the Urban Renewal Plan for the area will be accommodated in the KC-010 project and will serve the neighbouring URA project sites. A sixth project in the area at Kai Ming Street (DL-8) which adjoins KC-011 was commenced in 2013 and is now a cleared and demolished site. Proposals have been drafted for its temporary use as a space for non-profit making community activities.

The KC-010 project which involves a change of land use was commenced by way of a development scheme under section 25 of the URAO, whilst the other three sites KC-011, KC-012 and KC-013 were commenced as development projects under section 26 of the URAO as proposed composite residential/commercial buildings. The three projects KC-009, KC-011 and KC-012 have been authorised to proceed by the Secretary for Development and now move on to the acquisition stage.

### Chun Tin Street/Sung Chi Street, To Kwa Wan

Also in To Kwa Wan, in January 2015, the URA commenced the Chun Tin Street/Sung Chi Street project (KC-008). Subsequently, on 6 May 2016, the project was enlarged as project (KC-008(A)) covering the entire site of KC-008 with the inclusion of the existing dead-end Chun Tin Street by way of a development scheme under section 25 of the URAO. The new project KC-008(A) will improve the pedestrian environment and vehicular traffic flow. The scheme also allows closer integration with the adjoining Ma Tau Wai Road/Chun Tin Street project (TKW/1/002) to create a better built environment after replanning and restructuring of the urban land use.

To address the concerns resulting from the change of the owners and residents affected by the KC-008(A) project that they will have to await the approval of the development scheme before they could be offered full compensation, the URA issued advanced payment of acquisition offers to affected owners as a one-off measure in light of the unique circumstances pertaining to this project. This measure will not set a precedent for other existing or future projects of the URA.

### Cleared and Tendered Projects

The proactive pursuit of project site clearance and tendering continued unabated in 2016/17 to maintain the tempo of the URA's work, including flat supply, and to ensure the judicious use of resources. Three projects were successfully cleared at Reclamation Street/Shantung Street (YTM/010), Tung Chau Street/Kweilin Street (DL-5:SSP) and Fuk Chak Street/Li Tak Street (DL-6:YTM) enabling their preparation for tender to provide new flats and renew the built environment. Meanwhile, joint venture tenders were awarded for three projects at Site A of Peel Street/Graham Street (H18) and Demand-led projects at Pine Street/Oak Street (DL-3:YTM) and Kowloon Road/Kiu Yam Road (DL-4:SSP).

### Industrial Building Redevelopment Pilot Scheme

#### Yu Chau West Street, Sham Shui Po

At the invitation of the Government, in 2012 the URA launched a pilot scheme for the redevelopment of industrial buildings. 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, however, only 27 or around 67% of owners have accepted the URA's offer hindering project progress. The URA is reviewing the implementation of the project.

### Other Projects of Note

#### 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 this project which comprised two rows of over 50-year old tenement buildings and which affected 350 households. This is the first ever project that the URA has undertaken without private sector involvement as a joint venture partner. Smart features will be incorporated into this project. Construction works are now well underway.

#### Sai Yee Street, 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 have been offered priority to lease space within the retail portion of the future development. Construction was completed in March 2017. All flats have been sold and shops have been fully let.



Sai Yee Street development project in Mong Kok integrates a sports theme in the retail portion.



Artist impression of Kwun Tong Town Centre project (Development Areas 2 & 3).

### Kwun Tong Town Centre

The URA's largest single project to date in terms of site area, Kwun Tong Town Centre project covers a total site area of 5.3 hectares and has affected around 1,300 households. 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 three phases, with the site divided into five Development Areas. Development Area 1 was completed in June 2014 and the flats have almost been sold out. Following clearance of Development Areas 2, 3 and 4, the tender for the residential towers and podium

in Development Areas 2 and 3 was awarded in September 2014. The foundations are now complete and basement construction is underway. The phased development approach has enabled the early reprovisioning of the existing Kwun Tong Jockey Club Health Centre to Development Area 1 and the Methadone Clinic to the Hoi Yuen Road Roundabout. Development Area 4 has been vacated for use as interim GIC facilities to reprovision the hawker bazaar, Public Light Bus termini and refuse collection point/public toilet from Development Areas 2 and 3. An interim bus terminus has also been provided on the former Mido Mansion site in Development Area 4.

### Peel Street/Graham Street, Sheung Wan

This project comprising three sites (A, B and C) will help improve the existing urban environment by providing 2,060 square metres of public open space, a multi-purpose activities hall and enhanced local walkability which will boost the vibrancy of the street market. A phased development approach is again adopted in implementing the project to maintain the vibrancy of the century-old street market which falls outside the project boundary. Phasing has allowed the fresh-food operators to continue their businesses at Sites A and C during the construction of the first phase at Site B and has facilitated them to move into and operate at the new Market Block at Site B following its completion in November 2016.



The new Market Block at Graham Market operates since November 2016.

Construction works for the development at Site B are continuing and Site A was tendered in March 2017. Within Site C, a more than a century-old shop house at 120 Wellington Street will be preserved for adaptive reuse as a ground floor retail shop serving its city functions to enliven the market street. Some

of the old brick structures at Cochrane Street will be incorporated into the public open space, together with the preservation of character defining elements exhibited by the facade of tenement buildings at 26 A-C Graham Street and the concrete signage of 118 Wellington Street. The tender of Site C is underway.

### Staunton Street/Wing Lee Street, 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 of the project following the TPB's decision in 2011. Properties owned by the URA at Site A were renovated and licensed to non-governmental organisations for social and community benefits. The URA is considering the way forward for Sites B and C.

### Demand-led Projects

Under the URS, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings. The Demand-led Redevelopment Project Pilot Scheme (Demand-led Scheme) was initiated in 2011 and in 2014, the URA reviewed the scheme for the purpose of maintaining a sustainable urban renewal programme that balances the objectives of achieving better land use and greater planning gains for the built environment and, at the same time, is capable of being self-financed in the long run.

The fourth round of Demand-led application was launched in July 2015. However, none of the applications was selected for implementation after assessment by the URA. As a further trial, the application for the fifth round of Demand-led Scheme projects was opened in February 2016 and was closed in May 2016. A total of 19 applications were received of which one project at Man On Street/ Tai Kok Tsui Road, after assessment, was approved for implementation, bringing the total number of Demand-led Scheme projects to 12 after five rounds of application. However, the project failed to meet the 80% threshold and was eventually ceased.

Recent Demand-led applications have not been conducive to the Demand-led Scheme's objectives and such an outcome necessitates a holistic review of the Scheme. The URA would take the opportunity of the Yau Mong District Study now underway to conduct such a review to achieve a sustainable outcome and comprehensive planning gains.

### Facilitating Services

The URS allows owners to request the URA's assistance as a consultant to help them assemble their titles for redevelopment. The Facilitating Services (Pilot Scheme) commenced in 2012 and following a review, in November 2015 the URA introduced refinements to the Pilot Scheme including increasing to ten projects which can be handled at any one time. Up to 31 March 2017, a total of 33 applications for Facilitating Services (29 for residential buildings and four for industrial buildings) had been received. Three applications were put to market for joint sale, of which one was successfully sold by auction, whereas the other two failed. Six other applications (including two industrial buildings and four residential buildings) are being handled and the remaining 24 had either failed to fulfil the application criteria or were terminated for failing to reach the required threshold for joint sale.

A new pilot scheme to provide facilitating services to building owners in the Civil Servants' Co-operative Building Society Scheme (CBS) and Government Built Housing Scheme (GBHS) has been launched in May 2016. Applications for the Facilitating Services (Pilot Scheme) for CBS and GBHS buildings can be made all year round and will go through a selection process taking into consideration the building conditions, planning considerations, financial viability and implementation issues. The URA will offer facilitating services for a maximum of two projects of CBS or GBHS buildings at any one time, while the existing quota for Facilitating Services (Pilot Scheme) for residential, commercial and industrial buildings will not be affected. Thus far, two CBS projects have been selected for implementation and are in progress and a further project is in the selection process.



Flat sale at Kai Tak Development.

### 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. A total of 12,642 valid applications were received during the application period from 5 January 2016 to 21 January 2016. After a balloting exercise held on 2 March 2016 to determine the priority order for flat selection, the applicants were screened for eligibility conditions similar to the Hong Kong Housing Society's (HKHS) SSF scheme. Starting from 5 April 2016, the eligible applicants were invited in batches for flat selection and signing of agreements. The purchases of the 322 SSF sold had been completed and the flats were handed over to the purchasers in July to September 2016. The URA sold the remaining 16 unsold SSF in the open market at the prevailing market prices in April 2017.



Rehabilitate through concerted efforts

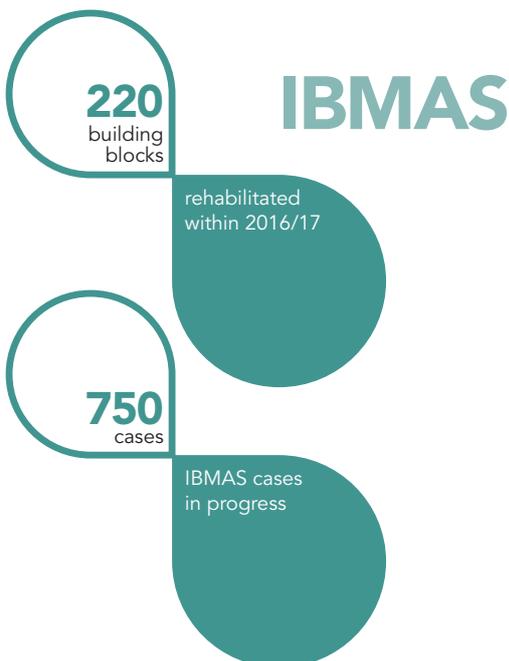
# REHABILITATION

## REHABILITATION

Rehabilitation is the other URA core business under the URS. The URA is now the primary agent in Hong Kong for building rehabilitation after taking over the Hong Kong Housing Society's (HKHS) responsibilities under the Integrated Building Maintenance Assistance Scheme (IBMAS) in July 2015. In 2016/17 the URA continued its rehabilitation efforts through IBMAS and Operation Building Bright (OBB). In addition, technical and financial assistance to building owners were offered under the Mandatory Building Inspection Subsidy Scheme (MBISS).

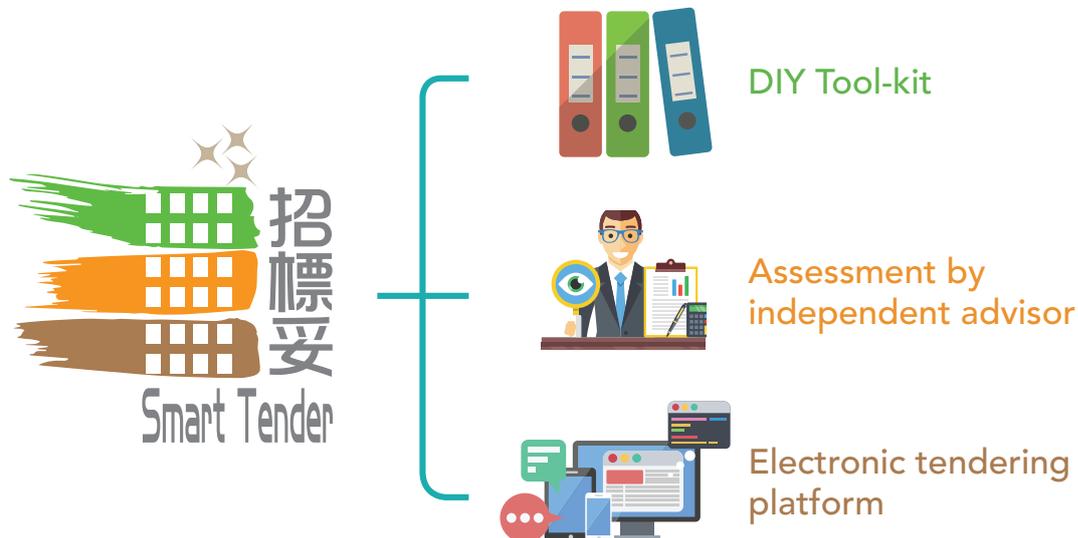
### Integrated Building Maintenance Assistance Scheme

Since 2004 and up to the end of 2016/17, about 1,270 building blocks (around 57,800 units) have been rehabilitated under various URA assistance schemes. Out of the 1,270 building blocks, about 220 building blocks (around 8,200 units) have been rehabilitated within 2016/17. In addition, there are about 500 Owners' Corporations (OC) formed under the Owners' Corporation Formation Subsidy (OCFS) of IBMAS. Currently, there are a total of 750 IBMAS cases in progress (about 600 cases for common area repair works and about 150 cases for OC formation).



### Operation Building Bright

The URA has given full support to the Government's OBB programme since it began in 2009. At the end of 2016/17, 2,434 building blocks comprising around 61,000 units out of the 2,443 target building blocks within the URA's Rehabilitation Scheme Areas (RSAs) had either been rehabilitated or had rehabilitation works substantially completed. Of these 2,434 building blocks, 122 building blocks (around 5,900 units) had either been rehabilitated or rehabilitation works substantially completed within the financial year of 2016/17. OBB 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 on service providers in the building renovation industry aimed at mitigating malpractices and promoting 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 have both increased by over 50%. Since early 2013, relatively costly bids submitted for rehabilitation work have resulted in lengthy discussions amongst owners, price negotiations and even the need for re-tendering, thereby delaying OBB work commencement until 2016/17. However, the URA's tasks under the OBB programme are however now substantially complete.



### Building Rehabilitation Facilitating Services

In May 2016, the URA launched the 'Smart Tender' Building Rehabilitation Facilitating Services Scheme (the Scheme) which aims to provide technical services to the 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 Policy Address of the Chief Executive in 2016. It seeks to help building owners procure contractors independently to carry out rehabilitation works through the following three services:

- a) A DIY tool-kit, which includes the guidelines, standard contracts and helpful tips, will be provided to guide participating OCs in the procurement of consultants and contractors to undertake the building rehabilitation works;
- b) An independent advisor will be arranged to offer professional and technical advice at different stages of the maintenance and repair works and to give an assessment on the market price of the tender;
- c) An electronic tendering platform will be available for participating OCs to issue tender documents to contractors registered in the platform. Tender documents will be received with the identity of bidders being kept anonymous until the tenders

are opened by Certified Public Accountants to reduce the risks of manipulation and interference in the tender procedures.

A relaxation of the requirements for joining the Scheme was approved by the URA Board on 25 October 2016 which extended the Scheme to all domestic buildings without any quota restrictions. All multiple owned private residential or composite buildings exceeding three storeys in height and with a proper owners' organisation established under either the Buildings Management Ordinance or the Deeds of Mutual Covenant are eligible to join Smart Tender.

A fee will be charged to cover the expenses of the Scheme for the services. The fees will range from \$25,000 to \$160,000 per application, or an average of \$70 to \$250 for each household, depending on the number of units and Rateable Value per annum of the buildings.

The URA's relaxation of quota restrictions complements the 2017/18 Budget in which, the Government has earmarked \$300 million to allow owners to participate in the Scheme at a concessionary rate, depending on the ratable value and number of units in each application. Up until 31 March 2017, 66 applications have been received of which 49 have been approved and issued with service agreements with the concerned OCs.

### Mandatory Building Inspection Subsidy Scheme

The subsidiary legislation on the implementation of Mandatory Building Inspection Scheme (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 which are subject to inspection notices issued by Buildings Department (BD). Owners of buildings which, on inspection, are found to require rehabilitation may apply for rehabilitation works assistance under IBMAS, with the URA providing a one-stop continual building care service. Up to the end of 2016/17, out of the 1,389 MBIS target buildings located in the URA target areas, about 960 have been contacted. From these 960, 432 applications have been received and approvals-in-principle were granted to 409 buildings.



### One-stop Building Rehabilitation Platform

The URA has embarked on revamping the existing “Building Rehab INFO-Net” – [www.buildingrehab.org.hk](http://www.buildingrehab.org.hk) website which has served as a one-stop information platform for building owners, professionals and contractors to access building rehabilitation related information. A new all-in-one information and service venue “Building Rehabilitation Platform” (BRP) is being set up with an aim to provide property owners with more useful information such as standard documents for procurement of consultants or contractors, practice notes and guidelines as well as the lists of services providers. The new BRP will be run by a subsidiary company of URA, namely Hong Kong Building Rehabilitation Facilitation Services Limited, supported by advisors from various Government departments and industry stakeholders for various purposes. It is expected to be launched in the first to second quarter in 2018.



The URA aims to transplant *Aquilaria Sinensis* trees in suitable locations of its redevelopment projects in old urban areas, bringing harmony and peace to the people of Hong Kong. The public open space of Citywalk is the first URA's project, in which three *Aquilaria Sinensis* trees have been transplanted.

## PRESERVATION AND REVITALISATION



Exhibition at the open space of Mallory Street/Burrows Street revitalisation project.

### Mallory Street/Burrows Street, Wanchai

The Hong Kong Arts Centre is operating the 'Comix Home Base', i.e. the Mallory Street/Burrows Street revitalisation project which provides 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' has become a popular attraction. The URA has retained the ownership of the project and will continue to oversee its operation. Highlights during the year included the Comix Exchange series of 'Old Master Q' and various street music, art workshop and film events using the public open space.



Mallory Street/Burrows Street project is revitalised as an arts and cultural hub.



An artist impression of Central Market revitalisation scheme.

## Central Market

The URA Board has approved a simplified version of the revitalisation scheme (New Scheme) for the Central Market which will include diversified uses for public enjoyment. With significantly reduced complexity and minimised intervention to the building structure, it results in a shorter construction period from eight years to about four to five years. The capital cost of the project is around \$740 million (at 2016 prices). A committee to advise on implementation matters has been formed under the URA Board in January 2016 to take forward the project, including aligning the future operation and management of the revitalised Central Market in accordance with the operation and management guidelines and principles obtained from the public engagement. The TPB approved the New Scheme in March 2016. Following the discharge of planning conditions, the General Building Plans of the New Scheme were approved in November 2016. The Conservation Management Plan was also approved in May 2017. In March 2017, the Chief Executive in Council approved a 21-year private treaty grant of the

market to the URA at nominal premium and agreed to grant a five-year Short Term Tenancy (STT) to the URA for construction works. Subject to the execution of the STT, the construction works of Central Market are scheduled to commence in the third quarter of 2017.

## Mong Kok

The URA is enhancing the local characteristics of five themed streets to complement and spread the benefits of its Sai Yee Street redevelopment project, namely Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street involving streetscape improvement to enhance their unique characteristics and ambience. The improvement works at Flower Market Road have been completed. Improvements to Sai Yee Street and Fa Yuen Street have been partially completed with the Sai Yee Street project. Meanwhile, as the final phase of the project, the URA will liaise with Government departments on the design approach to the Nelson Street improvements.

### Tai Kok Tsui

Streetscape improvement works in Tai Kok Tsui have been implemented over three phases to minimise local disruption. Following the completion of the Phases 1 and 2 along Beech Street and the Cherry Street roundabout, the Phase 3 works covering several other streets in Tai Kok Tsui are progressing well. Those parts of the Phase 3 works covering mainly Fuk Tsun Street, Tai Kok Tsui Road and Fir Street are complete, while the remaining works covering Beech Street, Pine Street and Ivy Street are well underway and are targeted to be completed in the third quarter of 2017.

### Place-making Concept

The URA has been making efforts to introduce place-making concept in its current project portfolio. The Kai Ming Street project in To Kwa Wan is a cleared and demolished site which will ultimately be redeveloped with the adjoining five projects in a holistic master plan under the district-based approach described earlier on page 27. Meanwhile, the URA is treating the site as an interim opportunity space where proposals have been drawn up for temporary use as an open space for non-profit making activities, arts and community displays which will improve the quality of life in the area and foster community building. A characteristic design will be explored for the temporary open space to capture the local culture and character of the district.

On Hong Kong side at The Center in Sheung Wan, the design of community facilities, including the new home for the URA's Urban Renewal Exploration Centre being relocated from nearby, has been geared towards raising its public exposure in a new community space which in the near future will host art exhibitions, performance and other cultural events to benefit local people and 'Centralites'. The overall design intention incorporates a place-making concept with increased local connectivity with and beautification of adjoining streets based around a historical theme. The URA is pursuing this direction to sustain the characteristics and robustness of a wider area via place-making and will extend such concept to connect and correlate in the future design of public spaces in its Peel Street/Graham Street project and Central Market revitalisation in the vicinity.



Vertical plan of Shanghai Street/Argyle Street preservation project illustrating the current and future look of the project.

### Shophouse Preservation Projects

For Prince Edward Road West, one of two shophouses preservation projects, renovation of the final batch of units has been completed and all remaining units have been leased out.

Following the Building Authority's approval of the General Building Plans, the foundation works in the Shanghai Street/Argyle Street project were completed in April 2016 and the superstructure works commenced in May 2017. The preserved shop-houses will be for restaurant and retail uses to reflect the local character and to meet local needs.

### Western Market

The holding over of the land lease of the Western Market until February 2019 has been granted by the Lands Department to allow ample time to work out a better future plan for the Western Market.