

OPERATING REVIEW

Against the background of unfavourable economic conditions overcasted by high interest rates and global inflation in the wake of the COVID-19 pandemic, many cities across the globe that undertake urban regeneration are in the face of financial challenges. Hong Kong is no exception.

In the midst of volatile market conditions, URA reaffirms its commitment to comprehensive and effective urban renewal through a holistic “district-based” and “planning-led” approach to unleash development potential and attract private market participation with the ultimate objective of co-creating a salubrious and liveable urban environment.

Other innovative approaches to energising the renewed districts include the trialling of an Integrated Approach which amalgamates the renewal strategies of Redevelopment, Rehabilitation, Preservation and Revitalisation to uplift the overall built environment and inject social and economic vitality into the regenerated areas.

Together with Retrofitting, these “5Rs” strategies interplay to paint a colourful vision and a bright future of Hong Kong – a better home in a world-class city – for many generations.

Riding on insights from the Yau Mong District Study (YMDS), we launched the Sai Yee Street/Flower Market Road Project (YTM-013) in the past year, marking a significant step in realising the first nodal development under YMDS and transforming the Mong Kok East area into a vibrant urban hub.

At the same time, we made strides in building rehabilitation through funding and launching the new Preventive Maintenance Subsidy Scheme that encourages and empowers owners to maintain their properties on a periodic and sustainable basis. The newly established Building Rehabilitation Resource Centre (BRRRC) also serves as a one-stop platform to provide support to property owners through the provision of building rehabilitation know-how and assistance.

As the URA navigates the complexities of urban renewal, we are committed to creating a dynamic and sustainable urban environment that embraces the vibrant elements of Hong Kong, much like a fluid art piece coming to life.



Strategic Studies for Effective Urban Renewal

Based on the holistic “district-based” approach, the URA has forged ahead with the recommendations from the District Study for Yau Ma Tei and Mong Kok (YMDS) and the New Strategy on Building Rehabilitation Study (NSBR) while two more district studies were carried out in the past year. To realise the “planning-led” approach for more comprehensive restructuring and replanning of old urban areas, preliminary project feasibility studies were conducted for selected old urban areas to build up the URA’s project reserves.

Yau Mong District Study (YMDS)

YMDS was completed in 2021, providing findings and recommendations to overcome existing challenges in urban renewal. Riding on the findings from YMDS, URA has been exploring appropriate initiatives to facilitate private market participation in urban renewal. Over the past year, the URA has made substantial progress in implementing the proposals outlined in the Master Urban Renewal Concept Plan to unlock development potential. The URA has also been working with the Government to implement the planning tools identified in YMDS, with the aim of encouraging private market participation and implementing urban renewal more effectively. The key achievements are summarised below:

Implementation of the First Nodal Development under YMDS

The first project under YMDS, namely Sai Yee Street/Flower Market Road (YTM-013), commenced in March 2024. It aims to implement the initial phase of the Nullah Road Urban Waterway Development Node (Nullah Node) by replanning and restructuring land use under a flexible mixed-use development model. With the construction of an “Urban Waterway” and a Waterway Park as a new “blue-green feature”, the project targets to enhance the environment of the Flower Market area and support its future development by adopting an integrated approach to urban renewal. It also contributes to the transformation of Mong Kok East into an “Exuberant Commercial District” enriched with social, leisure and recreational and shopping attractions. (More details on YTM-013 Project as noted on page 33 and 34 under Redevelopment.)



According to the proposed planning of the Sai Yee Street/Flower Market Road Project, the on-street portion of the multi-purpose complex facing Sai Yee Street will be set back to allow more product display space for the shops and enhance the pedestrian environment.

Facilitating Private Market Participation

With a view to incentivising greater private market participation to catch up with the pace of urban decay, the URA has been working closely with the Government to take forward Outline Zoning Plan amendments and introduce a suite of new planning tools to unleash development potential in the Yau Mong districts.

Progress of Amending Outline Zoning Plans (OZPs)

The URA supported the Government to initiate amendments to the OZPs of Mong Kok and Yau Ma Tei to permit more flexible interchangeability between domestic and non-domestic plot ratios or to allow more design flexibility for mixed developments along character streets in selected areas, in addition to increasing the plot ratio for the Nathan Road commercial spine and relaxing building height restrictions. The Chief Executive in Council (CE-in-C) approved the Mong Kok OZP in June 2023. Similar amendments to Yau Ma Tei OZP were submitted to the Town Planning Board (TPB) in June 2023 and approval of the CE-in-C was obtained in July 2024.

Application of New Planning Tools

To unleash development potential of small and isolated sites to allow restructuring and replanning in Yau Ma Tei and Mong Kok, new TPB Guidelines were promulgated in July 2023 to pilot Transfer of Plot Ratio (TPR) through processing planning applications. TPR allows the transfer of development rights from sites with limited redevelopment potential to sites with intended growth in intensity, enabling an increase in buildable and saleable areas, thereby encouraging private participation in urban renewal with higher financial returns. A review of these Guidelines will be conducted in 2025 by soliciting views from practitioners/professional institutions.

YMDS has identified small street blocks for amalgamation into more cohesive and sizeable redevelopment sites, along with under-utilised road space for pedestrian and open space use after road closure and traffic route re-diversion, which are known as Street Consolidation Areas (SCAs). As announced in the 2023 Policy Address, the URA has included redevelopment projects in Yau Ma Tei South utilising SCA concept in the approved 23rd Corporate Plan (CP) for future implementation.

YMDS has also proposed to explore Gross Floor Area concession as an incentive to encourage innovative design to achieve greater planning gains and improve the overall built environment. A consultancy study was commissioned to provide preliminary findings to the Administration for consideration within 2024.

Renewal of Public Facilities: the Nano-Parks System

One of the proposed initiatives under YMDS is the Nano-Parks system, which aims to reinvent the open space network through a collaborative community effort focused on branding and place-making. By connecting and revitalising six small-sized, scattered parks in the densely urban Shantung Street precinct, the initiative will create greater design impacts and provide opportunities for community enjoyment. The pilot implementation is currently in progress with support from the Leisure and Cultural Services Department (LCSD). Distinctive features of the Mong Kok district such as character streets, diverse cultures and the vibrant market environment will be incorporated into the design. By unifying the style, colour scheme and other creative components of the park spaces, the URA aims to provide a refreshing and coherent experience for the general public.

Following the completion of the community engagement programmes in September 2022, the first batch of schematic design covering two of the nano-parks was approved by relevant Government departments with works targeted for completion in 2025/26. The second batch of the schematic design for the remaining four nano-parks, which was commenced in 2023, will be submitted to Government departments for approval.

Sham Shui Po and Tsuen Wan District Studies

In response to the Government's invitation in the 2021 Policy Address, the URA commenced the Sham Shui Po District Study (SSPDS) and Tsuen Wan District Study (TWDS) in August and November 2022 respectively to formulate comprehensive urban renewal strategies for the two old districts.



The study will draw up a long-term blueprint for the Tsuen Wan old town area (above) and its surrounding areas (right) in order to undertake urban renewal more effectively.



Based on a similar approach as the YMDS, the two studies aim to adopt a holistic "district-based" approach to formulate a long-term development blueprint for the districts in the form of Master Renewal Plans (MRPs) to tackle the issues of urban decay, identify restructuring opportunities, explore alternative initiatives to facilitate private market participation and expedite the pace of urban renewal.

The SSPDS has a study area of approximately 130 hectares, while TWDS covers 236 hectares (comprising 79 hectares of Core Area, largely the Tsuen Wan old town area, and 157 hectares of Opportunity Area encompassing a number of under-utilised sites with potential to provide solution spaces to support urban renewal initiatives in the Core Area).



(Left) The URA organises workshops for the Sham Shui Po District Study to understand aspirations of stakeholders on urban renewal.

(Above) One of the objectives of the Sham Shui Po District Study is to improve pedestrian environment in the district through urban restructuring.

To date, baseline reviews for both studies have been completed, and key urban renewal opportunities and constraints have also been identified. Stakeholders consultation through extensive surveys, interviews and workshops were carried out to understand the specific concerns and aspirations of the stakeholders, including property owners, tenants, professionals, and the broader community. These research and analyses will form the basis to guide the preparation of the Planning and Urban Design Framework and formulation of the MRPs, with different planning assumptions and timeframes to provide a blueprint for urban renewal in the future. Technical assessments will be conducted for the MRPs. Comprehensive urban renewal strategies from the two studies are expected to be ready by phases from the second half of 2024.

New Strategy on Building Rehabilitation (NSBR)

The study on NSBR in 2020 identified three major obstacles for owners to organise building repair and maintenance works: the lack of (i) professional knowledge in procurement of consultants/contractors, (ii) financial reserves and (iii) organisational capabilities. Since then, the URA has worked together with professional institutes and practitioners to implement specific strategies and measures using a multi-pronged approach. This is aimed at helping building owners overcome challenges and encouraging them to take charge of building maintenance and management, while also increasing their awareness of preventive maintenance. Progress made in the last year are outlined below:

New Initiatives to Encourage Preventive Maintenance

In April 2024, the URA launched the new Preventive Maintenance Subsidy Scheme (PMSS) to motivate owners of residential and composite properties to carry out preventive maintenance for their buildings. The URA-funded scheme provides owners with subsidies to cover the costs associated with the preparation of the building maintenance manual (MM), which includes a maintenance schedule for common areas and facilities of the building, along with an estimation of maintenance costs for the next 10 years.

To facilitate the setting up of financial reserves for building rehabilitation, PMSS also offers incentive subsidy, equivalent to 10 percent of the owners' total contribution to the Special Fund as recommended by the MM over a period of the first three years (subject to maximum limits based on the number of units of the building), as incentives for building owners to make regular contributions to the building's maintenance fund.

In addition, the URA has completed a trial version of the Guidelines and Templates for preparing Maintenance Manual for Residential and Composite Buildings (GTMM). Subject to the refinement after consultation with various stakeholders, including Government departments, professional institutions and trade associations in 2024, GTMM will provide a framework to help owners' committees/corporations and building professionals develop effective building maintenance and financial plans for preventive maintenance. The GTMM is currently being trialled by a large private estate in the Southern District to prepare its maintenance manual and plan. Upon their successful application, the case will be used as an example of best practice of preventive maintenance for building owners and the property management industry.

The URA undertakes research and studies to analyse the owners' obligations in building maintenance and property management with the objective of strengthening the regulatory regime. Following the Government's approval in August 2023 of the clauses proposed by the URA for carrying out preventive maintenance and enhancing the property manager's right to handle water seepage problems in the Deed of Mutual Covenant (DMC) of eResidence Tower 3, the URA conducted 14 mass briefings with the property management companies and trade associations to introduce the new DMC clauses in fostering preventive maintenance and water seepage handling measures. Recommendations have been submitted to the Lands Department (LandsD) and Home Affairs Department (HAD) for their consideration to incorporate in the Government's DMC Guidelines and Codes of Practice.



Property managers join URA's briefing session to understand the new DMC clauses which foster the implementation of preventive maintenance.

Kowloon City District-based Building Rehabilitation Pilot Scheme

As part of the urban regeneration plan under the Integrated Approach in Kowloon City, a pilot area covering 40 buildings from Nam Kok Road to Tak Ku Ling Road without imminent need for redevelopment has been mapped out as the testing ground for various district-based building rehabilitation initiatives for a period of three years. Extensive promotion activities, such as mass briefings, workshops, tea gatherings and street booths, have been rolled out since 2022 to engage stakeholders, resulting in significant progress.

With the provision of a Special Subsidy for the District-based Building Rehabilitation initiative, seven buildings commenced the process of hiring project consultants to carry out façade face-lifting and roof waterproofing works to improve the built environment in the district. The URA has also incentivised the building owners with consultancy fees and start-up interest subsidies for formulating the building maintenance plan and making regular contributions to the building's Special Fund for future repair and maintenance.

To enable owners' corporations of single-block buildings to manage their properties better, the URA has introduced a new operational model known as "Joint Property Management" (JPM), which consolidates the management of two or more single-block buildings without engaging any property management companies to achieve economies of scale. After overcoming the legal, contractual and technical challenges of adopting the JPM model in the past year, a tender exercise for the JPM service was conducted in March 2024. URA is assisting four buildings within the pilot area to jointly engage a single JPM service provider and benefit from property management service for the first time in the third quarter of 2024.

We have taken an integrated approach to holistically improve the existing built environment and highlight the local characteristics of the district. In addition to carrying out improvement works for the streets and the adjoining Tak Ku Ling Road Rest Garden, we have developed a cohesive place-making theme and design that highlights the Chiu-Thai characteristics and the history of the old Kai Tak Airport. This design aims to rejuvenate the building clusters and streetscape in the neighbourhood, including enhancing building façades and entrances, shop fronts, canopies, and signage. The URA will provide subsidies for mural paintings on the external walls of seven buildings that joined the Pilot Scheme. A total of 45 artists have been invited to submit proposals for murals that represent the local Chiu-Thai culture of the district. The first mural, featuring Thai culture, is scheduled to be completed in 2025. Following the approval of the design to revitalise Tak Ku Ling Road Rest Garden in 2023, site works will commence in late 2024. The experiences gained from the implementation of the Pilot Scheme encompassing rehabilitation, revitalisation, and the preservation of local cultures will assist the URA in developing targeted and holistic strategies for renewing local districts in the future.



Under the District-based Building Rehabilitation Pilot Scheme in Kowloon City, a cohesive place-making theme highlighting the local Chiu-Thai characteristics and the history of old Kai Tak Airport will be incorporated in the mural paintings on the external walls of buildings and the revitalisation work of Tak Ku Ling Road Rest Garden.



Building Rehabilitation Resource Centre (BRRC)

Commencing its operation in July 2023, the new BRRC located at the eResidence in Hung Hom is the first centre in Hong Kong to provide one-stop building rehabilitation information and assistance services. It is equipped with multimedia displays and digital technology designed to promote the importance of building rehabilitation to visitors in interactive ways. It also provides spaces for mediation of disputes related to building rehabilitation and offers support for building owners to apply for subsidy schemes through video consultation services. As of June 2024, the BRRC has received over 14,000 visitors since its opening.



Equipped with multimedia display and digital technology, the Building Rehabilitation Resource Centre provides one-stop building rehabilitation information to the public to enhance their awareness on proper building maintenance and capabilities to organise maintenance works.

Partnering with Local NGOs for Building Rehabilitation Promotion

URA has been partnering with local NGOs to visit needy buildings to promote building rehabilitation. During the period from November 2021 to April 2024, URA successfully conducted home visits and questionnaire surveys to more than 3,000 needy buildings to promote building rehabilitation; as well as setting up promotion street booths and organising tea gatherings and talks in seven urban ageing districts. 330 buildings were assisted in applying various building rehabilitation subsidy schemes, and 108 "three-nil" buildings (that are buildings which do not have owners' corporations nor any form of residents' organisations, and have not engaged property management companies) were referred to the District Offices of the Home Affairs Department to form owners' corporations. From the fourth quarter of 2024, the local promotion will be extended to all 18 districts.

For owners of "three-nil" buildings who wish to participate in the subsidy schemes but are ignorant of the legal threshold listed under their Deed of Mutual Covenant, URA will provide free legal advisory services to help them understand their eligibility.



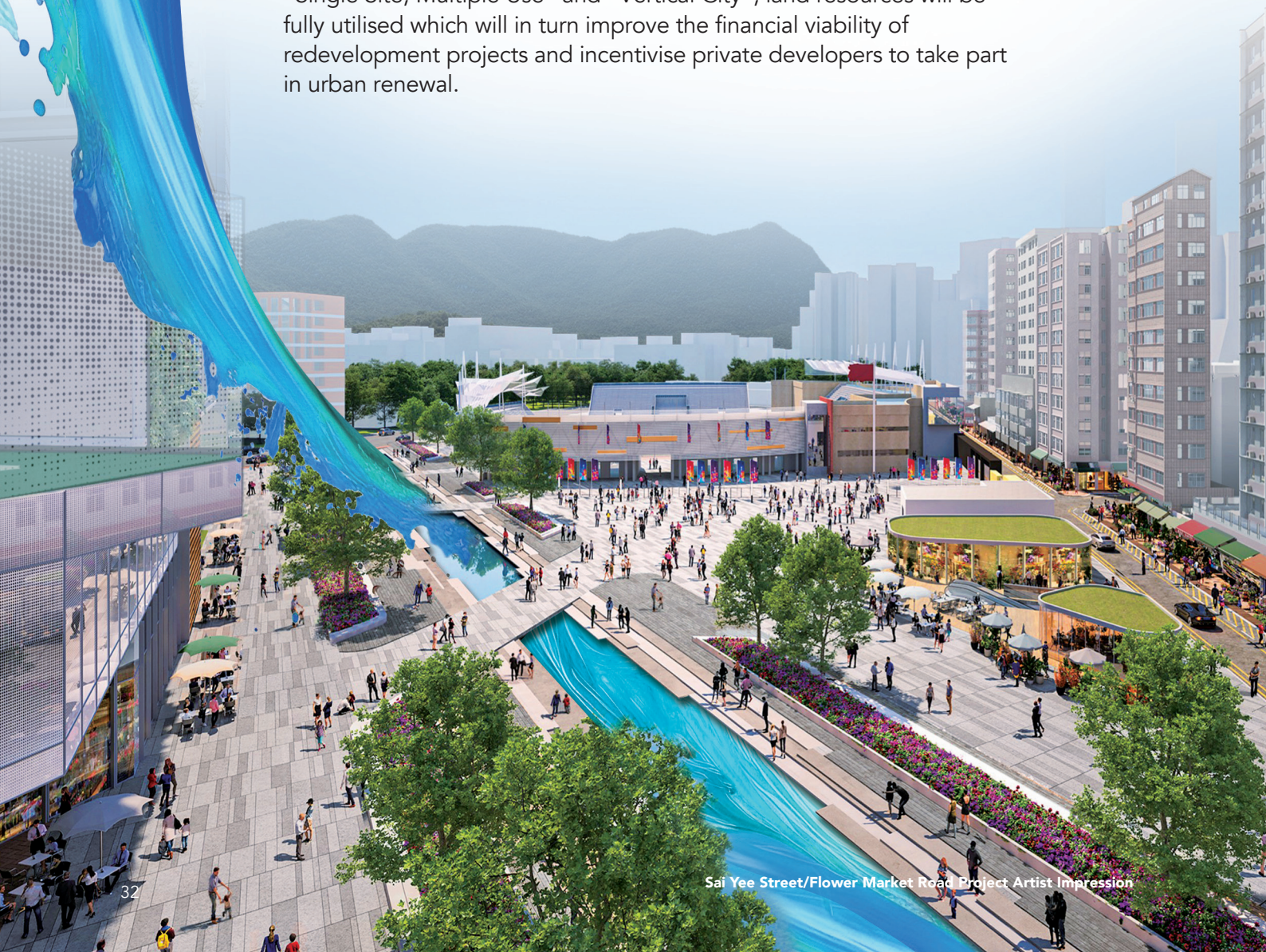
URA staff introduces building rehabilitation schemes and information to owners and residents at a street booth in Kowloon City.

REDEVELOPMENT

URA embarked on a new page of redevelopment in the past year as the planning vision of restructuring the Yau Mong District Study area into a liveable, sustainable and vibrant metropolitan hub began to take shape with the commencement of Sai Yee Street/Flower Market Road Project (YTM-013).

By adopting the “planning-led” approach, URA continued to explore every opportunity to unlock development potential for achieving multiple planning and community gains such as enhanced connectivity and walkability with wider open spaces, and the reprovision of community facilities. Concurrently, we are moving forward with the Integrated Approach to rejuvenate the built environment through rehabilitation and revitalisation.

With the application of the innovative planning concepts such as “Single Site, Multiple Use” and “Vertical City”, land resources will be fully utilised which will in turn improve the financial viability of redevelopment projects and incentivise private developers to take part in urban renewal.



Sai Yee Street/Flower Market Road Project Artist Impression

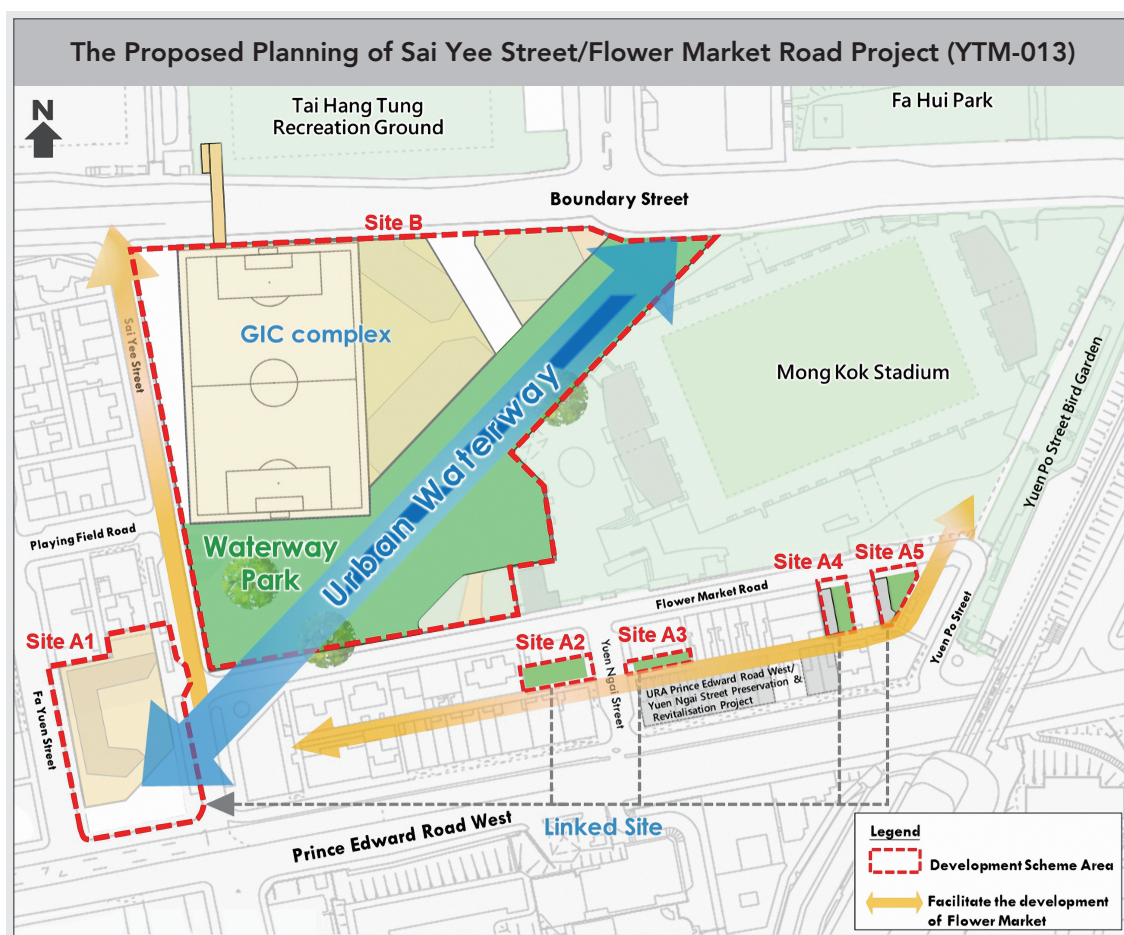
Project commenced in 2023/24

Sai Yee Street/Flower Market Road Project (YTM-013)

YTM-013 was commenced in March 2024 as the first phase of implementation of the Development Node of "Mong Kok East – Urban Waterway" in Yau Mong District Study (YMDS) with a view to addressing multiple local issues including aged recreational facilities with segregated functionality and spaces, the lack of cohesive leisure and resting spaces as well as traffic congestion in the Flower Market area.

To transform the area into a vibrant landmark in Mong Kok East, the URA optimises land uses in the project area through comprehensive restructuring and replanning, while enhancing the environment of the Flower Market area for future development under the integrated approach to urban renewal.

The project comprises two main sites: Site A is composed of one larger site and four smaller sites in the Flower Market vicinity involving buildings of 31 street numbers over 60 years, while Site B covers an area with multiple existing Government facilities and segregated leisure spaces such as Boundary Street Sports Centre No. 1 and No. 2, Boundary Street Recreation Ground, Sai Yee Street Children's Playground and Boundary Street Nursery.



Under the plan, the "Single Site, Multiple Use" model will be adopted in Site B for the diversified and mixed development with residential/retail/office/hotel, and a multi-purpose complex with the provisions of upgraded public facilities including recreation/sports facilities and underground public vehicle parking spaces to meet the community needs. The multi-purpose complex will also be the permanent location of Yau Tsim Mong District Health Centre in the future. In addition, segregated Government land in site B will be integrated where the Waterway Park with blue-green features and a flower viewing hotspot will be built for public enjoyment. It will serve as a connector for amalgamating and creating synergy among the proposed development, the Flower Market precinct and the nearby facilities to create a vibrant leisure and recreational hub.

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To tackle the problem of piecemeal sites with low redevelopment potentials, the URA will apply the transfer of plot ratio (TPR) concept as recommended in YMDS via a linked site approach to optimise land utilisation of Site A. To enhance street vitality and strengthen local characteristics, the URA will redevelop the four smaller sites in Site A, which are located between Prince Edward Road West and Yuen Ngai Street, into public open spaces with low-rise facilities for social gatherings and commercial activities after transferring their plot ratio to the larger site. Additionally, the back lane linking Flower Market Road and Yuen Ngai Street will be revitalised and transformed into the “Third Street” of the Flower Market, creating a new retail frontage for possible expansion of the local floral businesses.

The planning procedure for YTM-013 is underway. The draft Development Scheme Plan (DSP) has been submitted to the Town Planning Board (TPB) for consideration. The URA will accord to prevailing policies to prepare the issuance of acquisition offers and compensation to the affected owners and tenants of Site A after the approval of the DSP by the Chief Executive in Council (CE-in-C).

Progress of Ongoing Key Projects

Ming Lun Street/Ma Tau Kok Road Project (KC-018) and To Kwa Wan Road/Ma Tau Kok Road Project (KC-019)

The two projects were commenced in October 2022 under a holistic plan to restructure and replan the land uses of the area to improve the living environment and connectivity to the waterfront. KC-018 involves the redevelopment of old and dilapidated buildings covering 101 street numbers in the “Five Streets” area, while the adjoining KC-019 covers two industrial buildings. Under the plan, the “Five Streets” area, the two industrial buildings and the nearby underused streets will be incorporated to optimise land uses to improve the local streetscape, the overall living conditions, and the built environment in the old district.

To help realise the Government’s vision of enhancing the city’s harbourfront environment, the redevelopment will allow a 20-metre-wide setback from the waterfront to create a vibrant space for the waterfront promenade that will connect with a new housing estate under the Hong Kong Housing Society, the adjoining planned waterfront promenade and the Kai Tak Sports Park. This will form part of the continuous waterfront at Kowloon East to achieve the design objective of shaping a world-class harbourfront. In addition, an at-grade waterfront plaza of at least 25 metres wide will be created between the residential blocks and the commercial podium to enhance the visual appeal and walkability between the old districts and the waterfront promenade, while providing space for on-street dining and shops.

To enhance the accessibility to the Kai Tak Development Area, the buildings facing To Kwa Wan Road will be set back upon the completion of the projects to provide sufficient space for widening To Kwa Wan Road from four lanes to six.

Approvals of the draft DSPs of both projects by TPB and CE-in-C were obtained respectively in December 2023 and June 2024. For the industrial building redevelopment project of KC-019, the URA has reviewed the policies for acquiring property interests of the units to facilitate project implementation with the Board’s approval obtained in June 2024.



The two projects will create a waterfront plaza to enhance the walkability between To Kwa Wan Road and the waterfront promenade.

Nga Tsin Wai Road/Carpenter Road Project (KC-017) (synergising with Kai Tak Road/Sa Po Road Project (KC-015))

KC-017 was commenced in May 2022 with the objectives of redeveloping an aged urban district through holistic replanning and restructuring. The project includes a main site, a northern site and an eastern site, covering a total area of about 37,000 square metres. Adopting an integrated approach to urban renewal, the project is set to uplift the living environment and streetscapes to showcase the diverse local culture and dining atmosphere of Kowloon City.

Under the "Single Site, Multiple Use" model, the northern site situated at Carpenter Road Park (CRP) has been replanned to accommodate a new Joint-user Government Complex (JUC) for housing new community facilities as well as reprovisioning existing ones located in the Kowloon City Municipal Services Building and the adjoining Government buildings at the main site. The total Government, Institution or Community (G/IC) facilities floor area proposed in the project is approximately three times the size of the current area.

As the Government's works agent for the new JUC, the URA continued to take the lead in its design and implementation and is coordinating with relevant Government bureaux and departments to secure design and funding approvals for construction. To allow better integration of the new JUC with CRP, prior to JUC works commencement, the URA has planned to carry out revitalisation works at CRP in phases to improve the connectivity and modernise the existing park facilities while enabling the re-provision of the affected amenity facilities of LCSD. Advanced work at CRP was commenced in February 2024 upon receiving Kowloon City District Council's (KCDC) support and LCSD's approval on the schematic design.



URA team interviews shop operators in Nga Tsin Wai Road/Carpenter Road Project to understand their needs in relation to relocation during the interim period and/or return to business in future.

Acquisition offers were issued in April 2024 after obtaining CE-in-C's approval of the draft DSP. To preserve local characteristics, the URA conducted surveys and interviews with wet market stall operators as well as Chiu/Thai food store and restaurant owners in KC-017 to formulate decanting strategies for the affected operators. Special measures will be offered to cater for their relocation needs during the interim period. The URA also provides options for the operators to return to URA's commercial premises in the completed KC-015 and KC-017 redevelopments, achieving the project's overall planning objective of preserving the local characteristics with vibrant market activities and dining experience.

At the eastern site, which acts as a gateway to the Lung Shing area connecting the sunken plaza in the KC-015 Project and the new Kai Tak Development Area in future, a holistic integration with the adjoining built environment will be implemented. Urban renewal strategies including the revitalisation of Tak Ku Ling Road Rest Garden, streetscape improvements and façade beautification will be applied in the surrounding area to strengthen the local characteristics and enhance community facilities. (More details about the rehabilitation and revitalisation initiatives in the nearby focus area as noted on page 30 under the Kowloon City District-based Building Rehabilitation Pilot Scheme.)

Queen's Road West/Kwai Heung Street Project (C&W-007) (synergising with Sung Hing Lane/Kwai Heung Street Project (C&W-005))

Commenced in December 2022, the C&W-007 Project involves the redevelopment of old buildings in poor conditions across 15 street numbers. With its proximity to the C&W-005 Project, the two projects are expected to create synergies and bring greater planning benefits for the community through the restructuring of land use, the re-shaping of urban green areas, and improved connectivity.

As a result of the holistic restructuring of the two project sites, the existing Sung Hing Lane Children's Playground area will be expanded by more than 40 percent with improved accessibility from major thoroughfares. Subject to approval from LCSD, the playground facilities will also be upgraded to modern standards to better serve the needs of the public.

Adopting an integrated approach to urban renewal, the URA will extend its effort to improve the surrounding built environment with rehabilitation and revitalisation initiatives. A focus area adjoining the two project sites has been identified. The URA will provide financial and technical assistance to the building owners in the focus area to improve their building conditions through rehabilitation works. Additionally, the URA will carry out beautification works to streets, rear lanes and external walls of buildings to create a cityscape that blends the old elements with the new upon regeneration.

The Secretary for Development (SDEV)'s authorisation for the project was obtained in September 2023. An appeal against SDEV's decision was lodged. The decision of the Appeal Board dismissing the Appellants' appeal was handed down in May 2024.

Shantung Street/Thistle Street (YTM-012)

Adopting a "planning-led" urban renewal approach, YTM-012 aims to improve the environment of the old district through restructuring and replanning of the project area to open up the rest garden along Thistle Street, widen its pavement and carry out street improvement and garden beautification works, thereby enhancing connectivity and providing a comfortable pedestrian environment.



A small sunken plaza of about 200 square metres will be provided within the Shantung Street/Thistle Street 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.

As of May 2024, vacant possession has been obtained from over 92 percent of occupiers in the project. Site clearance is targeted to be completed by the fourth quarter of 2024, followed by a joint venture tender invitation.

Given its proximity to the Reclamation Street/Shantung Street Project (YTM-010), the Integrated Approach incorporating the "4Rs" urban renewal strategies will be used to enhance its renewal effect. A cluster of Nano-Parks near Shantung Street has been identified for the pilot implementation of the Nano-Parks open space system with support from LCSD. (More details on the Nano-Parks system as noted on page 27 under Yau Mong District Study.)

Kim Shin Lane/Fuk Wa Street Project (SSP-017) and Cheung Wah Street/Cheung Sha Wan Road Project (SSP-018)

Commenced in 2021, the two projects aim to increase public open space and provide public facilities, and redevelop existing dilapidated buildings into modern residential developments with podium commercial/retail spaces, in addition to replanning and restructuring the under-utilised and sub-standard Government facilities and lands to release development potential.

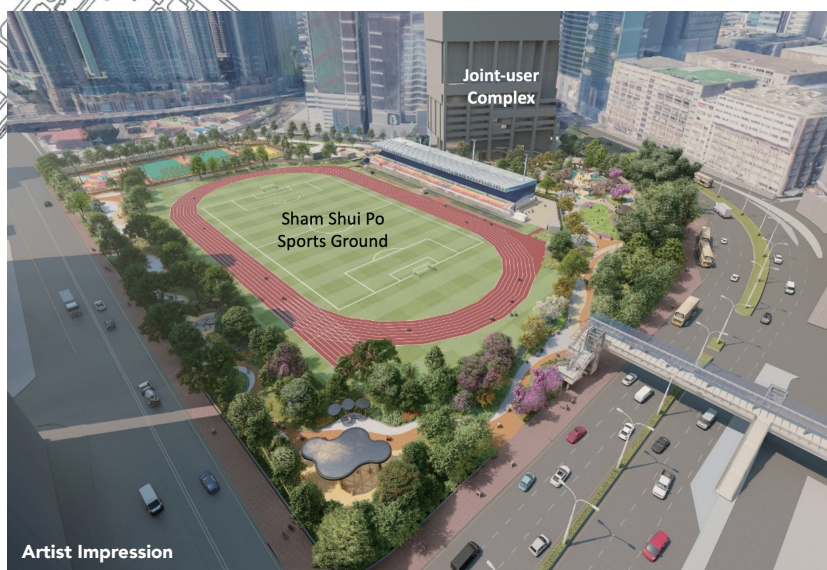
SSP-017 comprises 101 building blocks that are over 50 years old. The congested living environment, with many sub-divided units, demands imminent redevelopment. In April 2023, URA issued acquisition offers for SSP-017, and as of the end of May 2024, over 90 percent of acceptance offers had been received. An application to the Government for the resumption of land was submitted in June 2023.

SSP-018 is composed of two sites. Site A mainly involves Government land occupied by the existing Cheung Sha Wan Sports Centre and a private lot granted to CLP Power for an electricity substation. Site B comprises wholly Government land requiring no acquisition. Site A will be optimised for residential use to increase the housing supply, representing the first project where the Government provides financial support through the provision of land resources to facilitate redevelopment. Site B will be replanned to provide a new JUC with increased community facilities, including the reprovisioning of the existing sports centre at Site A under the concept of "Single Site, Multiple Use". The total G/IC facilities floor area proposed in the project is approximately 33 times the size of the current area.

The DSP of SSP-018 was approved by CE-in-C in February 2023. Application to the Government for resumption of the only one interest being used as an electricity sub-station was submitted in January 2024.



Apart from building a Joint-user Government Complex at Site B of Cheung Wah Street/Cheung Sha Wan Road Project, URA will also undertake revitalisation and improvement works for the adjacent open space to provide more greenery area and upgraded children's play equipment, while enhancing the pedestrian paths and accessibility of the park with more entrances.

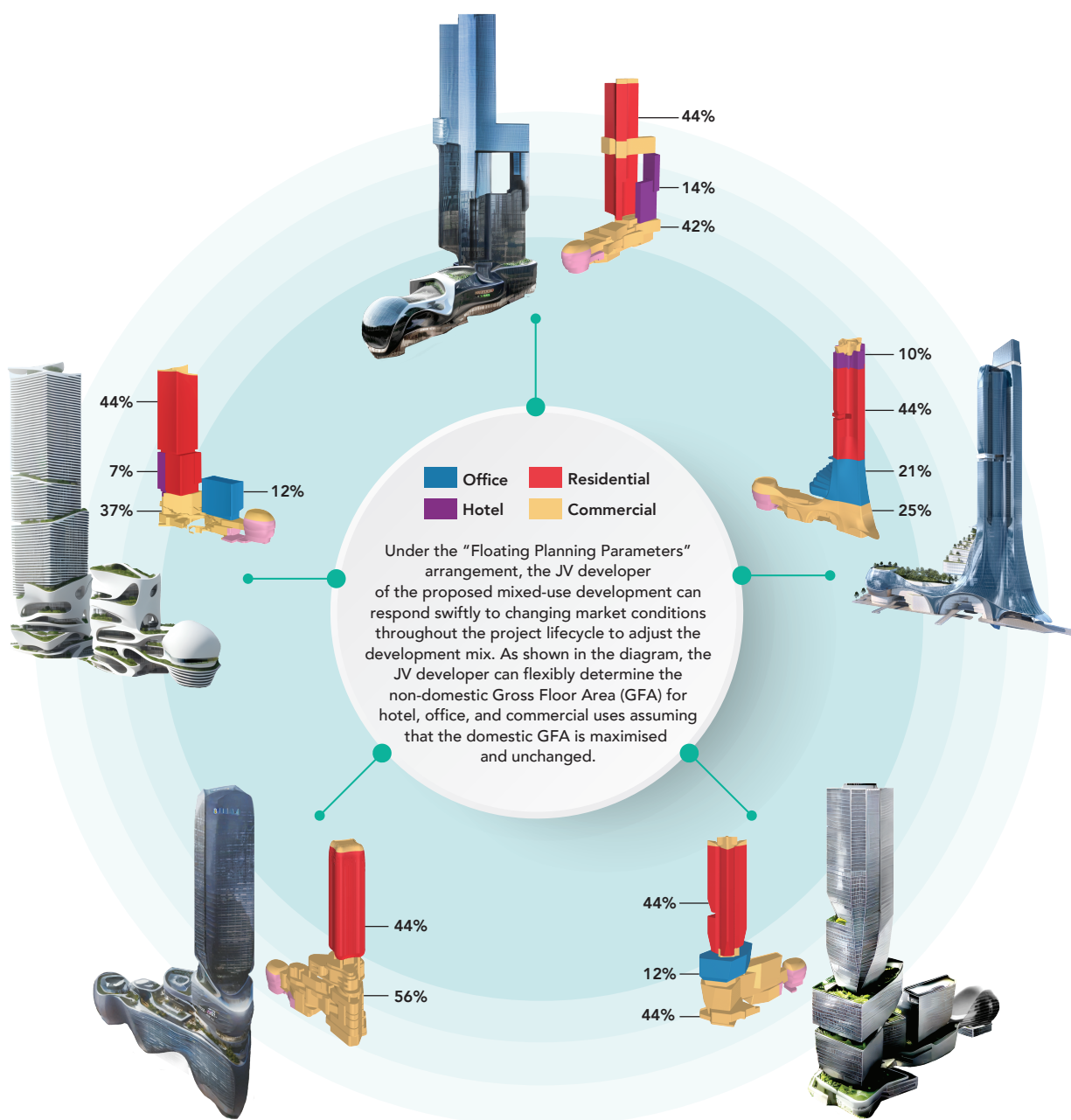


Artist Impression

Development Areas (DAs) 4 and 5 at Kwun Tong Town Centre (K7)

Covering a total site area of 53,500 square metres, the K7 Project is the largest-ever and most complex redevelopment project undertaken by the URA. The project is divided into five development areas (DAs) for implementation in phases. The redevelopment of DA 1 at Yuet Wah Street (Park Metropolitan) was completed in July 2014. Redevelopment of DAs 2 and 3, which comprises four residential towers (Grand Central), the Yue Man Square shopping mall and Hong Kong's first public transport interchange with an indoor air-conditioned bus waiting area, was completed in April 2021.

Following the issuance of tender invitations for DAs 4 and 5 in November 2022, the URA rejected the tender submission received in February 2023 due to unfavourable market conditions. To enhance the attractiveness of the joint venture (JV) tender and reinforce K7's positioning as the "town centre", the URA has integrated the "vertical city" planning concept into the development of DAs 4 and 5, along with the proposal to repackaging it from a purely commercial to a mixed-use development by introducing domestic use. To better accommodate fluctuating market conditions, the proposed development provides tenderers with the flexibility to adjust the development mix among residential and non-residential uses under the "Floating Planning Parameters" arrangement without the need to obtain additional planning approval.



The URA prepared a proposal to amend the zoning of DAs 4 and 5 for the Planning Department's submission to TPB in September 2023, which was approved in April 2024 by the TPB. The land grant approval is expected to be obtained in the second half of 2024. To ensure a comprehensive understanding of the project scope and planning flexibility before tendering out, the URA has launched a series of roadshows for local and overseas potential investors/developers to generate market interest. During the interim period in which the planning procedures were carried out, the URA obtained approvals from relevant Government departments in the second quarter of 2023 for the temporary and short-term uses of the Government land in DAs 4 and 5 as a "Free Space" to serve the local community. Recreational facilities including children's playground and ballcourts have been set up since December 2023 for public enjoyment.

Over the past year, a variety of events such as Christmas Carnival, Chinese New Year Night Market and Poon Choi Feast among other activities, have been organised in collaboration with local community organisations and Kwun Tong Home Affairs Department, attracting over 1.3 million participants/visitors to the "Free Space". Additionally, the URA has opened up a public passageway connecting Yue Man Square and Kwun Tong Road to enhance pedestrian walkability. Apart from enriching the passageway with colourful design, the URA also collaborated with local artists to create and showcase a large-scale art installation that symbolised the historical coastline and evolution of Kwun Tong, injecting creativity and vibrancy into the city centre.



During the course of undertaking relevant planning procedures for K7, URA has transformed the development sites of DAs 4 and 5 along with some Government land into "Free Space" where a series of community events were held for public enjoyment. URA has also provided children's play equipment and large-scale art installation, as well as opened up pedestrian passageways for enhancing accessibility in the town centre.

Nga Tsin Wai Village (K1)

K1 is being implemented as a redevelopment-cum-preservation project to preserve the relics found in Nga Tsin Wai Village. A conservation park will be provided at the centre of the site to showcase the preserved archaeological elements. The land grant was executed by the URA and LandsD in June 2023. The archaeological rescue excavation works commenced in October 2023 and were expected to complete in 2025.



Artist Impression

The "Interpretation Corridor" inside the Conservation Park will feature the watch tower foundation remains, display panels and interactive technologies to enhance the public's understanding of the history and evolution of Nga Tsin Wai Village.

Civil Servants' Co-operative Building Society (CBS) Projects

Two pilot projects to redevelop CBS buildings, namely Shing Tak Street/Ma Tau Chung Road Project (CBS-1:KC) and Kau Pui Lung Road/Chi Kiang Street Project (CBS-2:KC), were commenced in May 2020. Site clearance for CBS-1:KC was completed in March 2023 and the JV tender was awarded in December 2023. Demolition works were completed in March 2024 and the JV developer has taken over the site to commence the next phase of works.

For CBS-2:KC, the URA submitted a planning proposal with revised DSP to include the provision of 950 Starter Homes units (among the 2,300 flat units produced within the project) to support the Government's efforts in providing more subsidised sales flats. The project will also provide at least 400 square metres of at-grade open space for public use, an underground public vehicle park, as well as G/IC facilities to serve the community. CE-in-C approved the revised DSP in February 2024.

There were a total of nine undissolved CBSs at the time of the CBS-2:KC project commencement. The URA has offered free legal and administrative support to facilitate the dissolution of these undissolved CBSs. As of June 2024, seven of the nine CBSs have been dissolved while a cancellation order for one CBS was issued. The remaining CBS's application for dissolution is being processed by the Government.

Responding to Redevelopment Request from Owners

Owners Opinion Survey

In 2021/22, a new approach to the Demand-led concept was explored under the Preliminary Project Feasibility Study for Sai Wan Ho through conducting an opinion survey with owners in the study area to solicit their views on urban renewal initiatives covering redevelopment, rehabilitation and retrofitting. The outcomes of the survey were used by the URA to guide the formulation of the Master Renewal Plan for the study area. A similar approach is being undertaken in the District Studies for Sham Shui Po and Tsuen Wan, forming one of the modes of consultation in the study process. (More details about the two district studies as noted on page 28 under District Studies.)

Facilitating Service (FS) Scheme

Launched in 2011 by the Urban Redevelopment Facilitating Services Company Limited (URFSL), a wholly-owned subsidiary of the URA, the Joint Sale (JS) Service aims to help property owners of a building jointly sell their properties to private developers for redevelopment by rendering assistance in procuring and managing property valuations and legal services, as well as facilitating the tendering or auctioning process.

In 2023/24, three JS applications were received. One application from an estate in Kowloon City was accepted by the URA's Facilitating Service Panel (FSP) after careful assessment, and the owners are considering pursuing joint-sale of their properties under the FS Scheme. The other two applications were turned down by FSP as they failed the financial viability or building condition tests.

In anticipation of a reduction of the compulsory sale application threshold upon the passage of the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 ("the Amendment Bill") by the Legislative Council, the URFSL is planning to implement various measures to enhance the JS Service under the FS Scheme. These include lowering the "basic threshold requirement" for applying for JS Services from 50 percent of the total undivided shares of a lot to 40 percent, as well as lowering the "joint sale threshold requirement" for triggering JS services to align with the reduced compulsory sale application thresholds under the Amendment Bill. In addition, URFSL will explore the feasibility to include lots adjoining the applicant building in a joint-sale when this can increase the redevelopment's financial viability.

Apart from offering free facilitating services to members of undissolved CBSs affected by URA's projects to help them obtain legal titles for their flats through the dissolution of their CBSs, the URFSL also facilitates the redevelopment of under-utilised sites occupied by non-governmental organisations (NGOs) under the "Single Site, Multiple Use" model. (More elaboration as noted on page 43 under the "Single Site, Multiple Use" Facilitation Scheme.)

Flat-for-Flat (FFF) Arrangement

Since its introduction in 2011, FFF arrangement has been offered to affected owners in 31 redevelopment projects¹. Domestic owner-occupiers affected by these projects were offered an additional option to purchase in-situ FFF units in the respective redevelopment sites, FFF units in selected nearby URA development projects, or FFF units in the completed URA's self-developed Kai Tak Development. As of May 2024, a total of 52 owners have taken up the FFF offers, involving 44 units in the Kai Tak Development and eight in-situ units.

¹ Nine of the projects were under the Demand-led Pilot Scheme.

Policy Address Initiatives

Support Service Centre for Minority Owners under Compulsory Sale (SMOCS)

To speed up the redevelopment of old and dilapidated buildings by private sectors, the Government tabled the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 to the Legislative Council in December 2023 with suggestions to lower the compulsory sale application thresholds and streamline the legal process of compulsory sale regime. The Bill was passed in July 2024 and is expected to be effective at the end of 2024. SMOCS, a wholly-owned subsidiary of the URA, has been incorporated in June 2024 as the executive arm of the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (DOSS) under DEVB to deliver enhanced one-stop support services to minority owners who are subject to compulsory sale applications.

The services will include educational programmes, subsidised mediation, provision of independent third-party property valuation reports at a concessionary cost, as well as referrals to professional services to handle compulsory sale litigation, counselling services and relocation assistance.



The Secretary for Development Bernadette Linn (centre), URA's Chairman Chow Chung-kong (right) and Managing Director Wai Chi-sing (left) officiate at the opening ceremony of the Support Service Centre for Minority Owners under Compulsory Sale.

Provision of Starter Homes (SH)

The 2020 Policy Address entrusted the URA with a new mission to actively provide more SH units in its redevelopment projects, following the success of eResidence Towers 1 and 2. In response, the URA designated a project at Chun Tin Street/Sung Chi Street as eResidence Tower 3. Of the 260 SH units of eResidence Tower 3, 173 (67 percent of the units) were sold at discounted prices to eligible first-time home buyers in March 2024. The URA will roll out the remaining SH units later after seeking approval from the URA Board and discussing with the Government on the sales arrangements.



Interested home buyers visit the show flats and view the building models of eResidence Tower 3.

In collaboration with the Hong Kong Settlers Housing Corporation Limited (HKSHCL), the URA will provide another 2,000 SH units in the redevelopment of Tai Hang Sai Estate, in addition to the 950 SH units supplied by the CBS-2:KC project at Kau Pui Lung Road/Chi Kiang Street.

Redevelopment of Tai Hang Sai Estate (THSE)

Following the Chief Executive's 2020 Policy Address, the HKSHCL and URA signed a Memorandum of Understanding in March 2021 to take forward the redevelopment of THSE. In September 2021, the Government approved the joint redevelopment proposal of HKSHCL and URA on the condition that HKSHCL provides proper rehousing arrangements for existing tenants. The redevelopment of THSE is being implemented in two portions, namely Sites 1 and 2, which will respectively provide rehousing units for the existing residents and SH units to be disposed of by the URA. The URA and the HKSHCL signed a "Project Implementation Agreement" in May 2023.

In June 2023, HKSHCL issued rehousing/compensation offers to existing THSE tenants. As at June 2024, over 98 percent of the tenants have moved out. Demolition works will commence after site clearance scheduled for early 2025. LandsD is currently processing the land grant application. A planning submission is being prepared to accommodate changes in development parameters due to the adoption of Modular Integrated Construction. The THSE Project will take approximately five years to complete after demolition.

Assisting Non-Governmental Organisations (NGOs) in Developing Transitional Housing (TH)

In response to the Government's invitation in the 2019 Policy Address to assist NGOs in developing TH units, the URA collaborated with Yan Oi Tong (YOT) to provide 410 units in the Yan Oi House project located in Hung Shui Kiu. The project adopted the Modular Integrated Construction method with special designs to optimise natural lighting and ventilation. The project was completed and handed over to YOT in the second quarter of 2023.

"Single Site, Multiple Use" Facilitation Scheme

Following the Government's invitation in the 2019 Policy Address, the URA introduced the "Single Site, Multiple Use" (SSMU) Facilitation Scheme to provide consultancy and facilitating services to Non-governmental Organisations (NGOs), with a view to helping NGOs optimise the potential of their sites through redevelopment initiatives under the "SSMU" model.

From 2021 to May 2024, 29 NGOs made inquiries about the Facilitation Scheme and five applications were received. The outcomes of these five applications are as follows:

Outcomes/Status of Assessments	Reasons for Decision	No. of Application(s)	Location of Application Site
Rejected	Did not meet eligibility criteria	2	Yuen Long Sha Tin
No-go for the time being	Infeasible upon assessment	2	Tuen Mun Sham Shui Po
Ongoing	To be confirmed	1	Yau Ma Tei



REHABILITATION AND RETROFITTING

Buildings in Hong Kong, mainly constructed with reinforced concrete, can have a lifespan of over 100 years if they undergo proper maintenance. In the fight against urban decay, rehabilitation plays a crucial role in extending the service life of buildings, thereby reducing the pressures for redevelopment.

In the past year, the URA has placed great emphasis on promoting preventive maintenance. Apart from administering various subsidy schemes for the Government, URA also funded and introduced the new Preventive Maintenance Subsidy Scheme that encourages owners to establish maintenance and financial plans for upkeeping their buildings on a periodic basis.

On the technical support front, we have begun trialling the adoption of a set of guidelines and templates for preparing maintenance manuals among Owners' Corporations (OCs) and building management professionals, in addition to providing a variety of building rehabilitation knowledge, cost references and sample tender documents on our online Building Rehabilitation Platform and at our Building Rehabilitation Resource Centre.

Building Rehabilitation Subsidy Schemes

Since 2018, the Government has allocated significant funding to subsidise eligible owners to carry out inspection and repair for the common parts of old buildings. The URA has been entrusted by the Government to manage such subsidies, including Operation Building Bright 2.0 (OBB 2.0), Building Drainage System Repair Subsidy Scheme (DRS), Fire Safety Improvement Works Subsidy Scheme (FSWS) and Lift Modernisation Subsidy Scheme (LIMSS) among other schemes. Being the sole organisation to manage a public rehabilitation fund involving HK\$19 billion, the URA is responsible for promoting the subsidy schemes to attract applicants, verifying their eligibility, monitoring their application, tender and work progress, and providing technical support, in addition to calculating and releasing subsidy funds to applicants who have completed the rehabilitation works.

Riding on the success of the first and second rounds of OBB 2.0 and FSWS, and estimating that there are still funds available, upon the liaison with the government, URA launched the third round of applications from April to September 2023, receiving good responses with about 1,600 applications for each scheme. Initial eligibility checks and prioritisation assessment for the third round were completed in December 2023. Upon the endorsement of the priority list by the two Steering Committees, notification letters were released to all eligible owners in the first quarter of 2024. Approvals-in-principle (AIPs) were released progressively for eligible applicants in May 2024.

Various support measures have been introduced to expedite the inspection and repair works for the third round of OBB 2.0 applicants. Apart from equipping building owners with pre-qualified lists of consultants and contractors for inviting tenders, the URA takes the initiative to invite consultancy tenders on behalf of the owners if owners fail to meet particular pre-defined milestones. In addition, the URA provides guidelines for tender assessments and sets up progress milestones according to the scale of the applicants' buildings to assist them in proceeding with the rehabilitation works.

The URA also provides and manages its own subsidy schemes to supplement the Government schemes and cover rehabilitation work items that fall outside the scope of the Government programmes. Launched on 1 April 2024, the Preventive Maintenance Subsidy Scheme (PMSS) aims to incentivise building owners to prepare a building maintenance manual, which includes a maintenance schedule for the next 10 years alongside a financial reserve for related expenses. Promotion letters were sent to OCs of recently repaired buildings and related stakeholders. Eligible applications will be assessed and prioritised quarterly with AIPs issued to the successful applicants.

As the works of building inspection and common drainage system maintenance have been covered by OBB 2.0, the URA ceased to accept new applications for the Mandatory Building Subsidy Scheme (MBISS) and Building Drainage System Repair Subsidy Scheme (DRS) in the past year to avoid duplication of efforts.



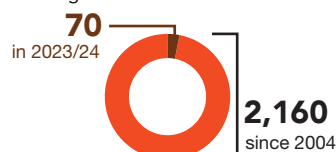
Scheme Objectives

- 1 To promote a new culture of preventive maintenance among owners
- 2 To encourage periodic maintenance of buildings to upkeep their conditions and slow down deterioration
- 3 To motivate owners to establish periodic maintenance plans and financial reserves for related repair expenses

Progress of Various Building Rehabilitation Subsidy Schemes (up to 30 June 2024)



Building blocks rehabilitated



Units rehabilitated



IBRAS cases in progress: **7,840** (8,260 building blocks)

Managing Government-funded Subsidies



OBB 2.0

Operation Building Bright (OBB) 2.0

43%
(1,327 AIPs issued)



Buildings with repair /
improvement works
completed

Cat.1
146

Cat.2
537

FSWS

Fire Safety Improvement Works Subsidy Scheme

67%
(3,000 AIPs issued)



119
Buildings with
improvement works
completed



LIMSS

Lift Modernisation Subsidy Scheme

78%
(1,575 AIPs issued
involving 5,055 lifts)

368
Applications with
work completed
(involving 835 lifts)



DRS

Building Drainage System Repair Subsidy Scheme

56%
(1,410 AIPs issued)



1,180
Applications with
investigation works
commenced

1,470
Category 2 buildings
with investigation or
repair works
commenced



BMGSNO

Building Maintenance Grant Scheme for Needy
Owners

57%
(14,300 AIPs granted)



Funding and Managing URA's Own Subsidy Schemes



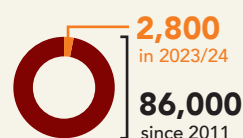
CAS

Common Area Repair Works Subsidy Scheme

Building blocks rehabilitated



Units rehabilitated



2,900 building blocks
Common area repair works in progress

MBISS

Mandatory Building Inspection Subsidy Scheme

Completed inspections since 2012

470 building blocks (**19,000** units)

Equipping Owners with Professional Assistance and Technical Knowledge

Smart Tender Building Rehabilitation Facilitating Services Scheme (Smart Tender) and E-Tendering Platform

Launched in 2016, Smart Tender enables building owners to invite tenders for consultancy services and works contracts on an innovative online platform with an aim of minimising risks of collusion and corruption that have long been associated with building rehabilitation works. Smart Tender also covers a suite of independent and professional services during the procurement process, which include rendering pre-tender estimates and tender collection services to OCs, as well as offering a Certified Public Accountant to administer and record the whole tender openings process.

A nominal fee is charged for using the Smart Tender service. Since its launch, around 3,350 valid applications of Smart Tender have been received, among which 3,250 successful applicants have benefitted from the services.

Apart from Smart Tender, the URA also launched the free-of-charge Open E-Tendering platform in 2021 to enable OCs and/or Deeds of Mutual Covenant (DMC) managers to invite tenders online without joining Smart Tender.

Enrichment of Building Rehabilitation Platform (BRP)

Launched in 2019, the BRP at <https://www.brplatform.org.hk> is a comprehensive information hub designed to support building rehabilitation efforts. Since its inception, it has garnered over 1.8 million hits, serving as a testament to its usefulness and popularity. The platform provides building owners and stakeholders with a wide range of information and support services, which include a guidebook detailing the rehabilitation process, approximately 70 sets of tutorial videos available in three languages, and 18 sets of sample tender documents to facilitate the procurement of consultants and contractors. Additionally, the BRP features a cost reference centre that lists the unit rates for common work costs, offering a valuable reference for building owners.

In pursuit of continuous improvement, an online survey targeting individual users was conducted to collect feedback for laying the groundwork for a thorough revamp of the BRP website. The work of analysis of approximately 6,000 responses is currently underway. The results will be used for the development of an enhancement proposal for the BRP website.

Building Rehabilitation Company Registration Scheme (BRCRS)

BRCRS, which has been progressively rolling out in phases since 2021, encompasses distinct databases of consultants and contractors who are interested in providing building rehabilitation works and have their management systems independently assessed by the Hong Kong Quality Assurance Agency (HKQAA). To be registered in the scheme, consultants and contractors must submit an application to authenticate their basic building rehabilitation qualification. The evaluation results of the companies' management systems by the HKQAA will be displayed in the database. The databases for Authorised Persons/Registered Inspectors and Registered General Building Contractors were released in 2022. The application for the Registered Minor Works Contractors (Class I) and Registered Fire Service Installation Contractors (Classes 1 and 2) are scheduled in the fourth quarter of 2024, and the information of the first batch of successful registered companies will be published in the database by the end of first quarter 2025.

Retrofitting Projects

Ex-Mong Kok Market Building (Ex-MKM)

The URA initiated the retrofitting of Ex-MKM into an interim District Health Centre (DHC) to be managed by the Health Bureau. The project began in March 2023, with an anticipated completion in early 2025. The interim DHC is expected to remain operational until the completion of the permanent DHC located at the Joint-user Complex planned under YTM-013 Project adopting the "Single Site, Multiple Use" model.

PRESERVATION AND REVITALISATION

The URA is committed to preserving and revitalising buildings, sites and structures with historical, cultural, or architectural values, particularly when they are located within or adjacent to URA's project areas under the Integrated Approach to urban renewal.

In order to support the sustainable development of the renovated districts, we have implemented place-making and community making programmes. These initiatives aim to rejuvenate and bolster the environmental, economic, and social aspects of the area, while also enhancing the local characteristics by beautifying streetscapes, including building façades and pedestrian walkways.

Our efforts to preserve heritage buildings extend beyond simply maintaining their original structures. In order to breathe new life into these sites, we repurpose them for new social functions and initiatives while preserving their historical and cultural elements. This transformation has successfully turned these historic sites into distinct and welcoming gathering places for everyone.



Community Making at Staunton Street/Shing Wong Street Neighbourhood (With 88-90 Staunton Street as Grade II Historic Building)

To promote sustainable community development, the URA is committed to regenerating the Staunton Street/Shing Wong Street neighbourhood by implementing preservation and revitalisation strategies, as well as pursuing community making initiatives to leverage local community resources to achieve “renewal by the district and for the district”.

Following the completion of revitalisation works of URA's acquired buildings in the neighbourhood in February 2023 and the appointment of co-living operator in late 2023, the 38 domestic units in the revitalised buildings which have been put to adaptive reuses as co-living spaces under the name “Habyt Bridges”, were opened in 2024.

Working towards the visions of community development suggested in the Community Making Study, in the past year the URA continued to carry out place-making and community engagement activities in the area including community farms, workshops and an exhibition named “Tong Lau Experience” displaying the living environment of old tenement buildings. In September 2023, residents and community stakeholders were invited to gather in the neighbourhood with colourful lanterns decorations and celebrate the Mid-Autumn Festival together. The community making process will move forward with the community visions converged from existing neighbourhood, injecting impetus from new community members including both the operator and the residents.



The new co-living spaces, which were originally domestic units in the old tenement buildings in Staunton Street/Shing Wong Street neighbourhood, are opened for leasing after renovation and revitalisation.



(Left) Community members and stakeholders celebrate the Mid-Autumn Festival in the neighbourhood decorated with colourful lanterns.

(Above) “Tong Lau Experience” features the original layout of old tenement units and an exhibition of vintage furnishings, providing visitors with an immersive experience of the nostalgic charm of the past.

To reinforce the neighbourhood's distinctive character, artistic elements such as artists' murals commissioned by the URA have been woven into the built environment. The URA will keep on promoting rehabilitation to building owners in the area and explore opportunities for the creation of artists' murals with a view to fostering greater synergy with the neighbourhood.

The project was honoured with the Hong Kong Institute of Planners (HKIP) Awards 2023: Silver Award.

OPERATING REVIEW

Central Market (Grade III Historic Building)

Since officially opening to the public in April 2022, Central Market has established itself as a new landmark, attracting a record number of visitors exceeding 40 million. By May 2024, approximately 2,000 events and workshops have been conducted, covering a broad spectrum of themes including intergenerational engagement, education, innovation, social inclusion, environmental awareness, as well as art and culture. To acknowledge its exceptional contribution to creating a sustainable built environment, the project was honoured with the Grand Award in the Existing Building Category for Completed Commercial Projects of the Green Building Award 2023.



(Left) Central Market has become a popular place for hosting various cultural and promotion events, attracting over 40 million visitors since its opening in 2022. (Right) One of the highlights in Central Market – to experience the old market ambience at its preserved fish stall.

Western Market (Declared Monument)

In 2021, the Government granted a 5-year “hold-over” of the land lease for the URA to undertake repair and renovation works of Western Market. To prepare for the revitalisation of Western Market, a consultant was appointed in June 2023 to carry out a comprehensive condition survey of the building and to develop conservation proposals for consultation with the Antiquities and Monuments Office. The repair and renovation works are anticipated to commence in 2025.

M7 (Grade II Historic Buildings)

Positioned as a place where “Culture Meets Community”, this preserved heritage at Mallory Street, Wan Chai, has launched a series of promotional and community outreach programmes since early 2022 to infuse the community with artistic and cultural features, including heritage workshops on the exchanges between new and old generations and other festive programmes. In May 2024, M7 became the new landmark of Hong Kong literature and art with the opening of the Museum of Hong Kong Literature. Celebrated by the opening exhibition “Seek Richness of Literature amidst Flowers” held from May 2024 onwards, the museum has attracted many visitors from local and overseas alike. The museum will continue to host a variety of exhibitions, literary salons and writing workshops to foster the inheritance and development of Hong Kong literature.



The opening of the Museum of Hong Kong Literature enhances the importance of M7 as a cultural and creative space in the district.

618 Shanghai Street (Grade II Historic Buildings)

Since opening in November 2019, 618 Shanghai Street has become a heritage and cultural destination featuring community, innovation and creativity. All shops were leased to restaurants and retail operators, aiming to accentuate the unique historical character of the area and the preserved building cluster while serving the needs of the local community. Cultural activities and a series of market programmes were held to engage the community. 618 Shanghai Street will continue to support the younger generation in their creative endeavours and also in the appreciation of local heritage among their peers and social networks.



With exhibitions, cultural events and workshops taking place at 618 Shanghai Street, the revitalised heritage building has become a popular gathering place for the young generation and families.

Mong Kok Streetscape Improvement

The URA worked with relevant Government departments to enhance the local streetscape, ambience and attractiveness of five themed streets in Mong Kok, which include sections of Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street. All improvement works were completed and taken up by the concerned Government departments in January 2024.

Place-making Initiatives

The URA placed strong efforts in pursuing place-making initiatives in three of its completed projects located within the same locality in the Central and Western District, namely The Center (H6 CONET), the Peel Street/ Graham Street Project (H18) and Central Market forming a "community triangle" under the "CONET"² concept. From January to February 2024, more than 80 tenants participated in the "Graham Vibrancy Market" programme, attracting over 500 participants to join the workshops, busking and closing ceremony with a distribution of 1,600 souvenirs.

At Tung Chau Street/Kweilin Street Project (DL-5), the URA has provided spaces to set up the Sham Shui Po Fashion and Design Hub operated by the Hong Kong Design Centre for nurturing young designers, fashion designers and start-ups, as well as for boosting the local economy and honouring the district local characteristics.



Located at the commercial space of Tung Chau Street/Kweilin Street Project in Sham Shui Po, the Design and Fashion Base aims to nurture young designers and startups while fostering tourism development to bring vitality to the local economy.

² The name "CONET" stands for Community, Open space and NETWORK.