

## **LEGISLATIVE COUNCIL BRIEF**

Urban Renewal Authority Ordinance  
(Chapter 563)

### **PROVISION OF LAND RESOURCES TO THE URBAN RENEWAL AUTHORITY TO TAKE FORWARD REDEVELOPMENT PROGRAMMES**

#### **INTRODUCTION**

In order to provide additional financial support to the Urban Renewal Authority (“URA”) to enhance its cashflow, so that the URA can continue to take forward its commenced redevelopment projects in an orderly manner, at the meeting of the Executive Council on 20 May 2025, the Council ADVISED and the Chief Executive ORDERED that:

- (a) approval should be given to grant a site at Bailey Street, Hung Hom (as shown coloured pink on the site plan no. KM11382 at **Annex A**) (“Bailey Street Site”) and a site in Tseung Kwan O Area 137 (as shown coloured pink on the site plan no. SKM10472a at **Annex B**) (“TKO Site”) to the URA by private treaty at nominal land premium of \$1,000 for a term of 50 years from the date of execution, on the understanding that both sites would be rezoned for residential use in due course;
- (b) the granting of the Bailey Street Site and the TKO Site as in paragraph (a) above should be subject to the following conditions –
  - (i) the URA should make good use of the Bailey Street Site and the TKO Site as its assets to maintain the momentum of urban renewal in a financially prudent manner in next few years including making acquisition offers to six commenced redevelopment projects while reprioritising yet-to-be-commenced redevelopment projects pending a policy review in paragraph (b) (ii) below;
  - (ii) the URA should work with the Government to review and refine its financing model that can enable it to maintain the redevelopment momentum in a financially sustainable manner irrespective of market ups and downs; and
  - (iii) should the review in paragraph (b) (ii) above consider that the URA’s redevelopment has to be taken at a more measured pace to balance the need to arrest urban decay and the URA’s financial

sustainability, the URA should advise how to step up efforts on building rehabilitation to extend the service life of aged buildings and reduce the immediate need for redevelopment; and

- (c) the Director of Lands (“D of Lands”) should exercise the power delegated from the Chief Executive to grant the Bailey Street Site and the TKO Site to the URA (under a land lease carrying such terms and conditions to be imposed by the D of Lands to reflect the policy intent and according to the prevailing land administration policy), as well as consider and approve the necessary technical adjustments for the boundary and area of the Bailey Street Site and the TKO Site.

## **BACKGROUND**

### **URA’s effort in arresting urban decay**

2. Hong Kong faces an urban decay problem. About 1 600 private buildings were redeveloped in the past ten years from 2014 to 2023 (i.e. an average of 160 per annum). However, our buildings have been ageing at a faster pace. The number of private buildings<sup>1</sup> aged 50 or above significantly increased from 5 100 to 10 200 in the past decade (i.e. an average increase of 510 per annum). The number is projected to rise further to 16 900 in 2033 and 24 300 in 2043.

3. The Government adopts a two-pronged strategy of rehabilitation and redevelopment to arrest urban decay, and we have been working closely with the URA in the process. The URA, established in 2001 under the Urban Renewal Authority Ordinance (Cap. 563) (“URAO”) to replace the Land Development Corporation, is guided by the Urban Renewal Strategy (“URS”) published by the Government in 2011 to undertake, encourage, promote and facilitate urban renewal by way of redevelopment, rehabilitation, revitalisation and preservation (i.e. the “4R business strategy”). Among these four strategies, only redevelopment is in general revenue-generating. Regarding rehabilitation, the URA has become the primary agent to administer various Government-funded building rehabilitation schemes totaling some \$19 billion<sup>2</sup> since 2018. While the subsidies given to the public under these schemes are funded by the Government, URA has been using its own resources to administer these schemes (including processing voluminous applications and rendering support to applicants) as Government’s agent<sup>3</sup>. In addition, the URA has introduced preventive maintenance initiatives for building owners with the aim of extending the service life of buildings, reducing the redevelopment pressure in the medium term, and creating a window for the URA to focus its resources on redeveloping old and dilapidated buildings with

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<sup>1</sup> Excluding New Territories Exempted Houses and buildings of the Hong Kong Housing Authority (“HKHA”).

<sup>2</sup> The schemes are Operation Building Bright 2.0, Fire Safety Improvement Works Subsidy Scheme, Lift Modernisation Subsidy Scheme, Building Maintenance Grant Scheme for Needy Owners and Building Drainage System Repair Scheme.

<sup>3</sup> According to the URA, approximately \$2.1 billion, inclusive of both direct expenses and overheads, is expected to be spent for the administration of these building rehabilitation schemes since their commencement until 2027-28 and this sum is borne by the URA.

limited redevelopment potential.

4. On redevelopment, the URA has been playing a crucial role in spearheading redevelopment projects, as evidenced by the fact that 25% of new flats from all redevelopment projects in the past 10 years came from the URA's projects, with the other 75% from private development projects. Since its establishment in 2001, the URA has commenced 69 redevelopment projects<sup>4</sup>, which will altogether contribute approximately 35 200 new flats, 459 000 square metres ("sq. m.") of commercial space, 180 000 sq. m. of "Government, Institution or Community" ("G/IC") facilities and about 71 000 sq. m. of public open space. In the past decade or so, the URA has shifted from a "project-based" approach to a "district-based" and "planning-led" approach to avoid "pencil" block development and scale up redevelopment projects to maximise benefits from urban renewal through holistic planning of old urban areas and creation of new neighbourhoods with better liveability. While URA should not and cannot be the only party pursuing urban renewal, it serves as an important catalyst kickstarting renewal and pioneering new initiatives in old districts.

## **JUSTIFICATIONS**

### **Uniqueness of the URA's operation and constraints in responding to market changes**

5. Under the "district-based" model as mentioned in paragraph 4 above, the redevelopment projects undertaken by the URA would essentially involve a much larger site area and higher complexity, which would consequentially result in longer time required for acquisition of property interests, rehousing/decanting the residents and business operators<sup>5</sup> and site clearance, thus deferring the tender programme and subjecting the URA to longer development cycle and higher market risks. Given the greater number of property interests/residents involved and the prevailing acquisition policy to the affected domestic property owners<sup>6</sup>, a larger volume of cash outlay for acquisition of property interests is involved.

6. Compared with private developers which can freely decide whether to commence developments, or to continue or halt the acquisition of property interests during the site assembly process based on market conditions, the URA, being a statutory body vested with the public mission to arrest urban decay and guided by the URS, has

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<sup>4</sup> The URA has also undertaken six other redevelopment projects in association with the Hong Kong Housing Society.

<sup>5</sup> The public and local community may expect the URA to facilitate in-situ interim arrangement for relocating the business operators with local characters to continue their business during and after redevelopment, or seamless transition of G/IC facilities. For example, the URA has to implement special relocating arrangements during and after redevelopment of the Nga Tsin Wai Road / Carpenter Road Project in order to maintain the bazaar atmosphere and to retain street shops with Thai and Chiuchow characteristics.

<sup>6</sup> When acquiring an owner-occupied domestic property, the URA will offer an owner-occupier the market value (valued on vacant possession basis) of the property plus Home Purchase Allowance ("HPA") so as to assist him in purchasing a replacement flat. The assessment of HPA is based on the value of a notional flat, which is defined as a seven-year-old flat in a building situated in a similar locality in terms of characteristics and accessibility, and located at the middle floor with average orientation.

less flexibility in responding to market changes given its obligation to timely commence acquisition of property interests<sup>7</sup> and the expectation of affected owners/tenants for this to be done irrespective of the market and economic conditions, and the longer development cycle due to larger scale projects arising from “district-based” approach. Additionally, the URA must conduct acquisition of property interests in a transparent manner to eliminate any perceived differential treatments or inequalities (viz. to make acquisition offers for all property interests in a redevelopment project simultaneously on the same date). These factors have entailed substantial financial commitments on the URA.

7. The URA’s sources of income are quite narrow and highly susceptible to market fluctuations. In gist, the URA relies mainly on putting redevelopment projects to tender and receiving upfront payments from successful tenderer-developers in order to be able to meet the acquisition and compensation expenses of the next batch of redevelopment projects. This financial model was effective in the past 20 years when the property market was generally on an upward trend, and developers had strong interest in bidding for the URA’s redevelopment sites. It enabled the URA to accumulate surplus from operations with its net asset value peaking at \$53.8 billion in March 2022<sup>8</sup>. However, owing to the property market downturn since late 2021, the URA’s projects have inevitably been subject to the “buy-high-sell-low” situation (i.e. acquiring properties at the market peak and tendering at low price during property market downturn), rendering projects which involve larger number of property interests hence higher acquisition costs to be loss making. Developers’ bidding interest has also declined – of the three redevelopment sites the URA put to tender in 2023 and 2024, only one was sold, while the tender of the other two failed<sup>9</sup>, reducing significantly cash inflow for the URA. Depreciating land value has also necessitated additional provision for project losses in the URA’s accounts, further worsening its financial position. As at March 2024, the URA’s total liquidity was \$18.2 billion and its net asset value was \$46.6 billion.

8. The above adverse market factors have combined to cause URA to record deficits of \$3.5 billion and \$3.9 billion in 2022-23 and 2023-24 respectively. It is expected that there will still be deficits in 2024-25. If in the extreme and unfortunate event that there is little or no cash inflow from project tenders over the next four years (referred to hereafter as “the worst case scenario”), the URA’s net asset value is projected to continue to shrink. Declining net asset value will push up the gearing ratio and weaken URA’s capacity to borrow. The unfavourable market situation has also hurt the URA’s liquidity. With the Financial Secretary (“FS”)’s approval to raise the borrowing limit to \$25 billion in mid-2023, the URA has already arranged external

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<sup>7</sup> The URA, guided by the URS, should commence acquisition of property interests not too long after the authorization of a development project by the Secretary for Development (“SDEV”) or the approval of a plan of a development scheme by the Chief Executive in Council (“CE-in-C”).

<sup>8</sup> The net asset value covers the \$10 billion initial injection from the Government, other cash, bank deposit and securities as well as value of properties under development and other property assets, after deducting borrowings and other liabilities.

<sup>9</sup> The redevelopment site at Shing Tak Street/Ma Tau Chung Road was sold, while the two failed tenders involved redevelopment at Kwun Tong Town Centre Development Areas 4 and 5, as well as Kai Tak Road/Sa Po Road.

financing to enhance its cashflow position<sup>10</sup>.

### **Government's financial support to the URA**

9. Under the URAO, the URA's resources consist of money paid by the Government to the URA, as well as other money and property received by the URA for its purposes. URAO also requires the URA to exercise due care and diligence in the handling of its finances. The Government has been providing financial support to the URA to enable it to fulfill its statutory mission as well as to carry out the tasks entrusted by the Government on a self-financing manner. Providing land resources to the URA has all along been one of the financial support measures adopted. One measure is the execution of lease modification or re-granting to the URA at nominal land premium the urban renewal sites largely acquired by the URA, even though the Government would have normally charged a premium for the enhancement in development potential. Up to 31 March 2024, the total land premium forgone by the Government in granting land to the URA at nominal land premium was \$25.3 billion. Another measure, commenced in recent years, is the granting of G/IC sites in the vicinity of suitable URA redevelopment projects to increase the overall development potential of the development project and facilitate redevelopment of the dilapidated G/IC facilities at the same time. On the other hand, with a self-financing urban renewal programme stipulated as long-term objective in the 2011 URS, the URA has been encouraged to meet its liquidity need through external financing. The Government will consider the URA's latest request to further uplift the borrowing limit on a need basis. Cash injection is a rare tool and the Government has only provided cash injection of \$10 billion into the URA upon its establishment.

### **Additional financial resources to maintain URA's redevelopment momentum**

10. With a view to enhancing financial sustainability in the current adverse market conditions, the URA has taken a number of measures to maintain a financially healthier portfolio, such as adjusting the pacing of taking forward projects, utilising its borrowing limit to raise funding through bond issuance and bank loan facilities, actively exploring means to improve tender attractiveness to bring in more cash inflow<sup>11</sup>, and implementing a number of cost optimisation measures to critically control its operating expenditure<sup>12</sup>. Notwithstanding, while the URA has adopted a "dynamic" management strategy to adjust the pace of acquisition, it still has to make acquisition

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<sup>10</sup> With the approved \$25 billion borrowing limit and the existing long-term issuer credit rating of AA+, the URA issued the first tranche of \$12 billion institutional bond in August 2024 and arranged bank loan facility of \$13 billion in January 2025 to address the projected cash shortfall.

<sup>11</sup> The URA has launched the Development Facilitation Services on a pilot basis to gather developers' feedback on the projects before tender, and finalise the tender terms based on market views. Furthermore, the URA will suitably adjust the project scale to ensure that the tenders align with the latest market conditions.

<sup>12</sup> Major cost optimisation measures included reducing approximately 10.5% outsourced staff, freezing the URA's headcount and pay rise for 2025-26, making use of technology to reduce office overheads while maintaining productivity, consolidating and streamlining the operations and procedures of various building rehabilitation subsidy schemes administered by the URA, and reducing the site clearance and construction costs as far as practicable.

offers to six commenced<sup>13</sup> redevelopment projects in hand, and the total acquisition cost will amount to \$23.5 billion<sup>14</sup>. As explained in paragraph 8 above, decreasing net asset value of the URA will weaken its ability to raise funds through external financing to support its acquisition programme. Hence, additional financial support is vital to enable the URA to increase its net asset value and hence borrowing capacity and to tide over its liquidity needs in the coming years for, amongst other things, issuing acquisition offers for the commenced redevelopment projects to maintain the momentum of redevelopment.

### **Granting two sites to the URA at nominal land premium**

11. We therefore recommend granting the Bailey Street Site and the TKO Site by private treaty to the URA at nominal land premium of \$1,000 for a term of 50 years from the date of execution, on the understanding that both sites would be rezoned for residential use in due course. This is in line with the established practice of Government providing financial support to the URA in the form of granting sites at nominal land premium. While the Bailey Street Site and the TKO Site are not typical redevelopment sites (in that the former is vacant and the latter is pending land formation), the form of financial support is similar, i.e. for the URA to use lands granted at nominal land premium to finance its redevelopment projects. Financially, the provision of land resources can enhance the URA's net asset position and borrowing capability for external financing. We expect that the additional borrowing will allow the URA to make acquisition offers for its six commenced redevelopment projects between now and 2027-28 even under the worst case scenario. The two sites will also generate cash inflow for the URA when they are tendered out, so that the URA will have room to consider if new projects should be commenced. Furthermore, such tangible financial support will be conducive to the URA retaining the high credit rating of AA+ (same as the Government's) and securing funding at favourable terms in its future financing activities.

12. To ensure land resources will be optimised to achieve intended purposes, the granting of the Bailey Street Site and the TKO Site should be subject to the following conditions –

- (a) the URA should make good use of the Bailey Street Site and the TKO Site as its assets to maintain the momentum of urban renewal in a financially prudent manner in next few years including making acquisition offers to six commenced redevelopment projects while reprioritising yet-to-be-commenced redevelopment projects pending a policy review in (b) below;
- (b) the URA should work with the Government to review and refine its financing model that can enable it to maintain the redevelopment

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<sup>13</sup> The URA has published in the Government Gazette notice of the commencement date of these six projects, exhibited the information about these projects for public inspection and completed a freezing survey. CE-in-C/ SDEV has approved/authorized the URA to take forward these six projects. The URA has issued or will issue acquisition offers to the affected owners.

<sup>14</sup> These six commenced redevelopment projects are Kau Pui Lung Road/Chi Kiang Street Project, Ma Tau Wai Road/Lok Shan Road Project, Queen's Road West/Kwai Heung Street Project, Ming Lun Street/Ma Tau Kok Road Project, To Kwa Wan Road/Ma Tau Kok Road Project and Sai Yee Street/Flower Market Road Project.

momentum in a financially sustainable manner irrespective of the market ups and downs; and

- (c) should the review in (b) above consider that the URA's redevelopment has to be taken at a more measured pace to balance the need to arrest urban decay and the URA's financial sustainability, the URA should advise how to step up efforts on building rehabilitation to extend the service life of aged buildings and reduce the immediate need for redevelopment.

Apart from deriving a robust and sustainable financing model that can allow the URA to stay financially healthy regardless of the market ups and downs, the policy review in (b) above should also look into areas including (i) compressing the development cycle from project commencement, acquisition of property interests and site clearance to allow early recoup of capital and speed up redevelopment; (ii) updating the compensation and rehousing arrangements to smoothen clearance while ensuring financial sustainability; (iii) considering whether other implementation modes such as self-development should be adopted in addition to the mainstream arrangement of putting redevelopment sites to tender; and (iv) considering what a good mix of projects should entail that can fulfil the URA's public mission without exposing it to unbearable financial risk. The URA should be invited to come up with specific recommendations within 2026. Separately, the Government has embarked on a study to explore the use of newly developed land to create more favourable conditions for future URA and private redevelopment projects in old districts, and targeted to formulate the relevant policy proposals within this year<sup>15</sup>.

13. The D of Lands should exercise the power delegated from the Chief Executive to grant the Bailey Street Site and the TKO Site to the URA (under a land lease carrying such terms and conditions to be imposed by the D of Lands to reflect the policy intent and according to the prevailing land administration policy), as well as consider and approve the necessary technical adjustments for the boundary and area of the Bailey Street Site and the TKO Site. Details of the two sites are in ensuing paragraphs.

#### The Bailey Street Site

14. The Bailey Street Site is mainly zoned "G/IC" on the approved Hung Hom Outline Zoning Plan ("OZP") No. S/K9/28 and is originally reserved for school development. Having reviewed the latest school place demand, the Education Bureau has confirmed that the Bailey Street Site is no longer required for such purpose. The Planning Department will, with inputs on technical assessment from the URA, prepare the submission to the District Council and the Town Planning Board ("TPB") in the third quarter of 2025 tentatively for rezoning the Bailey Street Site from mainly "G/IC" to "Residential (Group A)9" ("R(A)9") to allow high-density residential development with commercial/retail uses and G/IC facilities at the lowest floors. The net site area of the Bailey Street Site is about 7 610 sq. m. and the proposed total gross floor area ("GFA") will be about 68 490 sq. m. with a plot ratio of 9. Summary of the proposed

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<sup>15</sup> Among other things, we will study the feasibility of cross-district transfer of plot ratios, with the objective of transferring the residual plot ratios of redevelopment projects in old districts for use in new development areas ("NDAs"), so as to incentivise market participation in redevelopment, as well as providing rehousing at NDAs for affected owners as an alternative option to cash compensation.

development parameters of the Bailey Street Site for residential use is set out in **Annex C**.

15. The Bailey Street Site is located near the waterfront in Hung Hom in the vicinity of the URA's cluster of redevelopment projects in To Kwa Wan (see **Annex D**). The granting of the Bailey Street Site to the URA could result in optimised land use and enhanced planning gains for the area by accommodating G/IC facilities to meet the district shortfall, enhancing connectivity by facilitating the connection from the older urban areas in the hinterland towards the waterfront, and promoting waterfront vibrancy via amalgamating the adjacent Hoi Sum Park with the provision of public open space as well as, subject to detailed design of the future development, retail and alfresco dining facilities.

#### The TKO Site

16. The proposed planned use of the TKO Site is for residential use, which is originally reserved for public housing development. In view of HKHA's re-prioritisation exercise and with a view to prioritising resources to implement public housing projects in the Northern Metropolis, HKHA has decided to defer the completion of the public housing development programme at the TKO Site. Since there will be sufficient land supply for public housing over the next ten years, the granting of the site to the URA will have no impact on the overall public housing supply target of 308 000 units for the current 10-year period (2025-26 to 2034-35)<sup>16</sup>, but will enable the site to be put to gainful use as early as possible upon completion of site formation. Furthermore, there are still about 42 hectares of land reserved for housing development in Tseung Kwan O Area 137, which can be flexibly deployed for public or private housing use. We will take into account the market needs and adjust the public to private housing ratio in the area in a timely and appropriate manner, so as to provide flexibility in mix of housing planned for the longer term.

17. The TKO Site has been proposed to be rezoned to R(A)9 on the draft Tseung Kwan O OZP No. S/TKO/31 exhibited under section 5 of the Town Planning Ordinance (Cap. 131) ("TPO") on 14 February 2025. The TPB will tentatively hold a public hearing to consider the representations collected during the exhibition period in July this year. The net site area of the TKO Site is about 91 500 sq. m. The proposed total GFA is about 713 700 sq. m. with a plot ratio of 7.8. Summary of the proposed development parameters of the TKO Site is set out in **Annex E**. The URA will conduct detailed design study on the private housing development thereat. Timing-wise, we estimate that this TKO Site will be ready for handover to the URA in the first quarter of 2026 after completion of the statutory rezoning procedures and site formation works.

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<sup>16</sup> According to the original public housing programme of the TKO Site, only about 3 000 flats were accounted towards the supply target of the ten-year period from 2025-26 to 2034-35. HKHA has adjusted other public housing projects to meet the supply.



## **IMPLICATIONS**

18. As the Bailey Street Site and the TKO Site are originally reserved for school and public housing development respectively, the Government has not been expecting land revenue from these two sites. The notional land value of the Bailey Street Site and the TKO Site as assessed by the Lands Department is estimated to be \$4.2 billion (as at 7 February 2025) and \$9 billion (as at 17 December 2024) respectively. The tender programme for the two sites will be subject to further discussion between the Government and the URA.

19. In addition, the proposal has economic, environmental, family, gender and sustainability implications as set out at **Annex F**. The current proposal is in conformity with the Basic Law, including provisions concerning human rights. It has no civil service implication.

## **PUBLIC CONSULTATION**

20. The Government's commitment to the financial arrangements of the URA is reiterated in the 2011 URS, namely, that the URA will continue to be supported by the Government through, among others, waiver of land premium for redevelopment and rehousing sites. It is noted that the 2011 URS was prepared following extensive public and stakeholder consultation. The proposal, which is in line with the prevailing policy of providing financial support to the URA by granting land at nominal land premium to the URA to finance its redevelopment projects, should be supported by the public at large. The proposal also shows the Government's proactive response to the continuous calls from the public and political parties for greater Government financial support for the URA.

## **PUBLICITY**

21. A press release will be issued and a spokesperson will be available to answer enquiries.

## **BACKGROUND INFORMATION**

22. The URA is a statutory body established under the URAO to undertake, encourage, promote and facilitate urban renewal of Hong Kong, with a view to preventing the decay of the built environment of Hong Kong and improving the standard of housing. It is an important partner of the Government in urban renewal work. While the URA is a body corporate with specified powers, the Government maintains oversight through, for example, appointment to its Board<sup>17</sup>, approval of

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<sup>17</sup> The Board of the URA is the governing and executive body of the URA. In accordance with section 4 of the URAO, all members of the Board of the URA, including the Chairman, shall be appointed by the Chief Executive for a term not exceeding three years. The Board of the URA is also composed of four non-executive directors who are public officers, namely Director of Buildings, D of Lands, Director of Planning and Deputy Director of Home Affairs.

annual business plan/five-year corporate plan<sup>18</sup> which is prepared following the guidelines as set out in the URS prepared by the SDEV from time to time. As the implementation of individual redevelopment projects will affect relevant owners, tenants, business operators and the community, the URAO (together with the TPO) provides a mechanism for affected parties to raise objections/make representations in relation to the development projects<sup>19</sup>/development schemes<sup>20</sup>.

## **ENQUIRIES**

23. Enquiries relating to this brief can be directed to Miss Crystal Yip, Principal Assistant Secretary for Development (Planning and Lands) at 3509 7807.

**Development Bureau**  
**June 2025**

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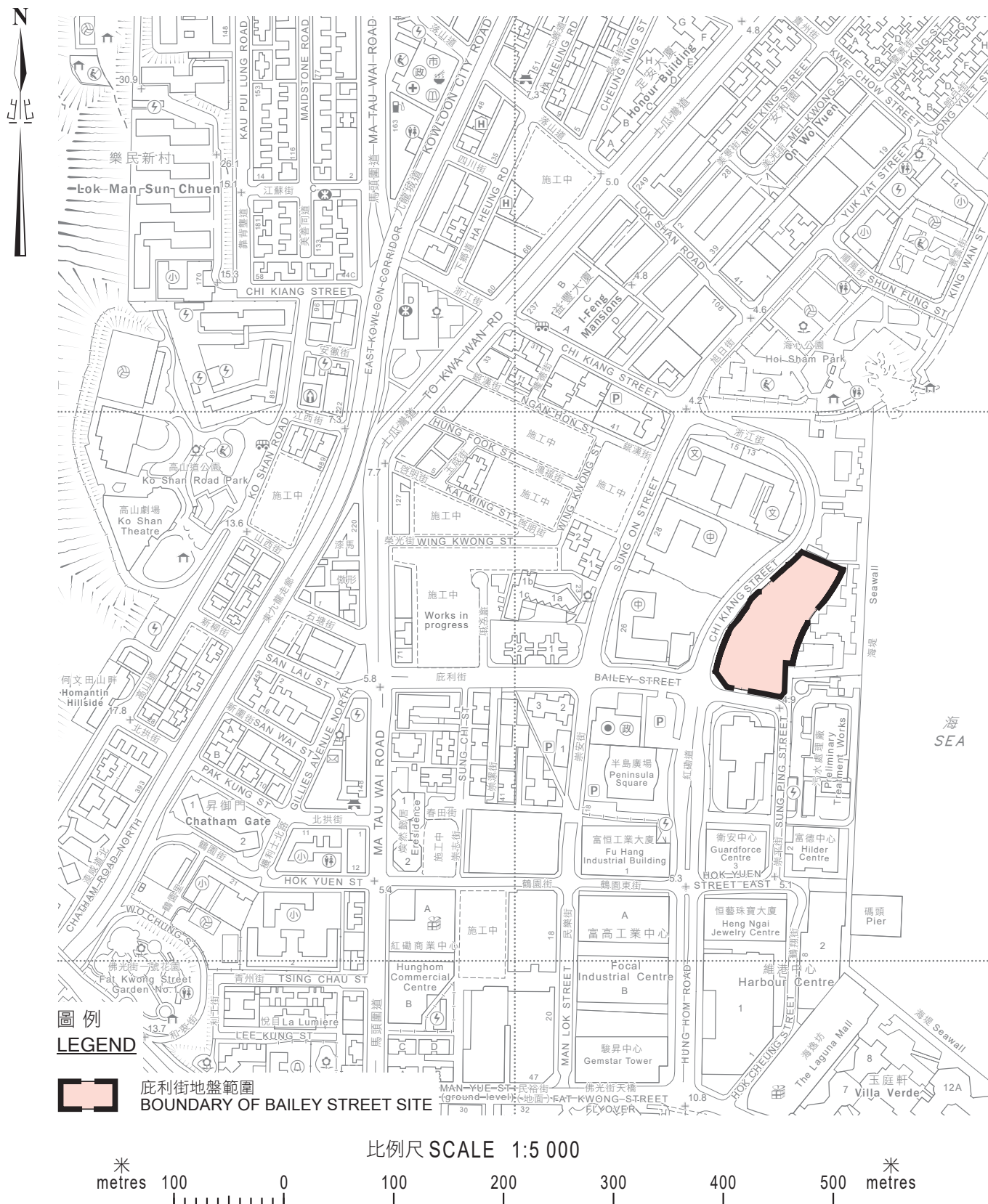
<sup>18</sup> In accordance with sections 21 and 22 of the URAO, the URA shall, no later than three months before the end of each financial year, submit to the FS for approval a draft corporate plan for a period of five years beginning on the first day of the next financial year and a draft business plan for the next financial year. The two draft plans should be endorsed by the Board of the URA before they are submitted to FS. FS is empowered to approve or refuse to approve the two draft plans in accordance with the URAO. In deciding whether to approve the draft corporate plan and draft business plan, FS will mainly deliberate at the macro-policy level and financial aspects, and might provide comments to individual aspects and request the URA to make adjustments as necessary.

<sup>19</sup> For “development projects”, affected parties can raise objection to the URA within two months from the publication of the projects in Gazette notice in accordance with the URAO. Afterwards, the URA is required to submit the social impact assessment reports of the relevant redevelopment projects, together with the written objections and its deliberation on the written objections, to SDEV. In determining whether to authorise, or otherwise, the URA to undertake the relevant projects, SDEV should also examine the written objections concerned. This mechanism enables SDEV to consider the actual circumstances of individual development projects, deliberate thoroughly on public views and take account of public interest as well as the interests of affected persons before deciding whether to authorise the URA to proceed with the projects, or otherwise, to make amendment to the projects.

<sup>20</sup> For “development schemes”, affected parties can make representations within two months after the relevant plans were published in Gazette notices according to the TPO, and the TPB will handle the representations in accordance with the TPO.

# 位置圖 SITE PLAN 庇利街地盤 BAILEY STREET SITE

附件 A  
ANNEX A



只作識別用  
FOR IDENTIFICATION PURPOSES ONLY

地政總署 市區重建組  
Urban Renewal Section  
Lands Department

圖則由九龍測量處繪製  
Plan Prepared by District Survey Office, Kowloon

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檔案編號 File No. DSO/K-2024-037

底圖編號 Base Map Nos. 11-NW-D, 11-NE-C(HP5C)

發展藍圖編號 Layout Plan No. ---

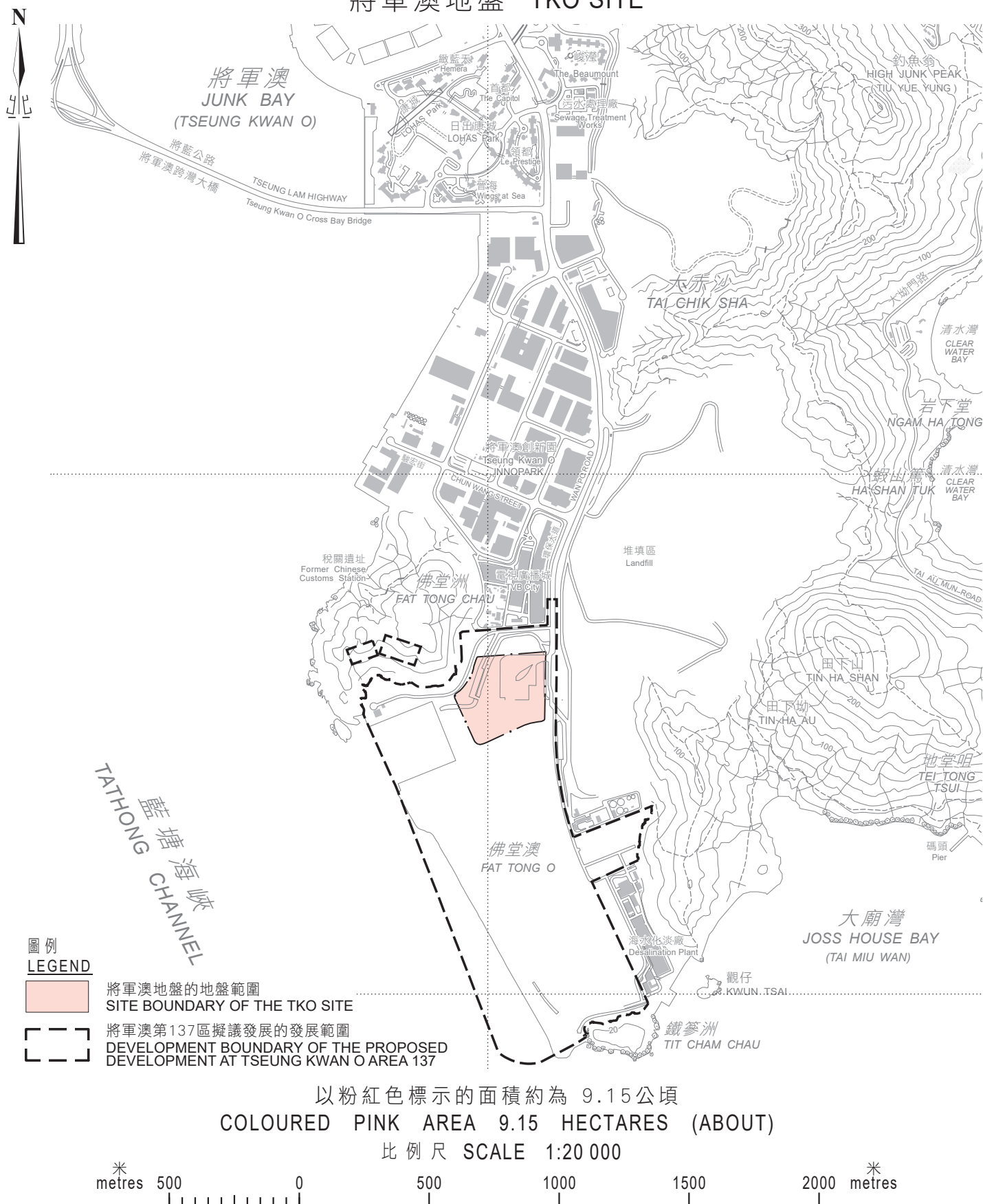
參考圖編號 Reference Plan No. Annex A - SitePlan\_KCAA1-10-r1.pdf

圖則編號 PLAN No. KM11382

日期 Date: 30/05/2025

位置圖 SITE PLAN  
將軍澳地盤 TKO SITE

附件 B  
ANNEX B



只作識別用  
FOR IDENTIFICATION PURPOSES ONLY

地政總署 市區重建組  
Urban Renewal Section  
Lands Department

圖則由西貢測量處繪製  
Plan Prepared by District Survey Office, Sai Kung

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檔案編號 File No. -----

地圖編號 Map Sheet No. 12

發展藍圖編號 Layout Plan No. -----

參考圖編號 Reference Plan No. Plan 1b

圖則編號 PLAN No. SKM10472a

日期 Date : 29/05/2025

**PROVISION OF LAND RESOURCES  
TO THE URBAN RENEWAL AUTHORITY  
TO TAKE FORWARD REDEVELOPMENT PROGRAMMES**

**Summary of the Proposed Development Parameters of the  
Bailey Street Site if Converted to Residential Use**

Location:	Junction of Bailey Street and Chi Kiang Street, Hung Hom, Kowloon
Proposed Zoning:	“R(A)9”
Proposed Use:	Residential, commercial/retail, G/IC facilities and public open space
Proposed Maximum Domestic Plot Ratio*:	8
Proposed Non-domestic Plot Ratio:	1
Net Site Area (subject to site survey):	7,610 sq.m.
Proposed Total GFA excluding G/IC Provision (plot ratio):	68,490 sq.m. (9)
Proposed Maximum Domestic GFA:	60,880 sq.m.
Proposed Non-domestic GFA for G/IC Provision (to be exempted from GFA calculation under the Hung Hom OZP) #:	About 3,100 sq.m

Proposed Public Open Space (in the form of at-grade outdoor communal space): 760 sq.m.

Proposed Maximum Building Height\*\*: 110 metres above the Hong Kong Principal Datum ("mPD")

Proposed Number of Flats@: About 1,220

Proposed Average Flat Size @: About 50 sq.m.

Proposed Floor Use@:

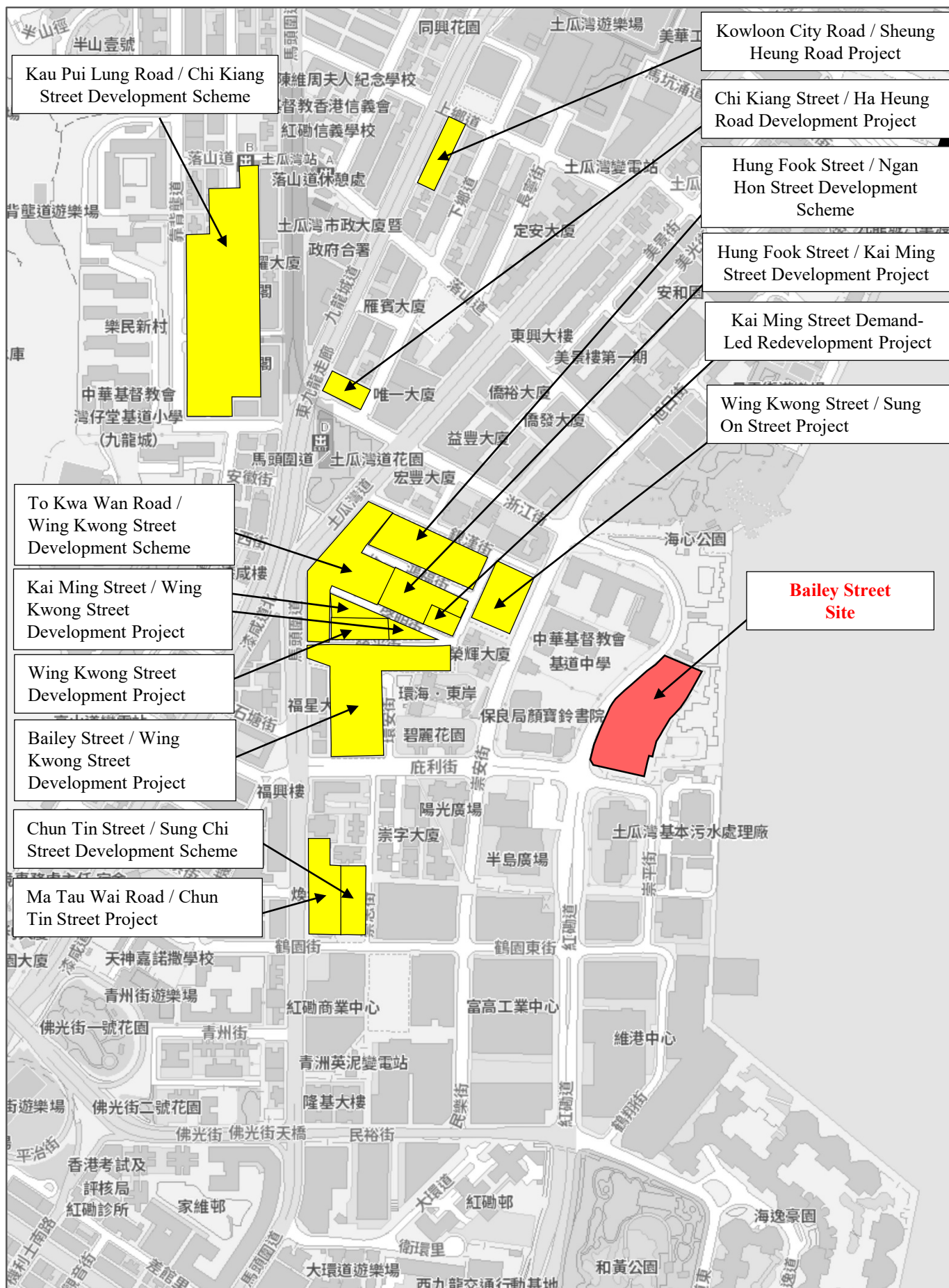
**Basement floors** – car park and loading/unloading area  
**Podium floors** – retail/commercial, G/IC facilities and clubhouse  
**Towers** – residential units

Notes:

- \* To optimize site potential, a more flexible interchangeability in plot ratio in the form of maximum domestic plot ratio of 8 will be proposed, compared to the currently adopted plot ratio of 7.5 (under a total maximum plot ratio of 9) in the Hung Hom OZP for "R(A)" zone.
- # Subject to timely confirmation of usage, funding, operational needs and detailed design by relevant Government bureaux/departments, the zone aims to provide about 3,100 sq.m. GFA for G/IC uses. The total GFA of G/IC facilities shall be determined based on the operational and design requirements of the confirmed uses as advised by relevant Government bureaux/departments. The URA proposed to include a residential care home for the elderly cum day care unit for the Social Welfare Department.
- \*\* A Building Height Restriction of 110 mPD is proposed under the "R(A)9" zone, which generally aligns with the Building Height Restriction as stipulated under the Hung Hom OZP for residential zones in the locality.
- @ Indicative only, subject to detailed design at project implementation stage.



# The Bailey Street Site and URA's Other Projects in the Vicinity



**PROVISION OF LAND RESOURCES  
TO THE URBAN RENEWAL AUTHORITY  
TO TAKE FORWARD REDEVELOPMENT PROGRAMMES**

**Summary of the Proposed Development Parameters  
of the TKO Site**

**(I) Development parameters of the TKO Site as featured on the  
draft Tseung Kwan O OZP No. S/TKO/31 exhibited under  
section 5 of the TPO**

Proposed Zoning:	“R(A)9”
Proposed Uses:	Residential, commercial/retail, kindergarten and G/IC facilities
Proposed Maximum Domestic Plot Ratio:	7.5
Proposed Non-domestic Plot Ratio:	0.3
Net Site Area (subject to site survey):	91,500 sq.m.
Proposed Total GFA excluding G/IC Provision:	713,700 sq.m.
Proposed Maximum Domestic GFA:	About 686,250 sq.m.
Proposed Non-domestic GFA:	About 27,450 sq.m.
Proposed Public Open Space:	Not applicable
Proposed Maximum Building Height:	200 mPD (with variations of building height within the site)



**(II) Tentative development parameters of the private residential development at the TKO Site (subject to detailed design to be conducted by the URA)**

Proposed Number of Private Residential Units @: About 8,310

Proposed Average Flat Size adopted for Private Residential Units @: About 82.5 sq.m.

Proposed Floor Uses@:

**Basement floor(s)** – car park and loading/unloading area

**Ground floor** – public transport interchange, retail/commercial, residential/retail ancillary loading/unloading area

**Podium floor(s)** – retail/commercial, kindergarten, G/IC facilities, residential ancillary car park, clubhouse, and public footbridge/internal walkway connecting to neighbouring site(s) (subject to further study)

**Towers** – residential units

Notes:

- @ The current figures are estimated based on the proposed development parameters of other private housing development sites in Tseung Kwan O Area 137, and are subject to further detailed design study to be conducted by the URA at a later stage.

**PROVISION OF LAND RESOURCES  
TO THE URBAN RENEWAL AUTHORITY  
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**Implications of Granting the Bailey Street Site and  
the TKO Site to the URA at Nominal Premium**

**ECONOMIC IMPLICATIONS**

The proposal will help strengthen the URA's financial position for maintaining the momentum of redevelopment and enhancing Hong Kong's overall built environment. The proposed development of the Bailey Street Site and the TKO Site can provide a total of about 9 530 flats and more G/IC floor space upon completion to help meet the housing demand and social needs in Hong Kong.

**ENVIRONMENTAL IMPLICATIONS**

2. Various technical assessments including environmental assessment for the Bailey Street Site have been conducted by the URA for the proposed development. The environmental assessment concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental impact is anticipated. The proposed development at the Bailey Street Site will be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

3. The TKO Site was covered under the Environmental Impact Assessment ("EIA") report for "The Development of Tseung Kwan O Area 137 and Associated Reclamation Sites" which was approved under the EIA Ordinance (Cap. 499) on 30 April 2025. The EIA report concluded that with implementation of the recommended mitigation measures, adverse environmental impacts are not anticipated. The URA will conduct environmental assessment at detailed design stage to confirm the environmental acceptability of the proposed private housing development at the TKO Site.

**FAMILY IMPLICATIONS**

4. The proposal will assist the URA in sustaining the momentum of redevelopment which will improve the living environment of families living in old and dilapidated buildings in the urban areas by providing newer and better flats. In addition, subject to detailed design of the future development, a residential care home for the elderly cum day care unit for the Social Welfare Department will be provided at the Bailey Street Site which may help relieve the burden of families with/caring for elderly dependents.

**GENDER IMPLICATIONS**

5. Regarding gender implications, the proposed provision of a residential care home for the elderly cum day care unit at the Bailey Street Site, if materialised, will serve the elderly whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

**SUSTAINABILITY IMPLICATIONS**

6. The proposal will provide additional financial resources to the URA for maintaining the momentum of redevelopment, facilitating implementation of the URA's overall urban renewal programme, which will replace the old and dilapidated buildings by new modern buildings, and hence upgrading the local environment.