



本年度紀要 HIGHLIGHTS OF THE YEAR

2004

四月

政府宣布委任市建局主席鄭維新先生及十七名董事會非執行董事，由二零零四年五月一日起生效。

經公開招標，市建局決定與信和置業有限公司的全資附屬公司（海寶（香港）有限公司）合作發展楊屋道項目。

房協根據與市建局的策略夥伴協議，開展四個位於深水埗的重建項目。

五月

市建局推出樓宇復修試驗計劃及貸款 / 資助計劃，協助舊樓業主進行全面樓宇復修工程。

政府向市建局撥交第三筆注資，為數二十億元。

地政總署宣布收回灣仔皇后大道東、大角嘴必發道 / 洋松街及紅磡必嘉圍三個項目的土地。

市建局頒發灣仔利東街項目發展概念比賽五個獎項予得獎的規劃師及建築師公司。

市建局邀請發展商就大角嘴櫻桃街重建項目提交合作發展意向書，這是第二個完成居民搬遷工作的地盤。

六月

經公開招標，市建局宣布與嘉華國際集團有限公司的全資附屬公司（聯廣有限公司）合作發展灣仔莊士敦道項目。

市建局邀請發展商就深水埗福榮街 / 福華街重建項目提交合作發展意向書。

市建局邀請發展商參與競投合作發展大角嘴櫻桃街重建項目。



市建局向業主介紹樓宇復修計劃。
URA briefs owners about its rehabilitation schemes.

April

The Government announces the appointment of URA Chairman Mr Edward Cheng Wai-sun and 17 non-executive directors of the URA Board with effect from 1 May 2004.

A joint development contract for the Yeung Uk Road project is awarded to Ocean Treasure (HK) Limited, a wholly-owned subsidiary of Sino Land Company Limited through a public tender exercise.

The HS announces four redevelopment projects in Sham Shui Po under a strategic partnership with the URA.

May

The URA introduces the extended trial scheme and loan/grant scheme to help owners of old tenement buildings to carry out comprehensive rehabilitation work of their buildings.

The Government effects the third tranche of \$2 billion capital injection to URA.

The Lands Department announces resumption of land at the Queen's Road East project in Wan Chai, Bedford Road/Larch Street project in Tai Kok Tsui and Baker Court project in Hung Hom.

The URA presents award to five winning architect and planner firms in a development concept competition for Lee Tung Street project in Wan Chai.

The URA invites estate developers to provide expression of interests for the joint development of Cherry Street redevelopment project in Tai Kok Tsui, the second site successfully cleared.

June

A joint development contract for the Johnston Road project is awarded to Union Profits Limited, a wholly-owned subsidiary of K Wah International Holdings Limited through a public tender exercise.

The URA invites estate developers to provide expression of interests for the joint development of Fuk Wing Street/Fuk Wa Street redevelopment project in Sham Shui Po.

The URA invites estate developers to tender for the joint development of Cherry Street project in Tai Kok Tsui.



2004

七月

市建局邀請發展商就深水埗保安道 / 順寧道重建項目提交合作發展意向書。

市建局邀請發展商參與競投合作發展深水埗福榮街 / 福華街重建項目。

經公開招標，市建局決定與南豐集團的全資附屬公司（百寶企業有限公司），合作發展大角嘴櫻桃街項目。

地政總署宣布收回深水埗保安道 / 懷惠道項目的土地，這是首個市建局與房屋協會合作的項目。

房協向位於深水埗四個與市建局合作的重建項目的業主發出收購建議。

八月

市建局邀請發展商參與競投合作發展深水埗保安道 / 順寧道重建項目。

市建局與七間銀行宣布一項為復修樓宇提供的按揭貸款優惠計劃。

九月

經公開投標，市建局宣布與信和置業有限公司的全資附屬公司（羚城有限公司）及新鴻基地產發展有限公司的全資附屬公司（SHKP e-Home Limited），分別合作發展深水埗福榮街 / 福華街及保安道 / 順寧道項目。

由市建局職員組成的探訪隊，在市區重建社區服務隊的協助下，向居住在士丹頓街項目中的獨居長者，送上月餅及生果，共賀中秋佳節。

十月

再有六間銀行參與由市建局推動的「已復修樓宇」按揭優惠計劃，令參與銀行增加至十三間。

十一月

市建局邀請發展商就旺角新填地街項目提交合作發展意向書，並進行公開投標。



地產商參與競投合作發展市建局的項目。
Estate Developers tender for the joint development of the URA project.



市建局員工探訪士丹頓街項目內的長者。
URA's staff visit an elderly in the Staunton Street project.

July

The URA invites estate developers to provide expression of interests for the joint development of Po On Road/Shun Ning Road redevelopment project in Sham Shui Po.

The URA invites estate developers to tender for the joint development of Fuk Wing Street/Fuk Wa Street project in Sham Shui Po.

A joint development contract for the Cherry Street project is awarded to Best Treasure Enterprises Limited, a wholly-owned subsidiary of Nan Fung Group through a public tender exercise.

The Lands Department announces resumption of land at the first URA-HS project located in Po On Road/Wai Wai Road, Sham Shui Po.

The HS issues purchase offers for four URA-HS redevelopment projects in Sham Shui Po.

August

The URA invites estate developers to tender for the joint development of Po On Road/Shun Ning Road project in Sham Shui Po.

The URA and seven banks jointly announce a new bank mortgage scheme for rehabilitated buildings.

September

Joint development contracts for the Fuk Wing Street/Fuk Wa Street project and Po On Road/Shun Ning Road project are awarded to Falcon City Limited (a wholly-owned subsidiary of Sino Land Company Limited) and SHKP e-Home Limited (a wholly-owned subsidiary of Sun Hung Kai Properties Limited) respectively through public tender exercises.

The URA Staff Club with the assistance of the urban renewal social service team offers gift packs of mooncakes and fruit to elderly people living in Staunton Street project for the Mid Autumn Festival.

October

Six more banks join a scheme initiated by the URA to provide better mortgage service for rehabilitated buildings, bringing the participating banks to a total of 13.

November

The URA invites estate developers to provide expression of interests for the joint development of Reclamation Street project in Mong Kok. An open tender exercise follows.

十二月

市建局決定與華人置業集團的全資附屬公司（銀途有限公司）合作發展旺角新填地街項目。

市建局開展兩個大角嘴重建項目，分別位於洋松街 / 松樹街及杉樹街 / 晏架街。

香港按揭證券有限公司宣布為參與市建局兩個復修計劃的樓宇，提供按揭保險計劃。

因應新修訂的《業主與租客(綜合)條例》，市建局宣布調高收購出租的住宅物業單位的市場估值，與空置住宅單位看齊，準則適用於尚未進行收購的重建項目。

政府再度委任林中麟先生及林筱魯先生，為市建局行政總監及執行董事，任期三年。



大角嘴洋松街 / 松樹街項目內的居住環境有待改善。
Living environment within the Larch Street / Fir Street project site in Tai Kok Tsui needs to be improved.

2005

一月

市建局宣布為參與其樓宇復修計劃及完成工程的大廈業主，提供購買樓宇第三者責任保險的資助。

前行政長官董建華先生為耗資一百一十億元的市區重建項目「朗豪坊」主持開幕典禮。

市建局擴闊參與兩個樓宇復修計劃的申請資格，令市區內一百六十五幢樓齡二十年的住宅大廈受惠。

市建局宣布四個分區諮詢委員會新一屆的成員名單，共有六十一名來自社會各階層的成員。

二月

一個提昇評估「七年樓價」透明度的改良機制於大角嘴洋松街 / 松樹街及杉樹街 / 晏架街項目試行，並由社區獨立人士參予抽籤選取七個合資格的測量師行進行估價。

地政總署宣布收回筲箕灣道 / 南安街項目的土地，這是第二個市建局與房協合作的項目。



December

A joint development contract for Reclamation Street project is awarded to Silver Step Limited, a wholly-owned subsidiary of Chinese Estate Holdings Limited.

The URA announces the implementation of two redevelopment projects at Larch Street/Fir Street and Pine Street/Anchor Street in Tai Kok Tsui.

Hong Kong Mortgage Corporation Limited extends its Mortgage Insurance Programme to cover buildings rehabilitated under the URA's schemes.

With the effect of the Landlord and Tenant (Consolidated) Ordinance, the URA decides to amend its compensation policy in favour of the tenanted domestic flats by treating the value of tenanted flats and vacant flats on equal footing. The revised policy will apply to all new redevelopment projects.

The Government announces the re-appointment of Mr Billy Lam Chung-lun and Mr Andrew Lam Siu-lo as URA's Managing Director and Executive Director respectively for a further term of three years.

January

The URA introduces a new subsidy to owners of buildings that have completed rehabilitation works under the URA's schemes to help them secure public liability insurance for their buildings.

The \$11 billion urban renewal project Langham Place is officially opened by the former Chief Executive, Mr Tung Chee-hwa.

The URA announces an extension of two rehabilitation schemes to cover 165 buildings of 20 years old in the urban area.

The URA announces new appointments to its four existing District Advisory Committees comprising 61 people from different walks of life.

February

A more transparent procedure of evaluation of the Home Purchase Allowance is tried out in the Larch Street/Fir Street and Pine Street/Anchor Street projects. Independent community leaders are invited to select seven qualified professional surveyor firms for the assessment.

The Lands Department announces resumption of land at the second URA-HS project located in Shau Kei Wan Road/Nam On Street.



油尖旺區議員秦寶山先生為大角嘴兩個項目抽籤選取七個測量師行。其他主持抽籤的嘉賓為油尖旺區議會主席陳文佑先生(左)及香港測量師學會會長張達棠先生(左三)。旁為市建局行政總監林中麟先生。

Yau Tsim Mong District Councillor Mr Tsung Po-shan conducts a ballot for selecting the seven valuation consultants for two Tai Kok Tsui projects. Other officiating guests are Chairman of the Yau Tsim Mong District Council Mr Chan Man-yu (left) and President of the Hong Kong Institute of Surveyors Mr T.T.Cheung (third from left). Also present is URA Managing Director Mr Billy Lam.

2005



茂蘿街項目專責委員會了解樓宇狀況。
Special Committee on Mally Street visits the site.

三月

市建局宣布為深水埗荔枝角道 / 桂林街及醫局街兩個新重建項目開始申請法定規劃審批程序。

市建局向大角嘴洋松街 / 松樹街及杉樹街 / 晏架街兩個重建項目的業主發出收購建議。

市建局宣布斥資一億元，在灣仔茂蘿街開展一項舊區活化項目，以協助促進香港的文化創意產業發展。

四月

政府宣布再度委任陳鑑林議員和李華明議員，以及新委任梁家傑議員和楊孝華議員，為市建局董事會的非執行董事。

市建局分別在九龍西及港島區成立兩支市區重建社區服務隊，為居民服務。

五月

政府向市建局撥交第四筆注資，為數二十億元。

市建局為五個前土發項目，更新住宅租客記錄，以便處理二零零四年《業主與租客(綜合)(修訂)條例》可能引致的轉變。

市建局灣仔分區諮詢委員會轄下的一個專責委員會，展開茂蘿街活化項目的籌劃工作。

市建局邀請發展商就西環第一街 / 第二街重建項目提交合作發展意向書，並於六月進行公開投標。

六月

市建局邀請發展商就大角嘴洋松街 / 必發道重建項目提交合作發展意向書。

七月

經公開招標，市建局決定與嘉里建設有限公司的全資附屬公司 Wealthy State Investments Limited，合作發展第一街 / 第二街項目。

地政總署宣布收回市建局與房協合作的四個深水埗項目的土地。



March

The URA commences application for the statutory planning approval of two projects at Lai Chi Kok Road/Kweilin Street and Yee Kuk Street in Sham Shui Po.

The URA issues purchase offers for the Larch Street/Fir Street and Pine Street/Anchor Street projects in Tai Kok Tsui.

The URA announces \$100 million Mallory Street revitalization project to help foster Hong Kong's development of cultural and creative industries.

April

The Government announces the re-appointment of the Hon Chan Kam-lam and the Hon Fred Li Wah-ming as well as the appointment of the Hon Alan Leong Kah-kit and the Hon Howard Young as non-executive directors of the URA Board.

The URA appoints two urban renewal social service teams to serve residents in Kowloon West and Hong Kong Island.

May

The Government effects the fourth tranche of \$2 billion capital injection to URA.

The URA conducts survey to update its records of domestic tenants in five "ex-LDC" projects, in preparation for changes arising from the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004.

A special committee under the URA Wan Chai District Advisory Committee starts work on the Mallory Street revitalization project.

The URA invites estate developers to provide expression of interests for the joint development of First Street/Second Street project in Western District. An open tender exercise follows in June.

June

The URA invites estate developers to provide expression of interests for the joint development of Larch Street /Bedford Road project in Tai Kok Tsui.

July

A joint development contract for the First Street/Second Street project is awarded to Wealthy State Investments Limited, a wholly-owned subsidiary of Kerry Properties Limited through a public tender exercise.

The Lands Department announces resumption of land at four URA-HS projects in Sham Shui Po.



茂蘿街項目居民簡介會。
Residents' briefing for Mallory Street project.