

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Commercial Properties Committee

Shopping Centres Scheduled for Completion in 1998/99

PURPOSE

To inform Members of the details of shopping centres scheduled for completion in 1998/99.

BACKGROUND

2. Shopping centres in public housing estates are classified as either -
 - Type A : District centres serving a local catchment of population exceeding 50,000 with potential to serve a larger population;
 - Type B : “Greenfield” centres in newly developed areas which will face increasing competition as the new town matures;
 - Type C : Large neighbourhood centres serving primary catchment areas of between 25,000 to 50,000 persons;
or
 - Type D : Small neighbourhood centres serving a population of less than 25,000.

3. For each new shopping centre, a viability study is undertaken by the Department's Retail Working Group to determine the level of retail space. The retail mix provided in public housing estates is aimed primarily at meeting the demand of estate residents on daily necessities. Some of the larger centres, particularly Type A, do however attract significant inflow of business and a wider range of retail provision is considered viable.

RETAIL SPACE TO BE COMPLETED IN 1998/99

4. As previously reported to Commercial Properties Committee vide Paper No. CPC 12/97, Kai Tin Shopping Centre with an IFA of 10,211m² was scheduled to be completed in February 1998. However, due to inclement weather, the completion of the centre is postponed to May 1998. As a result, the total retail space planned for completion in 1998/99 will be 27,217m² internal floor area (IFA) in seven housing estates, as summarized at **Annex A**. Location and layout plans of these estates are shown at **Annex B**.

5. Brief descriptions of the retail facilities in these estates are given below -

(a) **Kai Tin Shopping Centre, Lam Tin
(First Phase - Revised Completion Date 5/98)**

Kai Tin Shopping Centre is a Type C centre located in the western part of Lam Tin Estate Redevelopment, to be constructed in two phases serving a design population of 40,100. The first phase of the centre will have a retail space of 10,211m² IFA. Retail facilities in this central air-conditioned centre will include a Chinese restaurant, five fast food/small restaurants, a superstore, a convenience store, two banks, a number of general shops and a wet market. The future centre with a proposed retail space of 5,400m² IFA is under design and programmed for completion in early 2002.

**(b) Convenience Store at Tong Ming Court, Tseung Kwan O
(Scheduled for Completion 12/98)**

A convenience store of about 201m² IFA will be provided to serve a design population of about 6,300 in this HOS, which is opposite to the Sheung Tak Shopping Centre, a Type C centre to be completed in March 1998.

**(c) Retail provision in Ming Tak Shopping Centre Extension, Tseung Kwan O
(Scheduled for Completion 1/99)**

With the increase in population of about 5,300 in Wo Ming Court, an extension of 1,644m² IFA to the Ming Tak Shopping Centre (Type D) is being built serve the additional population. To supplement the trades in the existing Ming Tak Shopping Centre, a single operator market, a Chinese restaurant, a small restaurant, medical clinic and a number of general shops will be provided in the extension.

**(d) Shek Lei Shopping Centre, Kwai Chung
(Scheduled for Completion 1/99)**

Shek Lei Shopping Centre is a Type C centre situated at the junction of Tai Loong Street and Wai Kek Street. This central air-conditioned centre will have a total retail space of 7,561m² IFA serving primarily the local population of about 41,600 in Shek Lei Estate and its extension. Retail provision includes a Chinese restaurant, fast food, specialty restaurants, a congee and noodle shop, a supermarket, two convenience stores, two banks and a number of general shops.

**(e) Retail Provision in Hung Hom Ph. 1, Hung Hom
(Scheduled for Completion 2/99)**

The estate is undergoing phased redevelopment. A total retail space of 750m² IFA will be provided in two phases to serve a design population of about 5,300. The first phase, scheduled for completion in February 1999, will have a retail space of 395m² IFA which includes a restaurant, a convenience store and a general shop. The second phase is scheduled for completion in May 2002.

**(f) Retail Provision in Tsz Ching Shopping Centre I, Tsz Wan Shan
(Scheduled for Completion 3/99)**

Additional retail provision comprising two clinics and some general shops with a total retail space of 356 m² IFA is provided in Tsz Ching Shopping Centre I, a Type D centre providing a range of catering premises, convenience goods and services to the residents living at the upper platforms of Tsz Wan Shan. Tsz Wan Shan Shopping Centre (Type A) having 19,800 m² IFA retail space in the centre of Tsz Wan Shan has been completed in 1997 to serve a total population of 80,000 of the district.

**(g) Kwai Shing East Shopping Centre, Kwai Chung
(Scheduled for Completion 3/99)**

Kwai Shing East Shopping Centre is planned as a Type D centre located in Kwai Chung. It will be linked to a bus terminus by a pedestrian deck over Kwai Luen Road. The central air-conditioned centre with a total IFA of 6,849m² is designated to serve the local population of about 21,800. Retail facilities will include a Chinese restaurant, five fast food/small restaurants, a supermarket, a convenience store, a bank, a number of general shops and a single operator market.

LETTINGS

6. Letting of the single operator market and other retail premises in Kai Tin Shopping Centre has already commenced and marketing for the other shopping centres will commence later this year.

RENTAL INCOME

7. Income to be generated from the centres described above upon completion of lettings is estimated at around \$10.34M per month.

INFORMATION

8. This paper is issued for Members' information but if Members so wish, may be discussed at the Commercial Properties Committee meeting on 26 March 1998.

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