

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Commercial Properties Committee

Shopping Centres Scheduled for Completion in 1999/2000

PURPOSE

To inform Members of the details of shopping centres scheduled for completion in 1999/00.

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 retail space. The retail mix provided in public housing estates aimed primarily at meeting the demand of estate tenants and other residents in the vicinity for daily necessities and convenience purchases. Some of the larger centres, particularly Type A, do however attract significant inflow of business and in such centres, a wider range of retail provision is considered viable.

RETAIL SPACE TO BE COMPLETED IN 1999/00

4. As previously reported to Commercial Properties Committee vide Paper No. CPC 8/98, Shek Lei Shopping Centre, retail provision in Hung Hom Estate Redevelopment Phase 1, retail provision in Tsz Ching Shopping Centre I and Kwai Shing East Shopping Centre were scheduled to be completed in the year 1998/1999. However, due to the inclement weather and some technical problems on site, the completion of these centres are postponed to early 1999/00. As a result, the total retail space planned for completion in 1999/00 will be 62,758m² internal floor area (IFA) in fifteen 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) Shek Lei Shopping Centre, Kwai Chung
(Revised Completion Date 4/99)**

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 7,040m² IFA serving primarily the local population of about 42,200 in Shek Lei Estate and its extension after completion of redevelopment. Retail facilities will include a Chinese restaurant, six fast food/small restaurants, a supermarket, a convenience store, two banks and a number of general shops.

**(b) Retail Provision in Hung Hom Ph. 1, Hung Hom
(Revised Completion Date 4/99)**

The estate is undergoing phased redevelopment. Hung Hom Estate is located in Kowloon South and next to Whampoa Gardens. 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 having a retail space of 371m² IFA will include a small restaurant, a convenience store and a general shop. The second phase is scheduled for completion in September 2003.

**(c) Retail Provision in Tsz Ching Shopping Centre I, Tsz Wan Shan
(Revised Completion Date 5/99)**

Additional retail provision comprising two clinics and some general shops with a total retail space of 341m² IFA is planned 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 having 19,800m² 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.

**(d) Kwai Shing East Shopping Centre, Kwai Chung
(Revised Completion Date 5/99)**

Kwai Shing East Shopping Centre is a Type D centre spanning Kwai Luen Road in western Kwai Chung. The central air-conditioned centre with a total retail space of 6,837m² IFA is designed to serve the local population of about 19,500 in Kwai Shing East Estate. Retail facilities will include a Chinese restaurant, four fast food/small restaurants, a supermarket, a convenience store, a bank, a number of general shops and a market.

**(e) Hing Wah Shopping Centre, Chai Wan
(Scheduled for Completion 6/99)**

Hing Wah Shopping Centre is a Type C centre with footbridges linking the Chai Wan MTR Station and Wan Tsui Estate. This central air-conditioned centre will have a total retail space of 5,129 m² IFA serving primarily the population of about 18,800 in Hing Wah (I) & (II) Estates, public housing estates and HOS courts and the private housing tenements in the vicinity. Retail facilities will include a Chinese restaurant, three fast food/small restaurants, a supermarket, a convenience store, a bank, a number of general shops and a market.

**(f) Hoi Fu Shopping Centre, Mongkok
(Scheduled for Completion 6/99)**

Hoi Fu Shopping Centre is a Type D centre located in the West Kowloon Reclamation Area, previously known as the Yau Ma Tei Typhoon Shelter. A retail space of 3,300m² IFA in this central air-conditioned centre will serve primarily the local population of about 11,280 in Hoi Fu Estate. Retail facilities will include a Chinese restaurant, two fast food/small restaurants, a convenience store and a number of general shops.

**(g) Un Chau Shopping Centre, Shamshuipo
(Current Phase - Scheduled for Completion 7/99)**

The estate is undergoing phased redevelopment. Un Chau Shopping Centre is a Type C centre with a total retail space of 7,900m² IFA planned to serve primarily the local population of about 15,700 and additional patronage from the surrounding area including public housing estates, HOS courts and the private housing tenements in the vicinity. The retail facilities in the current phase having 3,754m² IFA will include a Chinese restaurant, two fast food/small restaurant, a supermarket, a convenience store and a number of general shops. The final phase of the centre is still under planning with actual provision subject to a review prior to commencement of scheme design.

**(h) Stanley Plaza, Stanley
(Scheduled for Completion 9/99)**

Stanley Plaza comprising a Shopping Centre, the nostalgic European style Murray House and the Village Square adjoining Stanley Main Street and the seafront promenade is a Type A centre specially designed and built in harmony with the surrounding environment as a new tourist attraction in Stanley. Stanley Plaza will provide a total retail space of 7,060m² IFA with about 4,945m² IFA in the Shopping Centre, 2,010m² IFA in the Murray House and 105m² in the Village Square to serve the residents in Ma Hang Estate and in the nearby private developments as well as the local and overseas visitors. The reconstructed Murray House which commands a magnificent view of the sea will be turned into a fine

place for high quality dining restaurants. Central air-conditioning will be provided to the shops at the Murray House and the Shopping Centre. Retail facilities in the Shopping Centre will include a superstore, a Chinese restaurant, four fast food/specialty restaurants, a bank, a convenience store and a number of shops for general/tourist trades.

**(i) Chung Fu Shopping Centre, Tin Shui Wai
(First Phase - Scheduled for Completion 9/99)**

Chung Fu Shopping Centre is a Type A centre situated at the junction of Tin Wah Road and Tin Shui Road at the north-western part of Tin Shui Wai New Town. It will be constructed in two phases with a total retail space of 18,859m² serving a total design population of 85,900 in the Tin Wah Estate, Tin Shui Wai Area 31, Tin Shui Wai Area 101 and Tin Shui Wai Area 102. The first phase of the centre is at Tin Shui Wai Area 31 having a retail space of 8,273m² 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 market. Linked by a shopping deck over Tin Wah Road, the second phase of the centre is at Tin Shui Wai Area 102 scheduled to be completed in October 2000.

**(j) Retail provision in Tin Wah Estate, Tin Shui Wai
(Scheduled for Completion 10/99)**

A convenience store of about 145m² IFA is planned to serve the local population of about 13,220 in this public housing estate with linked bridge to the adjacent Chung Fu Shopping Centre.

**(k) Tin Shing Shopping Centre, Tin Shui Wai
(Scheduled for Completion 11/99)**

Tin Shing Shopping Centre is a Type D centre along Tin Yiu Road at the south-western part of Tin Shui Wai New Town. This central air-conditioned centre will have a total retail space of 5,897m² IFA serving primarily the local population of 20,000 in Tin Shing Court. Retail facilities will include a Chinese restaurant, three fast

food/small restaurants, a supermarket, a convenience store, a bank, a number of general shops and a market.

**(l) Fanling Area 49A Shopping Centre, Fanling
(Scheduled for Completion 11/99)**

Fanling Area 49A Shopping Centre is a Type D centre opposite to Wah Ming Estate. This central air-conditioned centre will have a total retail space of 3,388m² serving primarily the local population of 13,440. Retail facilities will include a market, a Chinese restaurant, two fast food/small restaurants, a supermarket, a convenience store and a number of general shops.

**(m) Shek Yam Shopping Centre, Kwai Chung
(Scheduled for Completion 12/99)**

Shek Yam Shopping Centre is a Type C centre situated at the junction of Lei Muk Road and Tung Chi Street. This central air-conditioned centre having a total retail space of 6,304 m² IFA is planned to serve primarily the residents of Shek Yam Estate and the adjacent Shek Yam East Estate with a total population of about 19,000, the commercial/residential and industrial areas and schools in the vicinity. Retail facilities will include a Chinese restaurant, four fast food/small restaurants, a supermarket, a convenience store, a bank, a number of general shops and a market.

**(n) Fortune Street Shopping Centre, Shamshuipo
(Scheduled for Completion 2/00)**

Fortune Street Shopping Centre is a Type D centre situated at Fat Cheung Street. This central air-conditioned centre will have a total retail space of 1,839m² IFA, serving primarily the local estate population of about 8,000 with limited inflow from the government/educational/community institutions and industrial development in the vicinity. Retail facilities will include three fast food/small restaurants, a supermarket, a convenience store and some general shops.

**(o) Tuen Mun Area 29 Shopping Centre, Tuen Mun
(Scheduled for Completion 3/00)**

Tuen Mun Area 29 Shopping Centre is a Type D centre along Ming Kum Road at the north-western fringe of Tuen Mun New Town. This central air-conditioned centre will have a total retail space of 3,080m² IFA serving primarily the local population of 20,800 in this vertical interim housing (VIH) development. Retail facilities will include a Chinese restaurant, two fast food/small restaurants, a supermarket, a number of general shops and a market.

LETTINGS

6. Letting of the retail premises in the above Shopping Centres under paragraphs 5(a) - (h) have already commenced and marketing for the other shopping centres will commence later this year. Despite the current cautious market sentiment in the retail business, marketing response has been encouraging with anchor tenants committed in many of the above Shopping Centres.

RENTAL INCOME

7. Income to be generated from the centres described above upon completion of full lettings is estimated at around \$24.475M 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 24 March 1999.

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File Ref. : HD(H) CP 6/30/158 II

Date : 18 March 1999