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# **THE HONG KONG HOUSING AUTHORITY**

## **Memorandum for the Commercial Properties Committee**

### **Shopping Centres Scheduled for Completion in 2000/2001**

#### **PURPOSE**

To inform Members of the details of shopping centres scheduled for completion in 2000/2001.

#### **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 face increasing competition as the 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 is 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

attract significant inflow of business and in such centres, a wider range of retail provision is considered viable.

## **RETAIL SPACE TO BE COMPLETED IN 2000/2001**

4. The total retail space planned for completion in 2000/2001 will be 93,862m<sup>2</sup> 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) Kam Tai Shopping Centre , Ma On Shan  
(Scheduled for Completion 6/2000)**

Kam Tai Shopping Centre is a Type D centre located at Tai Shui Hang, opposite Chevalier Garden in Ma On Shan. This centre, having a total retail space of 2,427m<sup>2</sup> IFA, is planned to serve primarily the residents of Kam Tai Court with population of about 11,200, but some patronage from residents of the adjacent Sandwich Class Housing of the Housing Society is expected. Retail facilities will include a Chinese restaurant, a small restaurant, a supermarket, a convenience store and a number of general shops.

**(b) Tsz Ching Shopping Centre II, Tsz Wan Shan  
(Scheduled for Completion 8/2000)**

Tsz Ching Shopping Centre II is a Type D centre containing a total retail space of 811m<sup>2</sup> IFA. The centre comprises a supermarket, a convenience store and two clinics serving the residents living at the upper platforms of Tsz Wan Shan. Tsz Wan Shan Shopping Centre (Type A) having 19,800m<sup>2</sup> IFA retail space in the centre of Tsz Wan Shan has been completed in 1997 serving a total population of 80,000 of the district.

**(c) Lung Cheung Mall, Wong Tai Sin  
(Scheduled for Completion 9/2000)**

Lung Cheung Mall, is a Type A district centre built along Lung Cheung Road and directly connected to the MTR concourse through a Sunken Plaza. Linked by an air-conditioned footbridge with the existing Wong Tai

Sin Shopping Centre, this centre will provide an additional retail space of 10,969m<sup>2</sup> IFA to serve the population of about 57,100 in the Lower & Upper Wong Tai Sin Estates, North & South Chuk Yuen Estates, private housing developments in the vicinity, outside shoppers from MTR line and other public transport modes as well as visitors to the adjacent Wong Tai Sin Temple. Retail facilities in this centre will include two Chinese restaurants, eight fast food/small restaurants, a superstore, a convenience store, a bank, a number of general shops and a market.

**(d) Kwai Fong Shopping Centre Extension, Kwai Chung  
(Scheduled for Completion 9/2000)**

Kwai Fong Estate is undergoing phased development. The shopping centre in Phase 6 will be extended from the existing Type D main centre in Phase 4 along Kwai Chung Road forming a thoroughfare from the nearby industrial areas to Kwai Fong MTR Station. The extension will add 1,297m<sup>2</sup> IFA to the main centre of 3,625m<sup>2</sup> IFA to serve primarily the local population of about 22,000 in Kwai Fong Estate after completion of redevelopment, and some patrons from the nearby industrial areas. To supplement the trade mix of the main centre, there will be two small restaurants, some general shops and clinics.

**(e) Retail Provision at Yuen Tung Home Ownership Scheme  
Development, Wong Tai Sin  
(Scheduled for Completion 10/2000)**

A convenience store of 73m<sup>2</sup> IFA is provided to serve a design population of about 1,200 in this Home Ownership Scheme development, which is close to the existing Chuk Yuen South Estate Shopping Centre, a Type C centre, in the vicinity.

**(f) Chung Fu Shopping Centre (Stage 2), Tin Shui Wai  
(Scheduled for Completion 10/2000)**

Chung Fu Shopping Centre (Stage 2) in Tin Shui Wai Area 102 is located at the north-western part of the new town. It will be linked to Stage 1 of Chung Fu Shopping Centre in Tin Shui Wai Area 31 by a shopping deck over Tin Wah Road to form an integrated Type A district centre with a total retail space of 18,799m<sup>2</sup> IFA serving a total design population of about 92,000 in Tin Wah Estate, Tin Chung Court, Tin Fu Court, Tin Yuet Estate and Tin Shui Wai Area 101. Stage 2 of the shopping centre

alone has a retail space of 10,539m<sup>2</sup> IFA. Retail facilities in this centre will include a Chinese restaurant, four fast food/small restaurants, a superstore, a convenience store, a bank, a number of general shops and a market.

**(g) Retail Provision at Redevelopment of Sau Mau Ping Estate Phase 15, Kwun Tong  
(Scheduled for Completion 10/2000)**

A convenience store with retail space of 101m<sup>2</sup> IFA is provided to serve the residents living at the upper platform of Sau Mau Ping. A Type C shopping centre having retail space of 12,606m<sup>2</sup> IFA in the middle part of Sau Mau Ping will be completed in March 2001 to serve a design population of about 70,000.

**(h) Homantin South Shopping Centre  
(Scheduled for Completion 10/2000)**

Homantin South Shopping Centre is a Type A centre situated at junction of Fat Kwong Street and Sheung Foo Street with total retail space of 9,299m<sup>2</sup> IFA. This centre will serve primarily the local population of about 30,700 from Homantin South and Homantin Estate after redevelopment, private housing developments, government departments and schools in the vicinity. Retail facilities will include a superstore, a Chinese restaurant, five fast food/small restaurants, two banks, a convenience store, a number of general shops and a market.

**(i) Shopping Centre at Tuen Mun Area 52 Phase 3, Tuen Mun  
(Scheduled for Completion 11/2000)**

The shopping centre at Tuen Mun Area 52 is a Type D centre situated in northern Tuen Mun. The site is bounded to the west by Castle Peak Road (Lingnan Section), to the north by Yuen Long Highway and to the south by private residential development and Lingnan University beyond. This centre will have a total retail space of 5,739m<sup>2</sup> IFA serving primarily the local population of about 17,000 in this development. 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.

**(j) Aldrich Bay Shopping Centre, Shaueiwan  
(Scheduled for Completion 11/2000)**

Aldrich Bay Shopping Centre is a Type D centre located in the Aldrich Bay Reclamation Area in the eastern district of Hong Kong Island. This centre will have a total retail space of 4,828m<sup>2</sup> IFA serving primarily the local estate population of about 18,200. Retail facilities will include a Chinese restaurant, five fast food/small restaurants, a superstore, a convenience store, a bank and a number of general shops.

**(k) Shopping Centre at Tin Shui Wai Area 105 Phase 2, Tin Shui Wai  
(Scheduled for Completion 12/000)**

The shopping centre at Tin Shui Wai Area 105 is a Type C centre with a total retail space of 11,946m<sup>2</sup> IFA serving a total population of about 46,000 in Tin Shui Wai Area 105, 106 and 110. Retail facilities will include a Chinese restaurant, eight fast food/small restaurants, a superstore, a convenience store, two banks, a number of general shops and a market.

**(l) Shatin Area 14B Shopping Centre, Shatin  
(Scheduled for Completion 1/2001)**

Shatin Area 14B Shopping Centre is a Type D centre located at Yuen Chau Kok, Shatin opposite to an industrial area and near the Prince of Wales Hospital. This centre will have a total retail space of 3,884m<sup>2</sup> IFA serving primarily the local population of about 15,700. Retail facilities will include a Chinese restaurant, a supermarket, two fast food/small restaurants, a convenience store, a number of general shops and a market.

**(m) Shopping Centre at Redevelopment of Yau Tong Estate Phase 5,  
Yau Tong  
(Scheduled for Completion 2/2001)**

The shopping centre at Redevelopment of Yau Tong Estate Phase 5, having retail space of 9,240m<sup>2</sup> IFA itself, will be integrated with its centre extension at Redevelopment of Yau Tong Estate Phase 4 (programmed for completion in 1/2004), the shopping spine and the shopping centre at Eastern Harbour Crossing Site Phase 3 (programmed for completion in 3/2004) as a Type A district centre providing a total of about 26,000m<sup>2</sup> retail space for a population of 80,000 of the district. The district centre is directly linked with Yau Tong Mass Transit Railway Station and

incorporates a Public Transport Interchange. Retail facilities of the four-storey shopping centre at Redevelopment of Yau Tong Estate Phase 5 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.

**(n) Shopping Centre at Redevelopment of Sau Mau Ping Estate Phase 7, Kwun Tong  
(Scheduled for Completion 3/2001)**

The shopping centre at Redevelopment of Sau Mau Ping Estate Phase 7 is situated at the middle part of Sau Mau Ping incorporating a bus terminus and a multi-storey carpark. It is planned as a Type C centre having retail space of 12,606m<sup>2</sup> IFA to serve primarily the local population of about 70,000. The four-storey shopping centre will contain two Chinese restaurants, nine fast food/small restaurants, a superstore, a convenience store, two banks, a number of general shops and a market.

**(o) Shopping Centre at Tung Chung Area 30 Phase 4, Tung Chung  
(Scheduled for Completion 3/2001)**

The shopping centre at Tung Chung Area 30 together with its extension in the adjoining Tung Chung Area 31 (to be completed in 4/2002) is a Type C centre. The site is situated within the Tung Chung plain near Ma Wan Chung and Wong Nai Uk Villages. This centre will alone have a total retail space of 10,103m<sup>2</sup> IFA (excluding 306m<sup>2</sup> IFA in Tung Chung Area 31), serving primarily a combined population of about 36,000 in Tung Chung Area 30 and Area 31. Some patronage is expected from the surrounding private residential developments in Area 25 and Area 23. Retail facilities in Tung Chung Area 30 will include a Chinese restaurant, six fast food/small restaurants, a superstore, a convenience store, three banks, a number of general shops and a market.

## **MARKETING**

6. Marketing of the retail premises in the above shopping centres under paragraphs 5(a) - (i) has already commenced and for the others will begin later this year. The 'spike' in production of nearly 94,000 m<sup>2</sup> during the year clearly calls for careful attention to marketing. The retail market remains under pressure and the usual rapid absorption of new space cannot be confidently predicted: this may lead to some temporary increase in vacancies. The use of

private sector assistance to augment departmental marketing efforts is being examined and Members' approval will be sought if the Department considers it worthwhile to proceed with such a scheme.

## **RENTAL INCOME**

7. Income to be generated from the centres described above upon completion of full lettings is estimated at around \$33.3M per month.

## **INFORMATION**

8. This paper is issued for Members' information.

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