

KaiTak The Immersion Venue		2025-18221
KaiTak The Immersion Venue		Financial Summary & Project Development Phases
<p>KaiTak The Immersion Venue is a futuristic hub of innovation, culture, and vitality, addressing Hong Kong’s workforce decline, housing density, SME growth, and its ambition to become an I&T hub. Located in Hong Kong’s second CBD, the project integrates culture and technology to create a vibrant, immersive city.</p> <p>Goal 1: Economic and Community Engagement</p> <p>The project fosters a self-sustaining community, enhancing quality of life and supporting SMEs and startups. With dedicated spaces for retail, dining, markets, and community activities, it integrates economic and social interactions. Wellness and outdoor living are key, featuring fitness zones and safe recreational spaces for all ages. Designed for seamless transit connectivity, the development incorporates green spaces and pedestrian-friendly pathways, ensuring sustainability and accessibility.</p> <p>Goal 2: A New Festival Destination – Immersive Experiences</p> <p>KaiTak will host a year-round festival calendar, featuring entertainment, history, smart city initiatives, business, food, and arts. The Future Tech Museum, luxury hotels, and an entertainment mall will attract global investors, startups, and professionals.</p> <p>Bringing KaiTak to the Global Stage</p> <p>With a mix of housing options, serviced apartments, and scenic sea views, KaiTak offers modern amenities and abundant green spaces. Its immersive design philosophy ensures unique landmarks and experiences, making every visit a memorable journey filled with innovation, opportunity, and cultural engagement.</p>		<p>The Hong Kong government and financial institutions should provide tax incentives, interest subsidies, and operational cost reductions to ensure the project's feasibility. This development aims to enhance quality of life, promote equitable cohabitation, and support technological policies integrating diverse social groups. Financial support will enable large-scale public spaces, allowing private investors to participate with minimal financial risks.</p> <p>The project’s total estimated cost is HKD 28.75 billion, with a Leveraged Quarterly IRR of 16.15% and a Leveraged Annual IRR of 82.03%. Cost estimates are based on Hong Kong real estate data.</p> <p>Phase 1 (2026-2031) – Budget: HKD 15.2 billion (56% of total GFA)</p> <p>Includes waterfront public spaces, residential and retail areas, a technology museum, and promenades, improving housing, tourism, and job creation. Expected to host 6,000 residents, this phase will attract professionals, students, and middle-income families.</p> <p>Phase 2 (2029-2033) – Budget: HKD 2.16 billion (24% of total GFA)</p> <p>Focuses on office and wellness spaces, supporting the technology sector and attracting startups, corporations, and investors. Pedestrian-friendly office districts will connect to the waterfront and green areas, fostering a dynamic business hub.</p> <p>Phase 3 (2032-2036) – Budget: HKD 4.89 billion (20% of total GFA)</p> <p>Emphasizes wellness spaces, hotels, and high-end hospitality, promoting business tourism and urban livability. The project will integrate green zones and sports facilities, positioning Hong Kong as a global innovation and lifestyle destination.</p>