Multifunctional and Intensive Land-use (MILU) emerges as an analogy of Hong Kong, a sustainable, compact, high-rise high-density city. Scarcity of buildable land is one of the main problems of Hong Kong that also affect the demand of public spaces such as - recreational, community facilities, and amenities. Multifunctional and Intensive Land-use, an urban phenomenon, appearing here as large scale developments which is an expression of extreme vertical development with up to five types of land-uses (residential, commercial, recreational, community facilities and transport facilities: five types of transport facilities). One of the main features of these developments is the podium with one hundred percent (100%) of site coverage that generally incorporates the public functions (commercial, recreational, community facilities and transport facilities). Podiums of these developments is, the form of a symbiotic agreement between the government and the private owners, an agreement of extra PR (Plot Ratio) for private commercial benefits in exchange of public needs, working as to mitigate the crisis of public needs and spaces. Many experiences and arguments show that formal and informal restrictions, for public easy accessibility, are invisibly implied in design phase to after construction management phase, in urban design context of these types of developments; however, this is opposite to the agreement. A good sensitive design of these MILU's podium considering public needs can be a part of urban public realm and systems. Basically this is an attempt to make privatization of some spaces for the commercial benefits that are the main reasons. Many researchers argue that these restrictions are increasing day by day that is hampering the urban systems. These are the scopes of this study which aims to discover the present context in terms of unfolded urban system and examine from urban design perspectives, the answer- how to make these places integrated as a part of unfolded urban systems. The study endeavors podium development of MILU best practices in Hong Kong and pick up the case study methods to accomplish the research. The cases will be assessed by EBS (Environmental-behavioral Studies) followed by scoring method to quantify the qualitative urban aspects. Analysis will be packed up by recommendations for the improvement of podium development of Multifunctional and Intensive Land-use for the good urban environment in Hong Kong.

**Key words:** Multifunctional and Intensive Land-use, Podium, Restrictions, Urban systems, Accessibility, Public Space.