

FOR PUBLIC INSPECTION
in accordance to Section 24(5) URAO

Urban Renewal Authority

Demand-Led Redevelopment Project

Tung Chau Street / Kweilin Street

(DL-5:SSP)

**URBAN RENEWAL AUTHORITY
TUNG CHAU STREET / KWEILIN STREET
DEMAND-LED REDEVELOPMENT PROJECT**

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (the URA) to proceed with the Demand-Led Redevelopment Project DL-5:SSP at No. 270-286 Tung Chau Street / No. 1-5 Kweilin Street (the project) in Sham Shui Po. The authorization is given under section 24(5) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 4 October 2013.
- 1.2 The project was commenced on 12 April 2013. This was followed by a two-month publication period. No objection to the project was received by the Authority during the said publication period. SDEV has considered the project. On 26 September 2013, SDEV authorized the URA to proceed with the captioned development project.
- 1.3 This information aims at providing a general description of the project and a plan delineating the boundaries of the project for public inspection.

2. Background

- 2.1 The project boundary is shown by Plan No. URA/DL-5:SSP. The project covers an area of around 1,640sq.m. Part of the area affected is currently zoned "Residential (Group A) 6" and part shown as 'Road' on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/34.
- 2.2 The existing building within the project boundary was built in 1964 and is 9 storeys high. The building is largely residential including commercial

premises at the ground floor. The condition of the building is poor and exhibits signs of lacking proper maintenance.

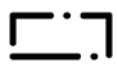
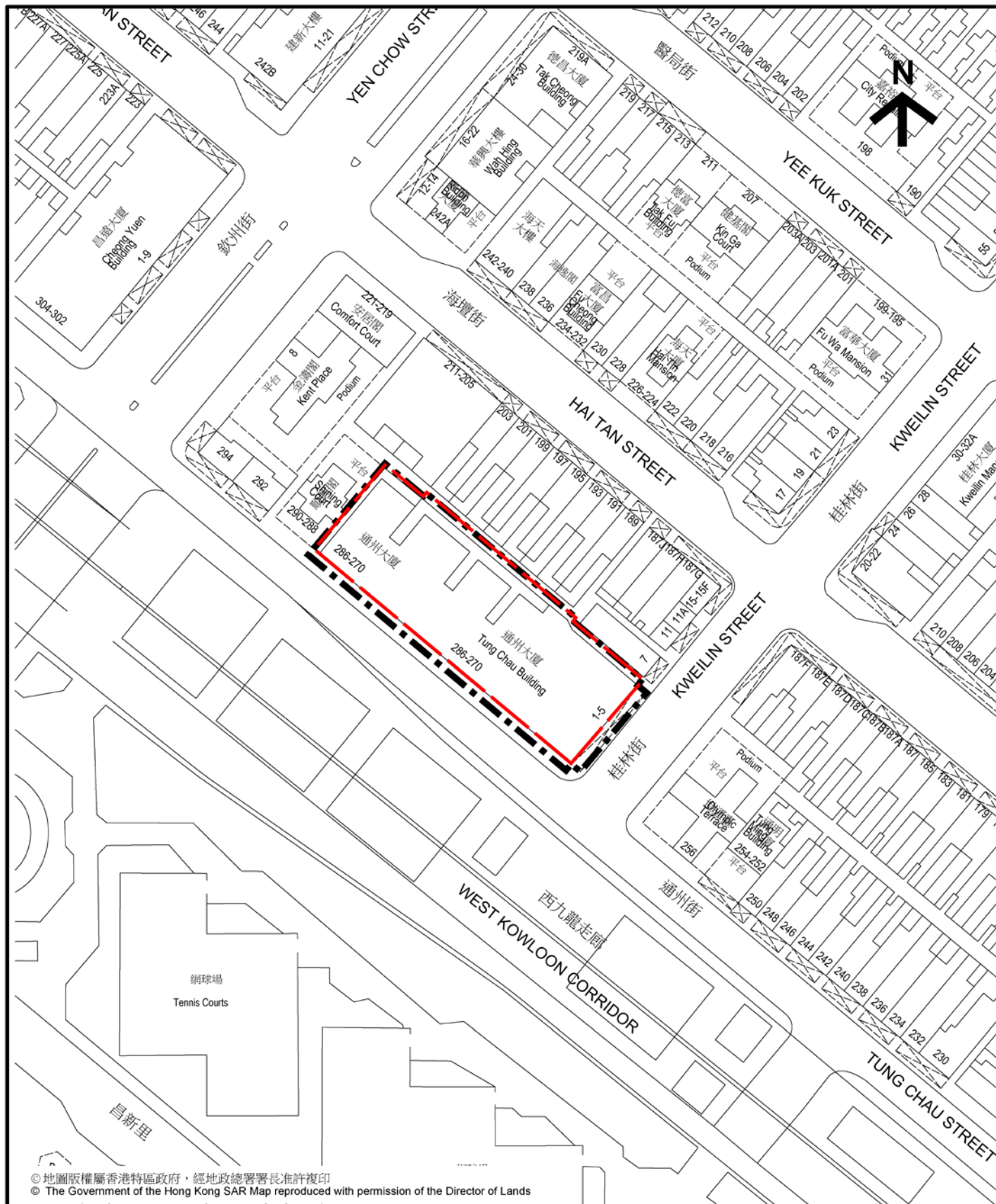
- 2.3 According to the data from the freezing survey, it is estimated that the project area contains an estimated population of around 530 residents in about 254 households.

3. Proposed Development

- 3.1 The proposed development to be built in the project will be built on the area zoned “Residential (Group A) 6” only. The surrounding public pavements, which are shown as ‘Road’, will not be built upon and it will be excluded from calculation for plot ratio purposes.
- 3.2 In compliance with the “Residential (Group A) 6” zoning, the proposed development will comprise a residential building and a retail podium.

4. Implementation

- 4.1 The URA issued conditional acquisition offers to owners on 27 June 2013. The URA entered into agreement for sale and purchase with at least 80% of the owners of undivided shares in each lot within 75 days of the offer. As SDEV authorisation has been received, the URA will complete the agreement for sale and purchase of the properties with respective owners.
- 4.2 The URA will also acquire the remaining private lots within the project. Cash compensation or rehousing to eligible tenants will be provided upon successful acquisition of the properties.
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Project Boundary
項目界線



Area zoned 'R(A)6' on the OZP
在分區計劃大綱圖內劃為
「住宅(甲類)6」地帶

EXTRACT PLAN PREPARED ON 26/03/13
 BASED ON SURVEY SHEET No. 11-NW-13B,
 11-NW-13D, 11-NW-14A & 11-NW-14B

市區重建局通州街/桂林街發展項目
 URBAN RENEWAL AUTHORITY
 TUNG CHAU STREET / KWEILIN STREET
 DEVELOPMENT PROJECT

SCALE 1 : 1000
 METERS 10 0 10 20 30 40 50



市區重建局
 URBAN RENEWAL
 AUTHORITY

PLAN NO. 圖則編號
 URA/DL-5:SSP