

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

Urban Renewal Authority

Demand-Led Redevelopment Project

Fuk Chak Street / Li Tak Street

(DL-6:YTM)

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**URBAN RENEWAL AUTHORITY
FUK CHAK STREET / LI TAK 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-6:YTM at No. 8-10 Fuk Chak Street / No. 7-9 Li Tak Street (the project) in Tak Kok Tsui. The authorization is given under section 24(5) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 20 December 2013.
- 1.2 The project was commenced on 28 June 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 10 December 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-6:YTM. The project covers an area of around 716 sq.m. Part of the area affected is currently zoned "Residential (Group A)" and part shown as 'Road' on the Draft Mong Kok Outline Zoning Plan No. S/K3/30.

- 2.2 The building fronting Fuk Chak Street is 7 storeys high whilst the building fronting Li Tak Street is 8 storeys high; both were built in 1964. The two buildings are 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 a population of around 182 residents in about 76 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)” only. Portion of the lot extending onto Li Tak Street, 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)” 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 11 September 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.