

For Discussion on 26 February 2004

Yau Tsim Mong District Council

**Resumption of Private Land for Implementation of
Development Proposal K30 by the Urban Renewal Authority
at Bedford Road/Larch Street, Tai Kók Tsui, Kowloon**

Purpose

The purpose of this paper is to consult the Yau Tsim Mong District Council on the captioned subject.

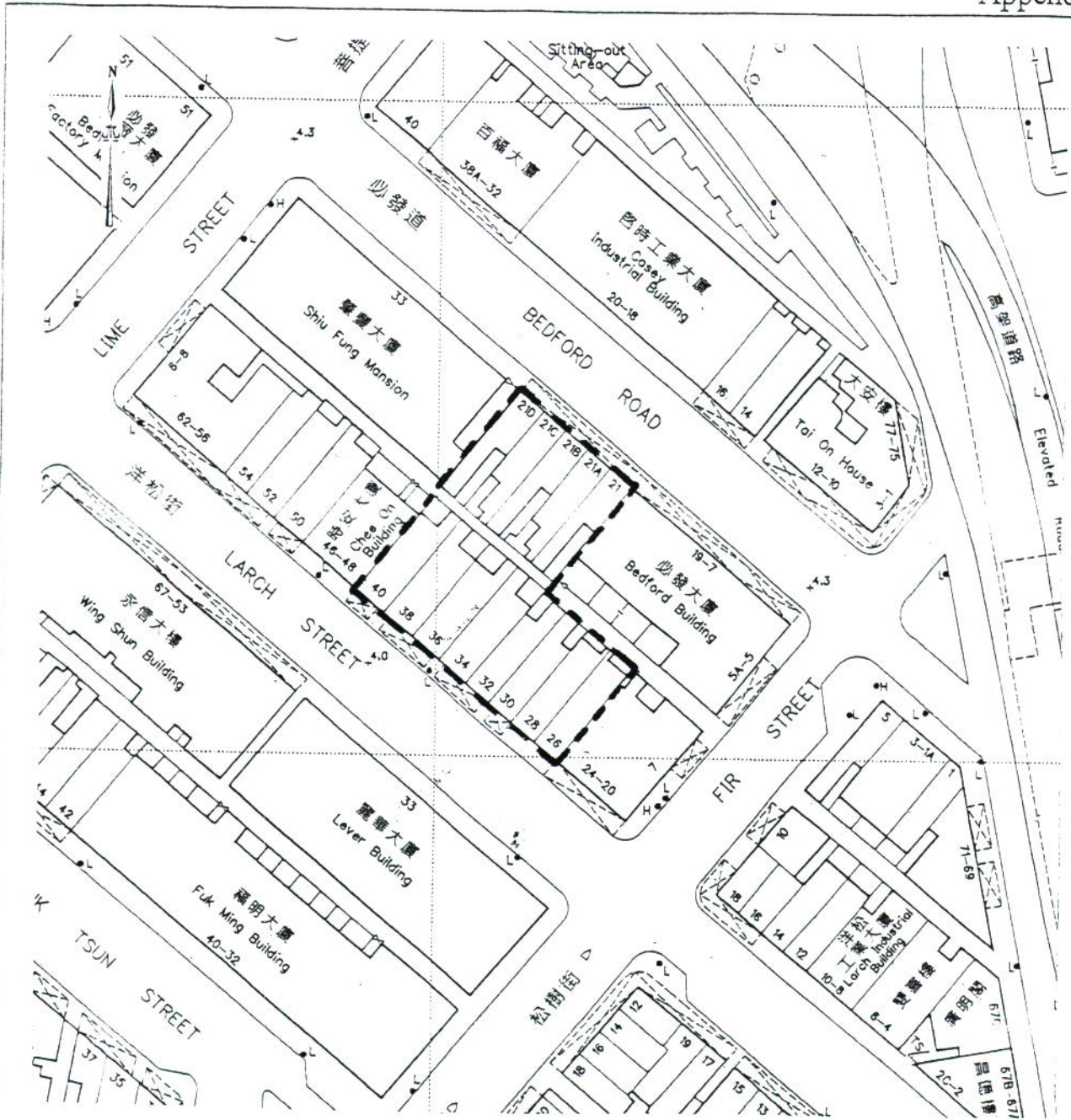
Background

2. In order to address the problem of urban decay, improve the environment of the older urban areas, and revive the socio-economic fabric of these areas, the Urban Renewal Authority (URA) was set up in May 2001 to implement a 20-year urban renewal programme.

Development Proposal and Acquisition of Properties by URA

3. The captioned Bedford Road/Larch Street project, which is located in the Yau Tsim Mong District, covers about 1240 square metres (Please refer to the attached plan at Appendix I). The site will be developed for residential development with commercial use on the lower floors in accordance with the town plan approved under the Town Planning Ordinance. The proposed development will contribute to the general environmental improvements in the locality.

4. The URA started acquisition of the property interests by way of private negotiation with the affected owners in August 2003. Out of the 76 formal offers made, the URA has reached purchase agreement with 58 owners, including 41 cases where legal procedures for assignment are being undertaken. The URA is still negotiating actively with the owners of the remaining 5 shops, 8 upper floor domestic units, 3 single-owned buildings and 2 other cases. The representatives of the URA will report on the latest progress of acquisition at the meeting.



圖例

Notation :

發展提案範圍界線

--- BOUNDARY OF DEVELOPMENT PROPOSAL

市區重建局大角咀必發道/洋松街發展提案第 K30 號
 URBAN RENEWAL AUTHORITY DEVELOPMENT
 PROPOSAL K30 AT BEDFORD ROAD / LARCH
 STREET, TAI KOK TSUI

比例

Scale 1:1000

位置圖

Location Plan

K30

9. Eligible occupiers of both domestic and commercial units will be offered an ex-gratia removal allowance. Alternatively, they may opt for making a claim to cover the removal expenses and the business loss (if applicable) under the Lands Resumption Ordinance.

Rehousing Arrangements for Domestic Households

10. Eligible domestic households will be re-housed in units to be provided by the Hong Kong Housing Authority, the Hong Kong Housing Society or the URA itself. Domestic households may also opt to receive cash compensation in lieu of rehousing, which will be no less than the statutory compensation payable by a private developer for obtaining possession from a domestic tenant as governed by the Landlord and Tenant (Consolidation) Ordinance.

Appendices

- I. The location plan of the Bedford Road/Larch Street project site
- II. Schedule of land to be resumed
- III. Resumption Procedures after the Gazette of Resumption Notice
- IV. Brief Note of Government Compensation on Land Resumption

Urban Renewal Section
Lands Department
11 February 2004

**RESUMPTION OF PRIVATE LAND
FOR IMPLEMENTATION OF DEVELOPMENT PROPOSAL K30
BY THE URBAN RENEWAL AUTHORITY
AT BEDFORD ROAD/LARCH STREET, TAI KOK TSUI, KOWLOON**

Land To Be Resumed

Ref. No.	Lot No.	Address
1	K.I.L. 10443	21 Bedford Road
2	K.I.L. 10464	21B Bedford Road
3	K.I.L. 10531	21C Bedford Road

Undivided Shares To Be Resumed

Ref. No.	Lot No.	Address	Undivided Shares
4	K.I.L. 9597	26 Larch Street, G/F	1/11
5	K.I.L. 9597	26 Larch Street, 1/F	1/11
6	K.I.L. 9597	26 Larch Street, 2/F	1/11
7	K.I.L. 9597	26 Larch Street, 3/F	1/11
8	K.I.L. 9598	28 Larch Street, G/F	1/11
9	K.I.L. 9598	28 Larch Street, 1/F	1/11
10	K.I.L. 9598	28 Larch Street, 2/F	1/11
11	K.I.L. 9598	28 Larch Street, 3/F	1/11
12	K.I.L. 9598	28 Larch Street, 7/F	1/11
13	K.I.L. 9598	28 Larch Street, 9/F and Roof	2/11
14	K.I.L. 10382	30 Larch Street, G/F	1/6
15	K.I.L. 10382	30 Larch Street, 1/F	1/6
16	K.I.L. 10382	30 Larch Street, 2/F	1/6
17	K.I.L. 10382	30 Larch Street, 3/F	1/6
18	K.I.L. 10382	30 Larch Street, 4/F	1/6
19	K.I.L. 10382	30 Larch Street, 5/F and Roof	1/6
20	K.I.L. 10447	32 Larch Street, Common Areas	1/16
21	K.I.L. 10447	32 Larch Street, G/F	4/16
22	K.I.L. 10447	32 Larch Street, 1/F	2/16
23	K.I.L. 10447	32 Larch Street, 2/F	2/16
24	K.I.L. 10447	32 Larch Street, 3/F	2/16
25	K.I.L. 10447	32 Larch Street, 4/F	2/16
26	K.I.L. 10447	32 Larch Street, 5/F	2/16
27	K.I.L. 10447	32 Larch Street, Roof	1/16
28	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, G/F	1/6
29	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, 1/F	1/6
30	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, 2/F	1/6
31	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, 3/F	1/6
32	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, 4/F	1/6
33	K.I.L. 4303 S.A ss.1 S.A	34 Larch Street, 5/F and Roof	1/6
34	K.I.L. 4303 S.A ss.1 RP	36 Larch Street, G/F	1/6
35	K.I.L. 4303 S.A ss.1 RP	36 Larch Street, 1/F	1/6
36	K.I.L. 4303 S.A ss.1 RP	36 Larch Street, 2/F	1/6
37	K.I.L. 4303 S.A ss.1 RP	36 Larch Street, 3/F	1/6

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Undivided Shares To Be Resumed

Ref. No.	Lot No.	Address	Undivided Shares
38	K.I.L. 4303 S.A ss.1 RP	36 Larch Street, 5/F and Roof	1/6
39	K.I.L. 4303 S.A ss.2	38 Larch Street, G/F	1/6
40	K.I.L. 4303 S.A ss.2	38 Larch Street, 1/F	1/6
41	K.I.L. 4303 S.A ss.2	38 Larch Street, 2/F	1/6
42	K.I.L. 4303 S.A ss.2	38 Larch Street, 3/F	1/6
43	K.I.L. 4303 S.A ss.2	38 Larch Street, 4/F	1/6
44	K.I.L. 4303 S.A ss.2	38 Larch Street, Flat A on 5/F	1/3 of 1/6
45	K.I.L. 4303 S.A ss.2	38 Larch Street, Flat C on 5/F	1/3 of 1/6
46	K.I.L. 4303 S.A RP	40 Larch Street, G/F	1/6
47	K.I.L. 4303 S.A RP	40 Larch Street, 1/F	1/6
48	K.I.L. 4303 S.A RP	40 Larch Street, 2/F	1/6
49	K.I.L. 4303 S.A RP	40 Larch Street, 3/F	1/6
50	K.I.L. 10457	21A Bedford Road, G/F	1/5
51	K.I.L. 10457	21A Bedford Road, 1/F	1/5
52	K.I.L. 10457	21A Bedford Road, 2/F	1/5
53	K.I.L. 10457	21A Bedford Road, 3/F	1/5
54	K.I.L. 10457	21A Bedford Road, 4/F	1/5
55	K.I.L. 1760	21D Bedford Road, G/F	1/5
56	K.I.L. 1760	21D Bedford Road, 1/F	1/5
57	K.I.L. 1760	21D Bedford Road, 2/F	1/5
58	K.I.L. 1760	21D Bedford Road, 3/F	1/5
59	K.I.L. 1760	21D Bedford Road, 4/F	1/5

Resumption Procedures after the Gazette of Resumption Notice

Gazette of Resumption Notice	<ul style="list-style-type: none"> - A copy of the Government notice will be affixed on or near the properties affected. - A copy of the Government notice will be sent to the registered owners. - 3 months after the date of publishing the resumption Gazette Notice, the land will revert to the Government. - Owners may still enter into agreement with the Urban Renewal Authority (URA) for the purpose of selling their affected premises to URA prior to the date of reversion.
Reversion Day	<ul style="list-style-type: none"> - All legal rights and interests are extinguished. Former owners are not entitled to collect rents or fees of any kind from their tenants or the occupants. - Compensation payable to the registered owners is based on the open market value of the resumed properties at the date of reversion.
Compensation Offer	<ul style="list-style-type: none"> - Within 28 days from the date of reversion, Government will make offers of compensation to former owners and to any person having an estate or interest in the land immediately before reversion or invite claims for compensation from them. Owners will be given 28 days to consider the offer. - Government will make offers of ex-gratia allowance to tenants/occupants. Tenants/occupants will be given 28 days to consider the offer.
Delivery of Vacant Possession	<ul style="list-style-type: none"> - Former owners/occupants will be requested to move out of their premises within a reasonable period. ^(Note) - Sufficient security measures will be provided to ensure that no property which vacant possession has been obtained will be broken into or illegally occupied.
Clearance/Demolition	<ul style="list-style-type: none"> - Clearance/demolition works will commence after all utility services have been disconnected.

Note – The former owners will normally be required to deliver vacant possession of the premises to Government within 3 months from the date of reversion.

Brief Note of Government Compensation on Land Resumption

(I) Domestic Property

(A) Statutory Compensation

1. Owners' property interest – Open Market Value (OMV) of the resumed properties
2. Tenants' property interest – OMV, if any, of their interest in the resumed properties
3. Legal occupiers – Removal costs and expenses

In the event that an agreement as to the amount of statutory compensation cannot be reached between the claimant and the Government, the claimant may submit the claim to the Lands Tribunal for a determination.

(B) Home Purchase Allowance (HPA) / Supplementary Allowance (SA)

1. Owner occupiers – HPA is payable in addition to the statutory compensation
2. Owners of Tenanted Flats/Tenanted Areas/Vacant Flats – SA is payable in addition to the statutory compensation

For appeal, apply to Director of Lands or the Home Purchase Allowance Appeals Committee

(II) Commercial Property

1. Owner occupiers – the higher of (a) and (b) below :
 - (a) Redevelopment value of the resumed properties
 - (b) Existing Use Value (EUV) of the resumed properties plus
 - (i) Ex-gratia Allowance (EGA) at four times the amount of rateable value (4RV) of the resumed properties
 - or
 - (ii) Business loss claim under Cap 124
2. Owners not in occupation – the higher of (a) and (b) below :
 - (a) Redevelopment value of the resumed properties
 - (b) EUV of the resumed properties plus EGA at 1RV of the resumed properties