

For Discussion on 25 August 2005

**Yau Tsim Mong District Council**

**Resumption of Private Land for Implementation of  
Development Proposals by the Urban Renewal Authority at Tai Kok Tsui**

- (1) Larch Street/Fir Street (Project K31) &
- (2) Pine Street/Anchor Street (Project K32)

**Purpose**

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

**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 Proposals and Acquisition of Properties**

3. The site area of the Larch Street/Fir Street Project (Project K31) covers about 2,176 square metres. (Please see the attached Plan at Appendix I with the site boundary indicated thereon.)

4. The site area of the Pine Street/Anchor Street Project (Project K32) covers about 2,300 square metres. (Please see the attached Plan at Appendix II with the site boundary indicated thereon.)

5. The captioned sites will be developed for residential developments with commercial use on the lower floors in accordance with the town plan approved under the Town Planning Ordinance. The proposed redevelopment will contribute to the general environmental improvements in the locality.
6. The URA started acquisition of the property interests by way of private negotiation with the affected owners in March 2005.
7. For Larch Street/Fir Street Project, out of the 202 formal offers made, the URA has reached purchase agreement with 145 owners, including 95 cases where legal procedures for assignment are being undertaken. The URA is still actively negotiating with the owners of the remaining 23 shops and 34 upper floor domestic/non-domestic units.
8. For Pine Street/Anchor Street Project, out of the 167 formal offers made, the URA has reached purchase agreement with 115 owners, including 87 cases where legal procedures for assignment are being undertaken. The URA is still actively negotiating with the owners of the remaining 20 shops, 28 upper floor domestic/non-domestic units and 4 single-owned building.
9. The representatives of the URA will report on the latest progress of acquisition at the meeting.

#### **Land Resumption Proposal**

10. As it is in the public interest to speed up urban renewal, the URA submitted a land resumption application to the Secretary for Housing, Planning and Lands (SHPL) in June 2005 to resume the unacquired properties in order to assemble the land as soon as possible to enable early implementation of the projects. The land, including the lots of land and the undivided shares in the lots of land to be resumed under Section 3 of the Lands Resumption Ordinance, is set out at Appendix III. Any further interests that are assigned to the URA will not be included in the order for resumption.

11. SHPL is currently considering the URA's land resumption application under the Urban Renewal Authority Ordinance before deciding whether the land resumption requests should be recommended to the Chief Executive in Council. Members' comments on the land resumption proposals for the captioned projects will be reported to SHPL and the Chief Executive in Council.

### **Compensation**

12. If the Chief Executive orders the resumption, the land concerned will be reverted to the Government on the expiration of the notice period stated in the resumption notice affixed to the land. Normally, the notice period will be three months from the date of the affixing of the resumption notice to the land. Affected owners (including domestic and commercial owners) will be offered compensation in accordance with the Lands Resumption Ordinance. Under the Ordinance, compensation payable to the former owners is based on the value of the resumed property at the date of reversion. If an agreement on the compensation amount cannot be reached, the owners concerned may submit claims to the Lands Tribunal for determination of the amount of compensation to be paid. Any professional fees reasonably incurred for making a statutory claim may be reimbursed by the Government. (Resumption procedures after the gazette of resumption notice are set out at Appendix IV)

13. In accordance with the policy approved by the Finance Committee of the Legislative Council in March 2001, eligible domestic owner-occupiers will be offered an ex-gratia Home Purchase Allowance (HPA) in addition to the statutory compensation. This allowance, together with the statutory compensation, will normally enable the affected owner-occupiers to purchase a relatively new replacement flat of a similar size in the locality of the resumed flat. The notional replacement flat for calculating the HPA is an average seven-year-old flat.

14. Eligible occupiers (including those of commercial properties) will be offered an ex-gratia 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. (A brief note of Government compensation on land resumption is at Appendix V)

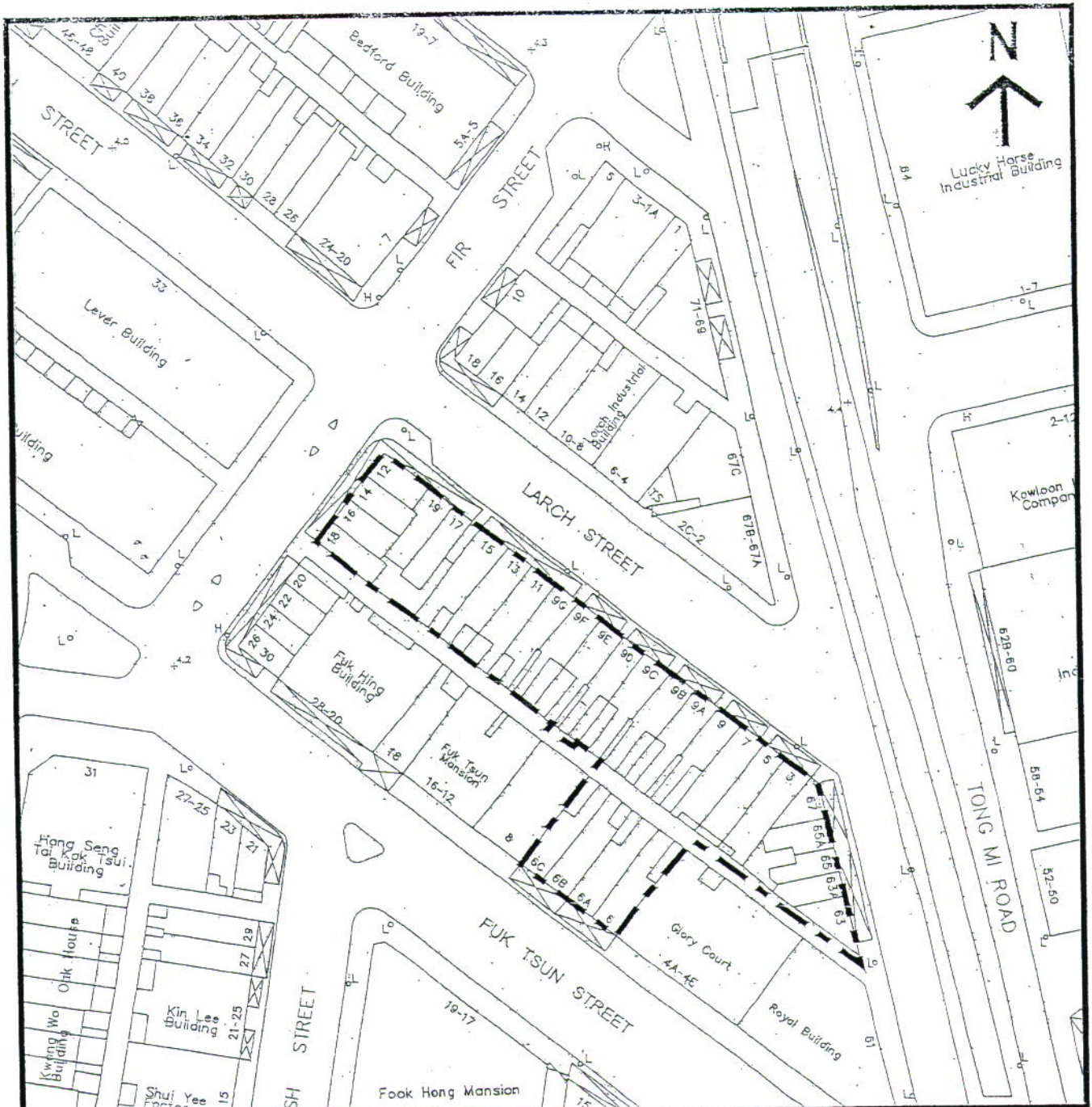
### Rehousing Arrangements for Domestic Households

15. Eligible domestic households will be re-housed in units to be provided by the Hong Kong Housing Authority or the Hong Kong Housing Society. Eligible 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 vacant possession from a domestic tenant as governed by the Landlord and Tenant (Consolidation) Ordinance in force before the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 took effect on 9 July 2004.

#### Appendices

- I Location Plan of URA Project K31
- II Location Plan of URA Project K32
- III Schedule of land to be resumed
- IV Resumption procedures after the gazette of resumption notice
- V Brief Note of Government compensation on land resumption

Urban Renewal Section  
Lands Department  
12 August 2005



圖例

Notation:

 發展提案範圍界線  
 BOUNDARY OF DEVELOPMENT PROPOSAL

市區重建局大角咀洋松街/松樹街發展提案第 K31 號  
 URBAN RENEWAL AUTHORITY DEVELOPMENT  
 PROPOSAL K31 AT LARCH STREET / FIR STREET,  
 TAI KOK TSUI

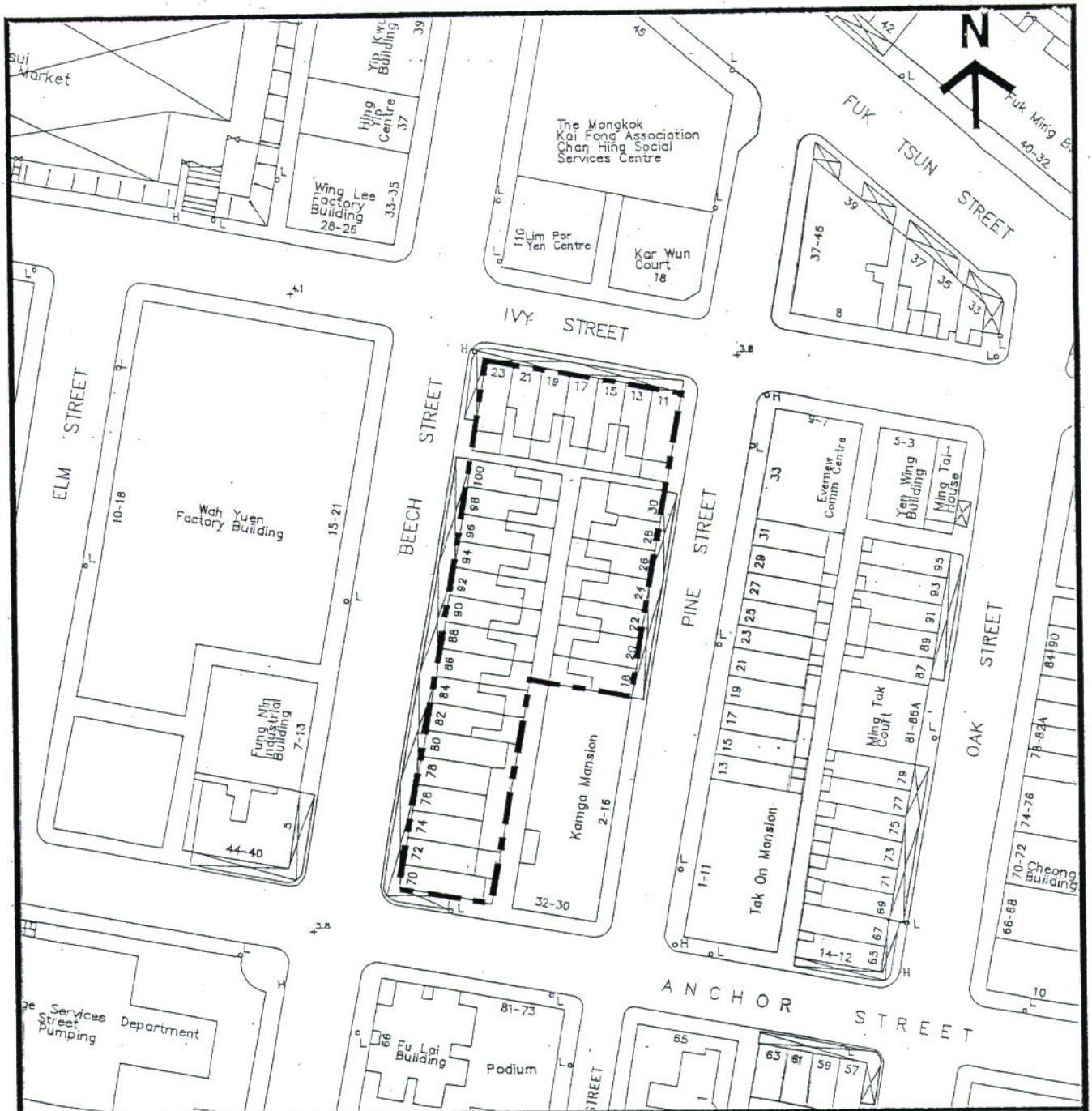
比例

Scale 1:1000

位置圖

Location Plan

K31



圖例

Notation:



發展提案範圍界線

BOUNDARY OF DEVELOPMENT PROPOSAL

市區重建局大角咀杉樹街/晏架街發展提案第 K32 號  
 URBAN RENEWAL AUTHORITY DEVELOPMENT  
 PROPOSAL K32 AT PINE STREET / ANCHOR STREET,  
 TAI KOK TSUI

比例

Scale 1:1000

位置圖

Location Plan

K32

**RESUMPTION OF PRIVATE LAND  
FOR IMPLEMENTATION OF DEVELOPMENT PROPOSAL K31  
BY THE URBAN RENEWAL AUTHORITY  
AT LARCH STREET / FIR STREET  
TAI KOK TSUI, KOWLOON**

**Undivided Shares to be Resumed**

Ref. No.	Lot Nos.	Property Address	Undivided Shares
1	KIL 2088s.C	G/F including M/F or Cockloft, 6 Fuk Tsun Street	1/5
2	KIL 2088s.C	1/F, 6 Fuk Tsun Street	1/5
3	KIL 2088s.C	2/F, 6 Fuk Tsun Street	1/5
4	KIL 2088s.C	3/F, 6 Fuk Tsun Street	1/5
5	KIL 2088s.C	4/F, 6 Fuk Tsun Street	1/5
6	KIL 2088s.B	G/F and M/F or Cockloft, 6A Fuk Tsun Street	1/5
7	KIL 2088s.B	1/F, 6A Fuk Tsun Street	1/5
8	KIL 2088s.B	2/F, 6A Fuk Tsun Street	1/5
9	KIL 2088s.B	3/F, 6A Fuk Tsun Street	1/5
10	KIL 2088s.B	4/F, 6A Fuk Tsun Street	1/5
11	KIL 10458	G/F including M/F or Cockloft, 6B Fuk Tsun Street	1/5
12	KIL 10458	3/F, 6B Fuk Tsun Street	1/5
13	KIL 10458	4/F, 6B Fuk Tsun Street	1/5
14	KIL 10456	G/F and Cockloft, 6C Fuk Tsun Street	1/5
15	KIL 10456	1/F, 6C Fuk Tsun Street	1/5
16	KIL 10456	2/F, 6C Fuk Tsun Street	1/5
17	KIL 10456	3/F, 6C Fuk Tsun Street	1/5
18	KIL 10456	4/F, 6C Fuk Tsun Street	1/5
19	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Portion A, G/F, 12 Fir Street	1/4 of 1/48
20	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Portion C, G/F, 12 Fir Street	1/4 of 1/48

Appendix III  
(K31)

21	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Portion D, G/F, 12 Fir Street	1/4 of 1/48
22	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	1/F, 12 Fir Street	1/48
23	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 12 Fir Street	1/48
24	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Flat A, 6/F, 12 Fir Street	1/4 of 1/48
25	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Flat B, 6/F, 12 Fir Street	1/4 of 1/48
26	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	Flat D, 6/F, 12 Fir Street	1/4 of 1/48
27	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 12 Fir Street	1/48
28	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	G/F, 14 Fir Street	1/48
29	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	1/F, 14 Fir Street	1/48

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30	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	2/F, 14 Fir Street	1/48
31	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 14 Fir Street	1/48
32	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	4/F, 14 Fir Street	1/48
33	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	5/F, 14 Fir Street	1/48
34	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 14 Fir Street	1/48
35	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	G/F, 16 Fir Street	1/48
36	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	1/F, 16 Fir Street	1/48
37	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	2/F, 16 Fir Street	1/48
38	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 16 Fir Street	1/48

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39	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	4/F, 16 Fir Street	1/48
40	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	5/F, 16 Fir Street	1/48
41	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	6/F, 16 Fir Street	1/48
42	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 16 Fir Street	1/48
43	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	G/F, 18 Fir Street	1/48
44	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	1/F, 18 Fir Street	1/48
45	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	2/F, 18 Fir Street	1/48
46	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 18 Fir Street	1/48
47	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	4/F, 18 Fir Street	1/48

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48	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	5/F, 18 Fir Street	1/48
49	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 18 Fir Street	1/48
50	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	1/F, 17 Larch Street	1/48
51	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	2/F, 17 Larch Street	1/48
52	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 17 Larch Street	1/48
53	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	4/F, 17 Larch Street	1/48
54	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	5/F, 17 Larch Street	1/48
55	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 17 Larch Street	1/48
56	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	G/F, 19 Larch Street	1/48

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57	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	2/F, 19 Larch Street	1/48
58	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	3/F, 19 Larch Street	1/48
59	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	4/F, 19 Larch Street	1/48
60	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	5/F, 19 Larch Street	1/48
61	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	6/F, 19 Larch Street	1/48
62	KIL 3076 RP, KIL 3085 RP, KIL 3170 RP & KIL 3561 RP	7/F, 19 Larch Street	1/48
63	KIL 2126s.B RP	G/F, 3 Larch Street	2/8
64	KIL 2126s.B RP	Cockloft, 3 Larch Street	1/8
65	KIL 2126s.B RP	1/F, 3 Larch Street	1/8
66	KIL 2126s.B RP	2/F, 3 Larch Street	1/8
67	KIL 2126s.B RP	4/F, 3 Larch Street	1/8
68	KIL 2126s.B RP	5/F and Flat Roof, 3 Larch Street	1/8
69	KIL 2235s.B	G/F, 5 Larch Street	965/5209
70	KIL 2235s.B	2/F, 5 Larch Street	705/5209
71	KIL 2235s.B	3/F, 5 Larch Street	705/5209
72	KIL 2235 RP	G/F, 7 Larch Street	1/6
73	KIL 2235 RP	1/F, 7 Larch Street	1/6
74	KIL 2235 RP	4/F, 7 Larch Street	1/6
75	KIL 2120s.A RP	G/F and Cockloft, 9 Larch Street	1/6

Appendix III  
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76	KIL 2120s.A RP	3/F, 9 Larch Street	1/6
77	KIL 2120s.A RP	4/F, 9 Larch Street	1/6
78	KIL 2120s.A RP	5/F, 9 Larch Street	1/6
79	KIL 2120s.B	G/F, 9A Larch Street	1/6
80	KIL 2120s.B	1/F, 9A Larch Street	1/6
81	KIL 2120s.B	2/F, 9A Larch Street	1/6
82	KIL 2120s.B	3/F, 9A Larch Street	1/6
83	KIL 2120s.B	4/F, 9A Larch Street	1/6
84	KIL 2120s.B	5/F, 9A Larch Street	1/6
85	KIL 2120s.C	G/F including Cockloft, 9B Larch Street	1/6
86	KIL 2120s.C	1/F, 9B Larch Street	1/6
87	KIL 2120s.C	2/F, 9B Larch Street	1/6
88	KIL 2120s.C	3/F, 9B Larch Street	1/6
89	KIL 2120s.C	Flat A, 4/F, 9B Larch Street	1/3 of 1/6
90	KIL 2120s.C	5/F, 9B Larch Street	1/6
91	KIL 2120s.D RP	G/F, 9C Larch Street	1/6
92	KIL 2120s.D RP	1/F, 9C Larch Street	1/6
93	KIL 2120s.D RP	2/F, 9C Larch Street	1/6
94	KIL 2120s.D RP	3/F, 9C Larch Street	1/6
95	KIL 2120s.D RP	4/F, 9C Larch Street	1/6
96	KIL 2120s.D RP	5/F, 9C Larch Street	1/6
97	KIL 2120s.E	1/F, 9D Larch Street	1/6
98	KIL 2120s.E	2/F, 9D Larch Street	1/6
99	KIL 2120s.E	4/F, 9D Larch Street	1/6
100	KIL 2120s.E	5/F, 9D Larch Street	1/6
101	KIL 2120s.F RP	G/F and Cockloft, 9E Larch Street	1/6
102	KIL 2120s.F RP	2/F, 9E Larch Street	1/6
103	KIL 2120s.F RP	4/F, 9E Larch Street	1/6
104	KIL 2120s.G RP	G/F, 9F Larch Street	1/6
105	KIL 2120s.G RP	2/F, 9F Larch Street	1/6
106	KIL 2120s.G RP	Front Portion, 3/F, 9F Larch Street	1/2 of 1/6
107	KIL 2120s.G RP	Rear Portion, 3/F, 9F Larch Street	1/2 of 1/6
108	KIL 2120s.G RP	4/F, 9F Larch Street	1/6
109	KIL 2120s.G RP	5/F, 9F Larch Street	1/6

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110	KIL 2120 RP	G/F (including Cockloft), 9G Larch Street	1/6
111	KIL 2120 RP	1/F, 9G Larch Street	1/6
112	KIL 2120 RP	2/F, 9G Larch Street	1/6
113	KIL 2120 RP	3/F, 9G Larch Street	1/6
114	KIL 2120 RP	Flat A, 4/F, 9G Larch Street	1/3 of 1/6
115	KIL 2120 RP	Flat B, 4/F, 9G Larch Street	1/3 of 1/6
116	KIL 2120 RP	5/F, 9G Larch Street	1/6
117	KIL 10465	G/F, 11 Larch Street	1/6
118	KIL 10465	1/F, 11 Larch Street	1/6
119	KIL 10465	3/F, 11 Larch Street	1/6
120	KIL 10304	G/F and Cockloft including its Yard, 13 Larch Street	2/7
121	KIL 10304	2/F, 13 Larch Street	1/7
122	KIL 10304	3/F, 13 Larch Street	1/7
123	KIL 10304	4/F, 13 Larch Street	1/7
124	KIL 10304	Flat A, 5/F, 13 Larch Street	1/4 of 1/7
125	KIL 10304	Roof, 13 Larch Street	1/4 of 1/7
126	KIL 10459	G/F, 15 Larch Street	1/6
127	KIL 10459	1/F, 15 Larch Street	1/6
128	KIL 10459	2/F, 15 Larch Street	1/6
129	KIL 10459	3/F, 15 Larch Street	1/6
130	KIL 10459	Portion A, 4/F, 15 Larch Street	1/3 of 1/6
131	KIL 10459	Portion B, 4/F, 15 Larch Street	1/3 of 1/6
132	KIL 10459	Portion C, 4/F, 15 Larch Street	1/3 of 1/6
133	KIL 10459	5/F, 15 Larch Street	1/6
134	KIL 2126s.A RP & KIL 2126 RP	G/F, 63 Tong Mi Road	1/33
135	KIL 2126s.A RP & KIL 2126 RP	1/F, 63 Tong Mi Road	1/33
136	KIL 2126s.A RP & KIL 2126 RP	2/F, 63 Tong Mi Road	1/33
137	KIL 2126s.A RP & KIL 2126 RP	4/F, 63 Tong Mi Road	1/33
138	KIL 2126s.A RP & KIL 2126 RP	6/F, 63 Tong Mi Road	1/33

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139	KIL 2126s.A RP & KIL 2126 RP	7/F, 63 Tong Mi Road	1/33
140	KIL 2126s.A RP & KIL 2126 RP	G/F, 63A Tong Mi Road	1/33
141	KIL 2126s.A RP & KIL 2126 RP	2/F, 63A Tong Mi Road	1/33
142	KIL 2126s.A RP & KIL 2126 RP	3/F, 63A Tong Mi Road	1/33
143	KIL 2126s.A RP & KIL 2126 RP	4/F, 63A Tong Mi Road	1/33
144	KIL 2126s.A RP & KIL 2126 RP	7/F, 63A Tong Mi Road	1/33
145	KIL 2126s.A RP & KIL 2126 RP	G/F, 65A Tong Mi Road	1/33
146	KIL 2126s.A RP & KIL 2126 RP	G/F, 67 Tong Mi Road	1/33
147	KIL 2126s.A RP & KIL 2126 RP	1/F, 67 Tong Mi Road	1/33
148	KIL 2126s.A RP & KIL 2126 RP	2/F, 67 Tong Mi Road	1/33
149	KIL 2126s.A RP & KIL 2126 RP	3/F, 67 Tong Mi Road	1/33
150	KIL 2126s.A RP & KIL 2126 RP	4/F, 67 Tong Mi Road	1/33
151	KIL 2126s.A RP & KIL 2126 RP	5/F, 67 Tong Mi Road	1/33
152	KIL 2126s.A RP & KIL 2126 RP	6/F, 67 Tong Mi Road	1/33

**RESUMPTION OF PRIVATE LAND  
FOR IMPLEMENTATION OF DEVELOPMENT PROPOSAL K32  
BY THE URBAN RENEWAL AUTHORITY  
AT PINE STREET/ANCHOR STREET  
TAI KOK TSUI, KOWLOON**

**Land To Be Resumed**

Ref. No.	Lot Nos.	Property Address
1.	KIL 10416	88 Beech Street
2.	KIL 10435	15 Ivy Street
3.	KIL 10538	17 Ivy Street
4.	KIL 10444	18 Pine Street
5.	KIL 10442	22 Pine Street
6.	KIL 10439	24 Pine Street

**Undivided Shares To Be Resumed**

Ref. No.	Lot Nos.	Property Address	Undivided Shares
7.	KIL 10375	G/F, 70 Beech Street	1/8
8.	KIL 10375	1/F, 70 Beech Street	1/8
9.	KIL 10375	Flat B, 2/F, 70 Beech Street	1/5 of 1/8
10.	KIL 10375	Flat D, 2/F, 70 Beech Street	1/5 of 1/8
11.	KIL 10375	Flat E, 2/F, 70 Beech Street	1/5 of 1/8
12.	KIL 10375	3/F, 70 Beech Street	1/8
13.	KIL 10375	4/F, 70 Beech Street	1/8
14.	KIL 10375	5/F, 70 Beech Street	1/8
15.	KIL 10375	6/F, 70 Beech Street	1/8
16.	KIL 10375	7/F, 70 Beech Street	1/8
17.	KIL 10397	3/F, 72 Beech Street	1/8
18.	KIL 10397	4/F, 72 Beech Street	1/8
19.	KIL 10397	5/F, 72 Beech Street	1/8
20.	KIL 10397	6/F, 72 Beech Street	1/8
21.	KIL 10397	7/F, 72 Beech Street	1/8
22.	KIL 10415	2/F, 74 Beech Street	1/8
23.	KIL 10391	G/F, 76 Beech Street	1/8
24.	KIL 10391	1/F, 76 Beech Street	1/8
25.	KIL 10391	2/F, 76 Beech Street	1/8
26.	KIL 10391	3/F, 76 Beech Street	1/8
27.	KIL 10391	4/F, 76 Beech Street	1/8
28.	KIL 10391	5/F, 76 Beech Street	1/8

29.	KIL 10391	6/F, 76 Beech Street	1/8
30.	KIL 10391	7/F, 76 Beech Street	1/8
31.	KIL 10406	G/F, 78 Beech Street	1/16
32.	KIL 10406	1/F, 78 Beech Street	1/16
33.	KIL 10406	2/F, 78 Beech Street	1/16
34.	KIL 10406	4/F, 78 Beech Street	1/16
35.	KIL 10406	5/F, 78 Beech Street	1/16
36.	KIL 10406	6/F, 78 Beech Street	1/16
37.	KIL 10406	7/F, 78 Beech Street	1/16
38.	KIL 10406	G/F, 80 Beech Street	1/16
39.	KIL 10406	1/F, 80 Beech Street	1/16
40.	KIL 10406	2/F, 80 Beech Street	1/16
41.	KIL 10406	3/F, 80 Beech Street	1/16
42.	KIL 10406	4/F, 80 Beech Street	1/16
43.	KIL 10406	7/F, 80 Beech Street	1/16
44.	KIL 10379	G/F, 82 Beech Street	1/6
45.	KIL 10379	1/F, 82 Beech Street	1/6
46.	KIL 10379	2/F, 82 Beech Street	1/6
47.	KIL 10379	3/F, 82 Beech Street	1/6
48.	KIL 10379	4/F, 82 Beech Street	1/6
49.	KIL 10417	G/F, 84 Beech Street	1/6
50.	KIL 10417	1/F, 84 Beech Street	1/6
51.	KIL 10417	2/F, 84 Beech Street	1/6
52.	KIL 10417	3/F, 84 Beech Street	1/6
53.	KIL 10417	5/F, 84 Beech Street	1/6
54.	KIL 10396	G/F, 86 Beech Street	1/6
55.	KIL 10396	1/F, 86 Beech Street	1/6
56.	KIL 10396	2/F, 86 Beech Street	1/6
57.	KIL 10396	3/F, 86 Beech Street	1/6
58.	KIL 10396	4/F, 86 Beech Street	1/6
59.	KIL 10396	5/F, 86 Beech Street	1/6
60.	KIL 9447	G/F, 90 Beech Street	3/8
61.	KIL 9447	1/F, 90 Beech Street	1/8
62.	KIL 9447	2/F, 90 Beech Street	1/8
63.	KIL 9447	3/F, 90 Beech Street	1/8
64.	KIL 9447	5/F, 90 Beech Street	1/8
65.	KIL 10414	G/F, 92 Beech Street	1/6
66.	KIL 10414	1/F, 92 Beech Street	1/6

67.	KIL 10414	2/F, 92 Beech Street	1/6
68.	KIL 10414	4/F, 92 Beech Street	1/6
69.	KIL 10414	5/F, 92 Beech Street	1/6
70.	KIL 10394	G/F, 94 Beech Street	1/6
71.	KIL 10394	2/F, 94 Beech Street	1/6
72.	KIL 10394	3/F, 94 Beech Street	1/6
73.	KIL 10394	5/F, 94 Beech Street	1/6
74.	KIL 10393	G/F, 96 Beech Street	1/6
75.	KIL 10393	1/F, 96 Beech Street	1/6
76.	KIL 10393	2/F, 96 Beech Street	1/6
77.	KIL 10393	3/F, 96 Beech Street	1/6
78.	KIL 10393	4/F, 96 Beech Street	1/6
79.	KIL 10393	5/F, 96 Beech Street	1/6
80.	KIL 10395	G/F, 98 Beech Street	1/6
81.	KIL 10395	1/F, 98 Beech Street	1/6
82.	KIL 10395	2/F, 98 Beech Street	1/6
83.	KIL 10395	3/F, 98 Beech Street	1/6
84.	KIL 10395	4/F, 98 Beech Street	1/6
85.	KIL 10395	5/F & Roof, 98 Beech Street	1/6
86.	KIL 10385	1/F, 100 Beech Street	1/6
87.	KIL 10385	2/F, 100 Beech Street	1/6
88.	KIL 10385	3/F, 100 Beech Street	1/6
89.	KIL 10385	4/F, 100 Beech Street	1/6
90.	KIL 10385	5/F, 100 Beech Street	1/6
91.	KIL 10420	G/F, 11 Ivy Street	3/8
92.	KIL 10420	1/F, 11 Ivy Street	1/8
93.	KIL 10420	2/F, 11 Ivy Street	1/8
94.	KIL 10420	4/F, 11 Ivy Street	1/8
95.	KIL 10420	5/F & Roof, 11 Ivy Street	1/8
96.	KIL 10398	G/F, 13 Ivy Street	1/6
97.	KIL 10398	1/F, 13 Ivy Street	1/6
98.	KIL 10398	3/F, 13 Ivy Street	1/6
99.	KIL 10398	4/F, 13 Ivy Street	1/6
100.	KIL 10421	G/F, 19 Ivy Street	5/16
101.	KIL 10421	1/F, 19 Ivy Street	2/16
102.	KIL 10421	2/F, 19 Ivy Street	2/16
103.	KIL 10421	3/F, 19 Ivy Street	2/16
104.	KIL 10421	4/F, 19 Ivy Street	2/16

105.	KIL 10421	5/F, 19 Ivy Street	2/16
106.	KIL 10421	Roof, 19 Ivy Street	1/16
107.	KIL 10410	G/F, 21 Ivy Street	1/6
108.	KIL 10410	1/F, 21 Ivy Street	1/6
109.	KIL 10410	3/F, 21 Ivy Street	1/6
110.	KIL 10410	4/F, 21 Ivy Street	1/6
111.	KIL 10378	G/F, 23 Ivy Street	1/6
112.	KIL 10378	1/F, 23 Ivy Street	1/6
113.	KIL 10378	2/F, 23 Ivy Street	1/6
114.	KIL 10378	3/F, 23 Ivy Street	1/6
115.	KIL 10378	4/F, 23 Ivy Street	1/6
116.	KIL 10378	5/F, 23 Ivy Street	1/6
117.	KIL 10371	G/F, 20 Pine Street	1/6
118.	KIL 10371	1/F, 20 Pine Street	1/6
119.	KIL 10371	2/F, 20 Pine Street	1/6
120.	KIL 10371	3/F, 20 Pine Street	1/6
121.	KIL 10371	4/F, 20 Pine Street	1/6
122.	KIL 10371	5/F, 20 Pine Street	1/6
123.	KIL 10376	G/F, 26 Pine Street	1/6
124.	KIL 10376	1/F, 26 Pine Street	1/6
125.	KIL 10376	2/F, 26 Pine Street	1/6
126.	KIL 10376	3/F, 26 Pine Street	1/6
127.	KIL 10376	4/F, 26 Pine Street	1/6
128.	KIL 10376	5/F, 26 Pine Street	1/6
129.	KIL 10374	G/F, 28 Pine Street	1/6
130.	KIL 10374	1/F, 28 Pine Street	1/6
131.	KIL 10374	2/F, 28 Pine Street	1/6
132.	KIL 10374	3/F, 28 Pine Street	1/6
133.	KIL 10374	4/F, 28 Pine Street	1/6
134.	KIL 10373	G/F, 30 Pine Street	1/6
135.	KIL 10373	1/F, 30 Pine Street	1/6
136.	KIL 10373	2/F, 30 Pine Street	1/6
137.	KIL 10373	3/F, 30 Pine Street	1/6
138.	KIL 10373	4/F, 30 Pine Street	1/6
139.	KIL 10373	5/F, 30 Pine Street	1/6

Resumption Procedures after the Gazette of Resumption Notice

<b>Gazette of Resumption Notice</b>	<ul style="list-style-type: none"> <li>- A copy of the resumption notice will be affixed on or near the properties affected.</li> <li>- A copy of the resumption notice will be sent to the registered owners.</li> <li>- Under normal practice, the land will be reverted to the Government at 3 months after the date of the affixing the resumption notice to the land.</li> <li>- 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.</li> </ul>
<b>Reversion Day</b>	<ul style="list-style-type: none"> <li>- All legal rights and interests are extinguished at the date of reversion. Former owners are not entitled to collect rents or fees of any kind from their tenants or the occupants.</li> <li>- Compensation payable to the former owners is based on the open market value of the resumed properties at the date of reversion.</li> </ul>
<b>Compensation Offer</b>	<ul style="list-style-type: none"> <li>- 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. Former owners will be given 28 days to consider the offer.</li> <li>- Government will make offers of ex-gratia allowance to tenants/occupants. Tenants/occupants will be given 28 days to consider the offer.</li> </ul>
<b>Delivery of Vacant Possession</b>	<ul style="list-style-type: none"> <li>- Former owners/occupants will be requested to move out of their premises within a reasonable period. <sup>(Note)</sup></li> <li>- Sufficient security measures will be provided to ensure that no property which vacant possession has been obtained will be broken into or illegally occupied.</li> </ul>
<b>Clearance/Demolition</b>	<ul style="list-style-type: none"> <li>- Clearance/demolition works will commence after all utility services (such as water, electricity and gas supplies) have been disconnected.</li> </ul>

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 at the date of reversion
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 at the date of reversion
  - (b) Existing Use Value (EUV) of the resumed properties at the date of reversion plus
    - (i) Ex-gratia Allowance (EGA) at four times the amount of rateable value (4RV) of the resumed properties prevailing at the date of reversion
    - 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 at the date of reversion
  - (b) EUV of the resumed properties at the date of reversion plus EGA at 1RV of the resumed properties prevailing at the date of reversion
  
3. Tenants – OMV, if any, of their interest in the resumed properties plus
  - (a) EGA at 3RV of the resumed properties prevailing at the date of reversion
  - or
  - (b) Business loss claim under Cap 124

### **(III) Industrial Property**


Not applicable to Urban Renewal Authority Development Proposals K31 and K32

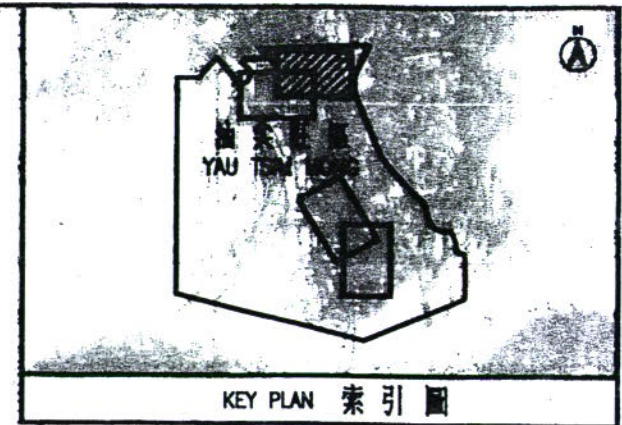
#### **Note :**

- (i) The above summary is for reference only. It shall not constitute any representation on the part of Government or give rise to any expectation whatsoever and shall not be relied on as such. For more details, please refer to the pamphlet “Land Resumption and Compensation in the Urban Area – Guidelines for Owners, Occupiers and Surveyors” prepared by Lands Department ( July 2003).
  
- (ii) For definition of existing use value and redevelopment value, please refer to page 4 and page 6 of the pamphlet.

LEGEND:

圖例

-  (OPEN TRENCH)  
開掘法
-  (TRENCHLESS)  
無開掘法
-  (DISTRICT BOUNDARY)  
區界



KEY PLAN 索引圖

820 800 N



太子道西  
Prince Edward Road West

塘尾道官立小學  
Tong Mei Road Government Primary School

弼街  
Bute Street

旺角道  
Mong Kok Road

上海街  
Shanghai Street

砵蘭街  
Portland Street

聖公會基榮小學  
SKH Bishop Kei Wing Primary School

820 200 N

834 900 E

835 300 E

835 700 E

MAUNSELL

AGREEMENT No. CE 22/2004 (WS)  
REPLACEMENT AND REHABILITATION OF WATER MAINS STAGE 1 PHASE 2  
MAINS IN KOWLOON - DESIGN AND CONSTRUCTION  
WATER MAINS ALIGNMENT - YAU TSIM MONG

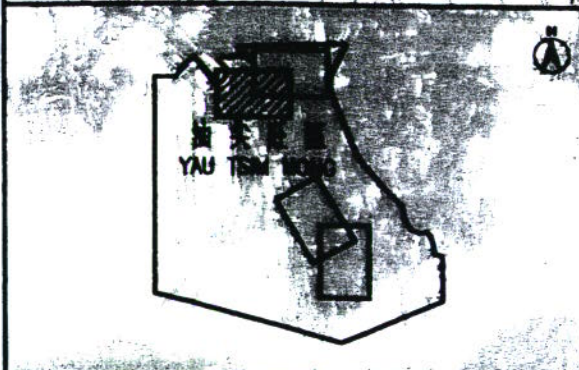
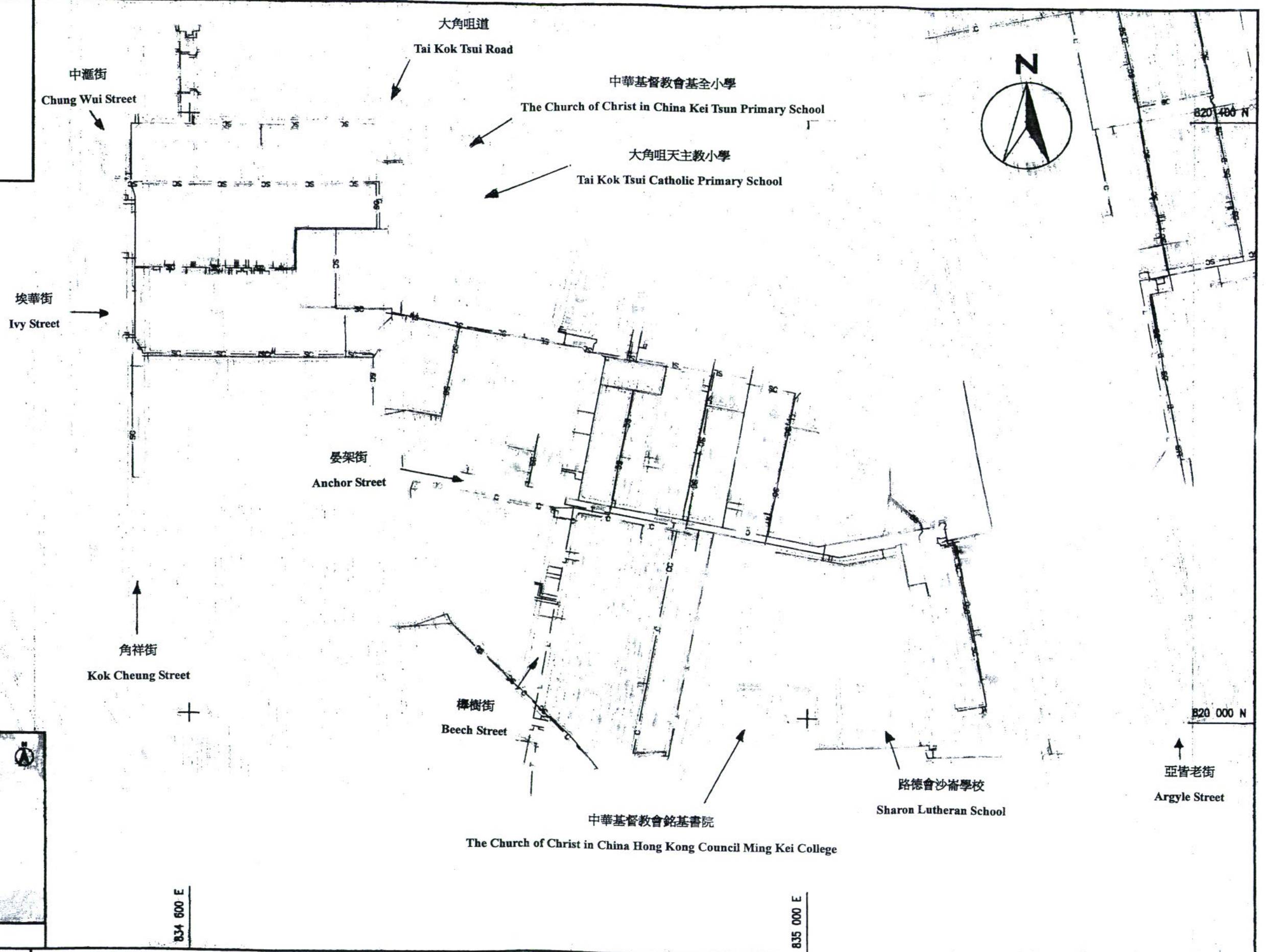
顧問合約編號 CE 22/2004 (WS)  
更換及修復水管工程第一階段第二期 - 九龍區水管設計及建造  
水管路線 - 油尖旺區

SCALE	A3 SCALE 1 : 2500	DATE	AUG. 2005
CHECK	YMC	DRAWN	LDF
JOB No.	70905/DC	DRAWING No.	YTM FIG-1
		REV	

LEGEND:

圖例

-  (OPEN TRENCH)  
開溝法
-  (TRENCHLESS)  
無開溝法
-  (DISTRICT BOUNDARY)  
區界



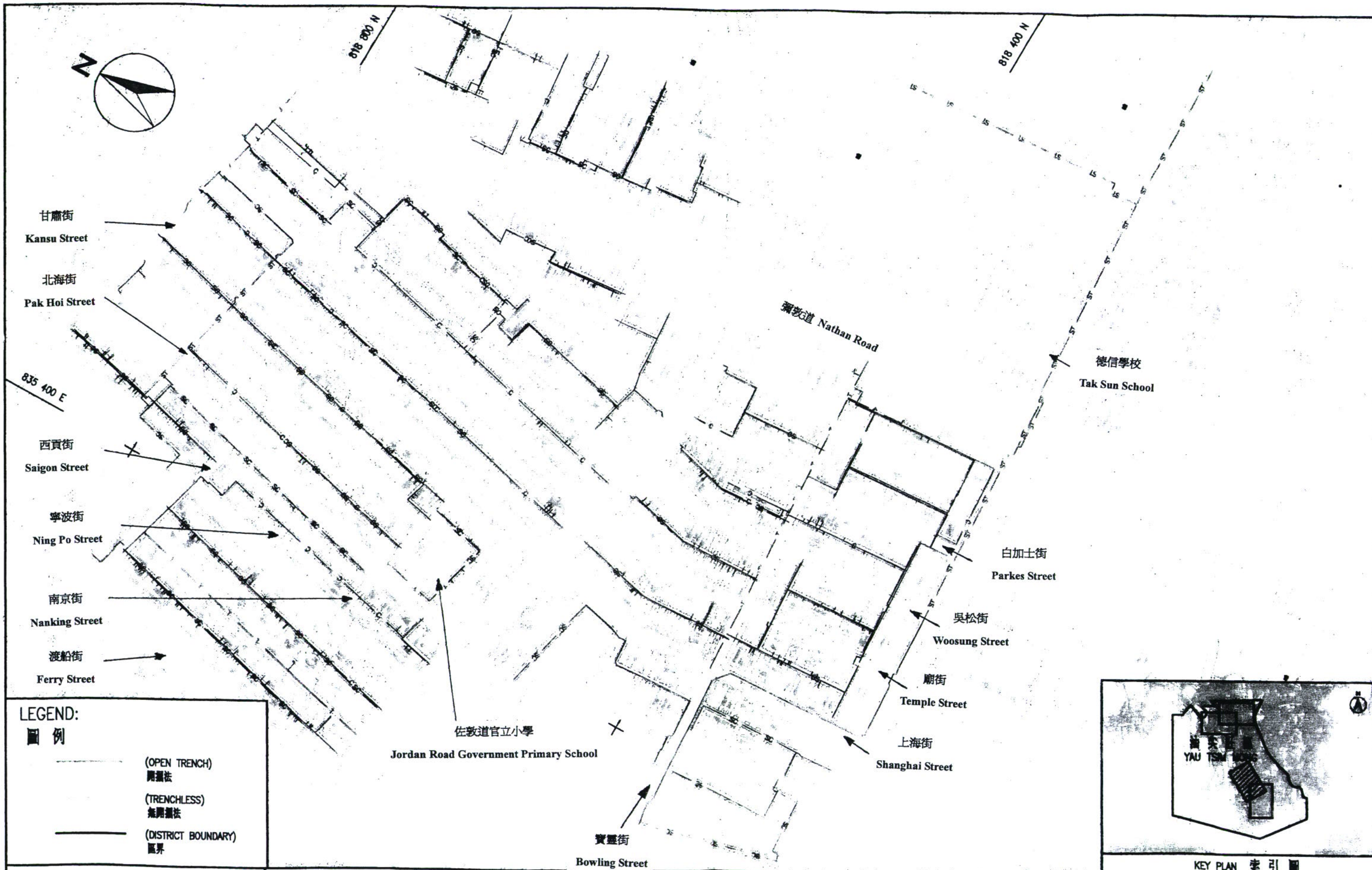
KEY PLAN 索引圖

**MAUNSELL**




AGREEMENT No. CE 22/2004 (WS)  
REPLACEMENT AND REHABILITATION OF WATER MAINS STAGE 1 PHASE 2  
MAINS IN KOWLOON - DESIGN AND CONSTRUCTION  
**WATER MAINS ALIGNMENT - YAU TSIM MONG**

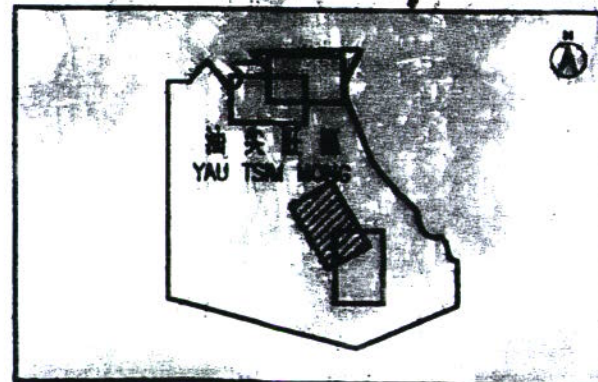
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更換及修復水管工程第一階段第二期 - 九龍區水管設計及建造  
**水管路線 - 油尖旺區**

SCALE	A3 SCALE 1 : 2500	DATE	AUG. 2005
CHECK	YMC	DRAWN	LDF
JOB No.	70905/DC	DIVISION No.	YTM FIG-2



**LEGEND:**  
圖例

-  (OPEN TRENCH) 開溝法
-  (TRENCHLESS) 無溝掘法
-  (DISTRICT BOUNDARY) 區界



**MAUNSELL**

AGREEMENT No. CE 22/2004 (WS)  
 REPLACEMENT AND REHABILITATION OF WATER MAINS STAGE 1 PHASE 2  
 MAINS IN KOWLOON - DESIGN AND CONSTRUCTION  
**WATER MAINS ALIGNMENT - YAU TSIM MONG**

顧問合約編號 CE 22/2004 (WS)  
 更換及修復水管工程第一階段第二期 - 九龍區水管設計及建造  
**水管路線 - 油尖旺區**

SCALE	A3 SCALE 1 : 2500	DATE	AUG. 2005
CHECK	YMC	DRAWN	LDF
JOB No.	70905/DC	DRAWING No.	YTM FIG-3



836 200 E

柯士甸道 Austin Road

天主教玫瑰堂  
Rosary Church

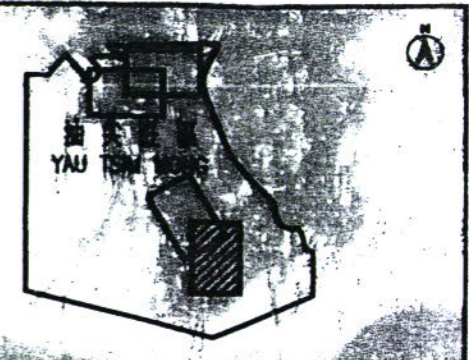
LEGEND:

圖例

(OPEN TRENCH)  
開掘法

(TRENCHLESS)  
無開掘法

(DISTRICT BOUNDARY)  
區界



KEY PLAN 索引圖

漆咸道南 Chatham Road South

尖沙咀浸信會  
Tsim Sha Tsui Baptist Church

基督教尖沙咀潮人生命堂  
Tsimshatsui Swatow Christian Church

赫德道  
Hart Avenue

加拿芬道  
Carnarvon Road

麼地道  
Mody Road

彌敦道 Nathan Road

加連威老道  
Granville Road

堪富利士道  
Humphreys Avenue

835 800 E

818 000 N

817 800 N

MAUNSELL

AGREEMENT No. CE 22/2004 (WS)  
REPLACEMENT AND REHABILITATION OF WATER MAINS STAGE 1 PHASE 2  
MAINS IN KOWLOON - DESIGN AND CONSTRUCTION  
WATER MAINS ALIGNMENT - YAU TSIM MONG

顧問合約編號 CE 22/2004 (WS)  
更換及修復水管工程第一階段第二期 - 九龍區水管設計及建造  
水管路線 - 油尖旺區

SCALE	A3 SCALE 1 : 2500	DATE	AUG. 2005
CHECK	YMC	DRAWN	LDF
JOB No.	70905/DC	DRAWING No.	YTM FIG-4