

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE
MAN ON STREET/TAI KOK TSUI ROAD
DEMAND-LED REDEVELOPMENT PROJECT
BY THE URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance and subject to the fulfillment of conditions precedent of Demand-led Redevelopment Project mentioned below, it is hereby notified that the Urban Renewal Authority will commence the implementation of its redevelopment project DL-12:YTM at Nos. 8–30 Man On Street (even numbers only) and Nos. 193–199 Tai Kok Tsui Road (odd numbers only) ('the Project'). In accordance with section 23(2) of the Urban Renewal Authority Ordinance, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the *Gazette*, i.e. 16 December 2016.

The Urban Renewal Strategy promulgated on 24 February 2011 provides that the Urban Renewal Authority may respond to a joint approach from building owners to initiate redevelopment of their lot(s)/building(s) ('Demand-led Redevelopment Project'). Some owners of the Project have applied to the Urban Renewal Authority for the implementation of the Project as a Demand-led Redevelopment Project.

The Project being of a Demand-led Redevelopment nature will be subject to the fulfillment of both of the following two conditions precedent: (a) acceptance of the Urban Renewal Authority's conditional acquisition offers and the signing of the relevant legally binding sale and purchase agreements by owners of not less than 80% of undivided shares of each lot in the site under application within 75 days of the issue of the conditional acquisition offers by the Urban Renewal Authority; and (b) the granting of authorization by the Secretary for Development to proceed with the development project under section 24 of the Urban Renewal Authority Ordinance and no appeal upon the expiry of the appeal period after the authorization or the dismissal of appeal, if any, within one year of the issue of the conditional acquisition offers. If any one of the above two conditions precedent is not met within the stated time frame, the Project will not be proceeded further and all sale and purchase agreements which have been signed between the Urban Renewal Authority and the owners will be cancelled and such owners shall not be entitled to claim any compensation, costs and expenses from the Urban Renewal Authority for the cancellation. For the avoidance of doubt, if the Project is cancelled for the reason of non-fulfillment of the above two conditions precedent, neither ex-gratia payments will be made to nor re-housing will be offered to the tenants/occupiers of the Project, whether or not they have been registered as occupants at the freezing survey, by the Urban Renewal Authority.

The Project has been selected by the Urban Renewal Authority for implementation as a Demand-led Redevelopment Project and it will be implemented by way of a development project under section 26 of the Urban Renewal Authority Ordinance and subject to the fulfillment of the two conditions precedent of Demand-led Redevelopment Project mentioned above.

The Project covers a site area of about 1 770 m², abutting Man On Street to the west, Fuk Lee Street to the north and Tai Kok Tsui Road to the east. The buildings are 6 to 8 storeys high. The buildings were completed in 1957 and 1958.

The proposed development of the Project after redevelopment will comprise residential use and commercial/retail uses.

In accordance with section 23(3) of the Urban Renewal Authority Ordinance, public inspection of:—

- (a) a description of the general nature and effects of the Project; and
- (b) a plan delineating the boundaries of the Project,

can be made for a period of two months from the date of the first publication of this notice, that is to say 16 December 2016, during the following normal office hours at the following locations:—

- (i) the Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (Monday to Friday 8.45 a.m. to 6.00 p.m.);

- (ii) the Urban Renewal Resource Centre, 1st Floor, 6 Fuk Tsun Street, Tai Kok Tsui, Kowloon (Monday to Friday 10.00 a.m. to 7.00 p.m., Saturday 10.00 a.m. to 6.00 p.m.); and
- (iii) the Yau Tsim Mong Home Affairs Enquiry Centre, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon (Monday to Friday 9.00 a.m. to 7.00 p.m.).

Such information is also available on the Urban Renewal Authority website at (<http://www.ura.org.hk>).

Under section 24(1) of the Urban Renewal Authority Ordinance, any person who considers that he will be affected by the Project and who wishes to object to the implementation of the Project may send to the Urban Renewal Authority a written statement of his objection(s) to the Project. Such written statement of objection(s) (the ‘objection’) shall set out:—

- (a) the nature and reasons for the objection; and
- (b) where the objection would be removed by an amendment of the development project any amendment proposed.

The objection should be made in writing and sent to the Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen’s Road Central, Hong Kong, not later than 16 February 2017.

Any person who intends to submit his objection to the Project is advised to read the ‘Urban Renewal Authority Guidelines on Submission of Objections to Projects to be implemented by way of Development Project under the Urban Renewal Authority Ordinance’ for details. The Guidelines are available for collection at the above locations and can be downloaded from the Urban Renewal Authority website at (<http://www.ura.org.hk>).

Under section 24(3) of the Urban Renewal Authority Ordinance, the Urban Renewal Authority shall consider all objections received and shall, not later than 16 May 2017, submit:—

- (a) the development project;
- (b) the Urban Renewal Authority’s deliberations on the objections;
- (c) any objections which are not withdrawn; and
- (d) an assessment by the Urban Renewal Authority as to the likely effect of the implementation of the development project including, in relation to the residential accommodation of persons who will be displaced by the implementation of the development project, an assessment as to whether or not, insofar as suitable residential accommodation for such persons does not already exist, arrangements can be made for the provision of such residential accommodation in advance of any such displacement which will result as the development project is implemented,

to the Secretary for Development for consideration.

In accordance with the Urban Renewal Strategy, the Urban Renewal Authority will submit to the Secretary for Development an assessment as referred to section 24(3) of the Urban Renewal Authority Ordinance by way of two social impact assessments, Stage 1 and Stage 2. The Stage 1 social impact assessment report will be made available for public information at the above locations from 16 December 2016. The Stage 2 social impact assessment report will be made available for public information at the above locations from 2 February 2017.

Under section 24(4) of the Urban Renewal Authority Ordinance, the Secretary for Development shall then consider the development project and any objections which are not withdrawn and determine whether to authorize, amend or decline to authorize the development project.

This notice is a notice of the commencement date of the Project only. It shall not constitute any representation or warranty that the Urban Renewal Authority is under a duty or obligation to implement the Project. The Urban Renewal Authority has the right to discontinue the Project in circumstances it deems appropriate to do so.