

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

## **Urban Renewal Authority**

### **Demand-Led Redevelopment Project**

## **Kai Ming Street**

**(DL-8:KC)**

**URBAN RENEWAL AUTHORITY  
KAI MING 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-8:KC at No. 41-51 (odd numbers only) Kai Ming Street ('the Project'). The authorization is given under section 24(5) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 30 May 2014.
- 1.2 The Project was commenced on 19 December 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 24 May 2014, 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-8:KC. The Project covers an area of around 553 sq.m including portion of adjacent public pavement over which the building overhangs which is shown as 'Road' on the Approved Hung Hom Outline Zoning Plan No. S/K9/24.

- 2.2 The existing buildings within the Project boundary were all built in 1957. The buildings at No. 41 and 43 Kai Ming Street are 7 storeys high whilst the buildings at No. 45, 47, 49 and 51 are 6 storeys high. The buildings are mainly residential in nature with commercial premises at the ground floor. The condition of the buildings is mainly “Poor” (worst category in the Building Conditions Survey) or “Varied” (second worst category in the Building Conditions Survey) and they all exhibit signs of lacking proper maintenance.
- 2.3 In August 2013, the Buildings Department (BD) sought a closure order for No.51 Kai Ming Street as a precursor to demolition of the cantilevered slab balconies which were deemed unsafe by the BD. Following the closure order, domestic occupiers have vacated the building. Temporary shoring of the balconies has been installed and detailed investigation of the building condition was conducted by the BD at the end of September 2013. On the 19 December 2013, the Buildings Department issued demolition orders under Section 26 of the Buildings Ordinance to owners of buildings at Nos. 45, 47, 49 and 51 Kai Ming Street. The said Order allows the owners to commence the demolition works within nine months, and complete the works within six months after commencement of the works.
- 2.4 According to the data from the freezing survey, it is estimated that the project area contains a population of around 142 residents in about 66 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. The adjacent public pavement area shown as “Road”, will not be built upon and it will be excluded from calculation for plot ratio purposes.
- 3.2 In line with the “Residential (Group A)” zoning, the development intention is for residential use with a podium for commercial and “Government/ Institution and Community (GIC)” use. Subject to funding arrangement and support from Government Departments, the GIC space is tentatively proposed to accommodate a Neighbourhood Elderly Centre of around 450m<sup>2</sup>.

#### **4. Implementation**

- 4.1 The URA issued conditional acquisition offers to owners on 4 March 2014. 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.

*30 May 2014*

*Urban Renewal Authority*



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Project Boundary  
 項目界線



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

EXTRACT PLAN PREPARED ON 06/12/13  
 BASED ON SURVEY SHEET No. 11-NW-20D &  
 11-NE-16C

市區重建局啟明街發展項目  
 URBAN RENEWAL AUTHORITY  
 KAI MING STREET  
 DEVELOPMENT PROJECT



PLAN NO. 圖則編號  
 URA/DL-8:KC

SCALE 1 : 1000

METERS 10 0 10 20 30 40 50