

Queen's Road West / In Ku Lane

Development Scheme (C&W-006)



Stage 2 Social Impact Assessment

May 2018

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Appendix 1 : Non-Domestic Ground Floor Premises within the Scheme Area

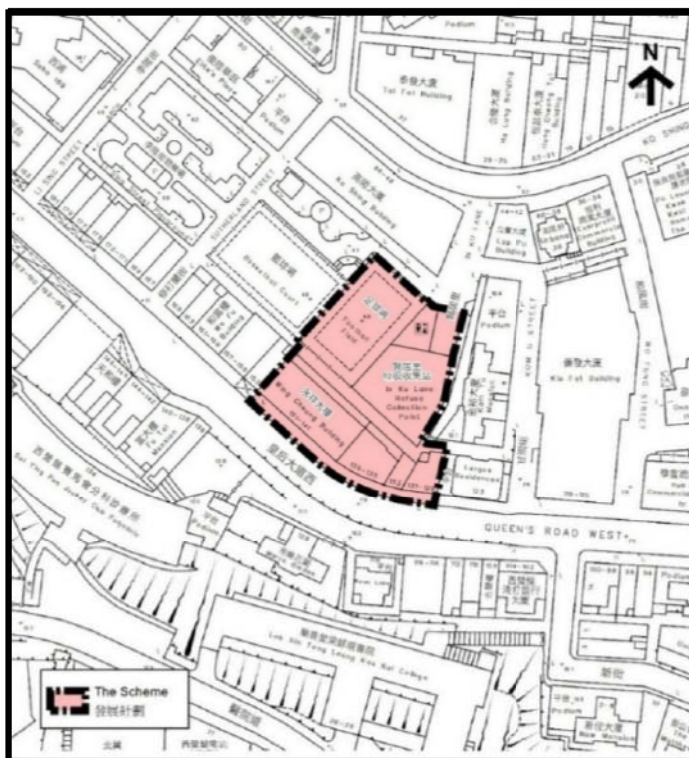
1. INTRODUCTION

- 1.1 The new Urban Renewal Strategy (URS) issued by the Government in February 2011 states that the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of *"a Stage 1 social impact assessment before the publication of any proposed redevelopment project in the Government Gazette"*, and *"a Stage 2 social impact assessment after the proposed project has been published in the Government Gazette"*.
- 1.2 URA published in the Government Gazette the commencement of the Queen's Road West / In Ku Lane Development Scheme C&W-006 (the Scheme) on 16 March 2018. On the same day the Stage 1 SIA was submitted to the Town Planning Board. This Stage 2 SIA report is based on the factual data and opinions collected as part of the freezing survey for this Scheme conducted from 16 March 2018 to 18 March 2018, and from the follow-up survey visits by appointments conducted up to 6 April 2018.
- 1.3 This report covers the elements listed in paragraph 37 of the URS for the affected residents, families and businesses within the Scheme, including:
- (a) the population characteristics of the residents affected by the proposed Scheme;
 - (b) the socio-economic characteristics of the affected residents;
 - (c) the rehousing needs of the affected tenants;
 - (d) the relocation needs of the affected shop operators;
 - (e) the housing preferences of the affected owners and tenants;
 - (f) the employment status of the affected owners and tenants;
 - (g) the place of work of the affected owners and tenants;
 - (h) the social networks of the affected owners and tenants;
 - (i) the educational needs of children of the affected families;
 - (j) the special needs of the elderly;
 - (k) the special needs of the disabled;
 - (l) the special needs of single-parent families, particularly those with small children;
 - (m) a detailed assessment of the potential social impact of the proposed Scheme; and
 - (n) a detailed assessment of the mitigation measures required.
- 1.4 The Christian Family Service Centre has been commissioned by the Urban Renewal Fund to act as the Social Service Team (SST) for this Scheme. They are tasked to provide assistance and advice to residents and operators affected by the Scheme. Cases requesting assistance and those identified in the course of the SIA analysis as requiring assistance have been referred to the SST for their follow-up action.

2. BACKGROUND

- 2.1 The proposed Development Scheme (the Scheme) comprises buildings located at Nos.129-151 Queen's Road West (odd nos.) with 4 to 6-storey high built between 1966 and 1969 and are not equipped with lifts, together with a 5-a-side soccer pitch (part of the Li Sing Street Playground) and the In Ku Lane Refuse Collection Point (RCP) cum public toilet. (Figure 2.1)

Figure 2.1 Location Plan



- 2.2 The Scheme is broadly bounded by Ko Shing Building and In Ku Lane to the north, Kam Yu Mansion and Largos Residences to the east, Queen's Road West to the south and No. 153 Queen's Road West and Li Sing Street Playground (the Playground) to the west. It covers an area of about 2,046 m², which includes the 5-a-side soccer pitch and the pavement where the affected buildings overhang. Both will be excluded from plot ratio calculation. Subject to detailed design, the net site area for plot ratio calculation is about 1,318 m².
- 2.3 The Scheme intends to open up the land-locked open space through reconfiguration of various land uses. A new public open space of about 538 square metres connecting Queen's Road West and In Ku Lane will be provided, enhancing greatly the accessibility and connectivity of the playground, and hence, better utilisation of the open space with improved neighbourhood walkability. The existing In Ku Lane Refuse Collection Point cum public toilet, which will be re-provisioned in-situ and integrated within the future development, will be upgraded with better serviceability.

- 2.4 There are two completed URA redevelopment projects in proximity to the Scheme, i.e. 'Island Crest' (縉城峰) at No. 8 First Street, and 'The Nova' (星鑽) at No. 88 Third Street, both located to the southwest of the Scheme. In July 2017, URA also commenced the Sung Hing Lane / Kwai Heung Street Development Project (C&W-005) to the west of the Scheme (**Figure 2.2**), which is also serving to enhance the connectivity of the land-locked open space, Sung Hing Lane Children's Playground, and to improve the built environment and the accessibility in the area for the community benefits.

Figure 2.2 URA projects in the vicinity



Distribution of Units and Households

- 2.5 According to the approved General Building Plans (GBP) for the buildings within the Scheme, there are 50 units at upper floors for domestic uses. As such, a total of 50 domestic units will be adopted as the original GBP units for this Social Impact Assessment (SIA) report; whilst the results of the Freezing Survey (FS) will reflect the current occupancy status within the Scheme.
- 2.6 The FS successfully surveyed 38 domestic households (up to 6 April 2018). The detailed breakdowns and the unsurveyed units will be illustrated in Section 3. The total of 38 households will form the basis for the assessment in Sections 4 to 10. All the 38 successfully surveyed households have answered both FS and SIA forms. Those who refused to answer particular questions in the SIA questionnaire or had chosen "no response" in particular questions, will be categorized as "Nil Response" in the report. **Table 2.1** shows the results of FS and SIA surveys within the Scheme.

Table 2.1 Results of FS and SIA surveys within the Scheme

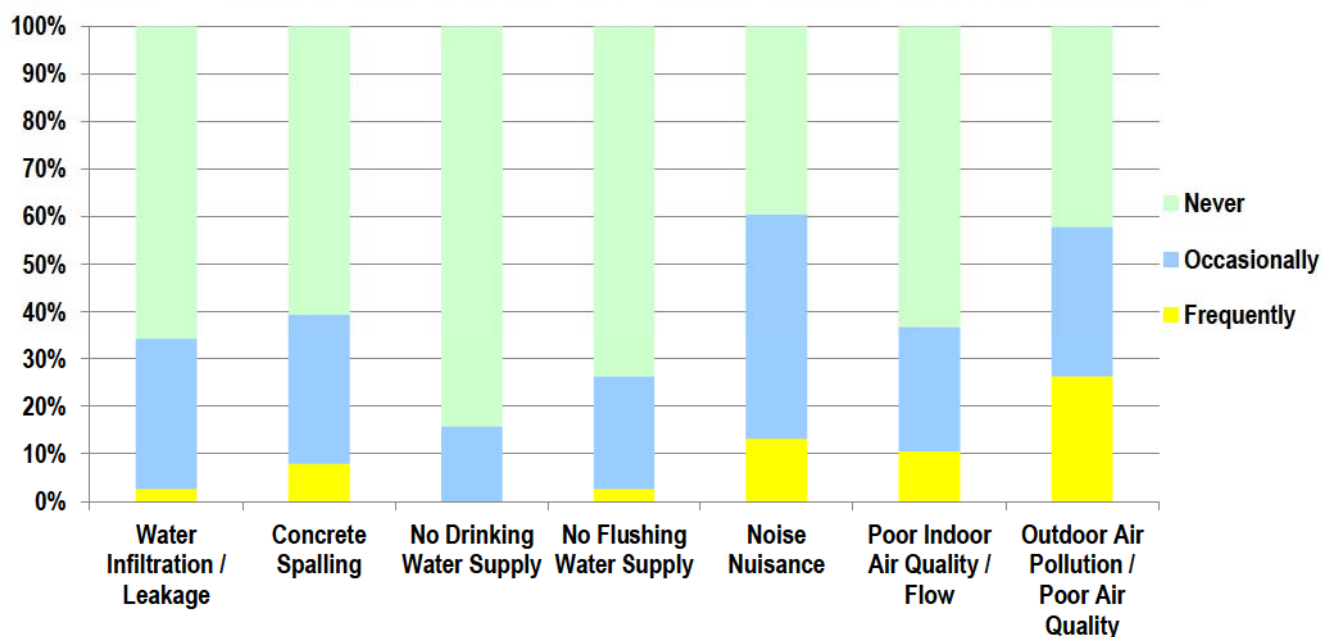
	No. of Households
Total No. of surveyed households	38
Successfully responded to both FS (successfully surveyed) and SIA questionnaire (successfully interviewed).	38

Business Operators and Non-domestic Premises

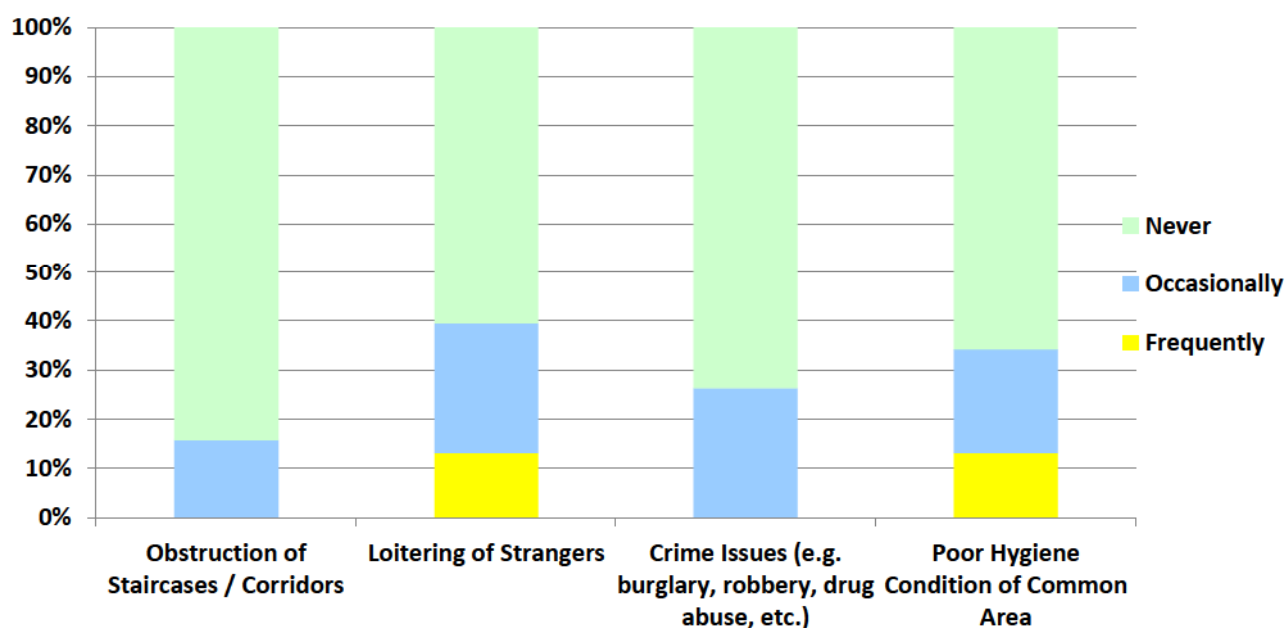
- 2.7 Regarding non-domestic uses, the FS successfully surveyed 12 operators (up to 6 April 2018) occupying 13 premises (including 11 ground floor premises, 1 upper floor domestic unit and 1 basement unit (suspected Unauthorized Building Works)). The details will be illustrated in Section 11.

Physical condition and living environment

- 2.8 The following paragraphs in this Section refer to the domestic households. In response to the question on their opinion on the physical condition of their units, about 34% of the surveyed households indicated that their units occasionally or frequently suffered from water seepage and about 39% indicated the same frequency of problem with concrete spalling. Around 26% of households indicated that their units occasionally or frequently suffered from problems of no flushing water supply. Regarding the living environment within the units, 60%, 37% and 58% of the respondents indicated that they occasionally or frequently suffered from problems of noise nuisance, poor indoor and outdoor air quality respectively. **Figure 2.3** shows the opinions of the surveyed households on the physical condition and the living environment within their units.

Figure 2.3 Opinions on the Physical Conditions and Living Environment of their Units

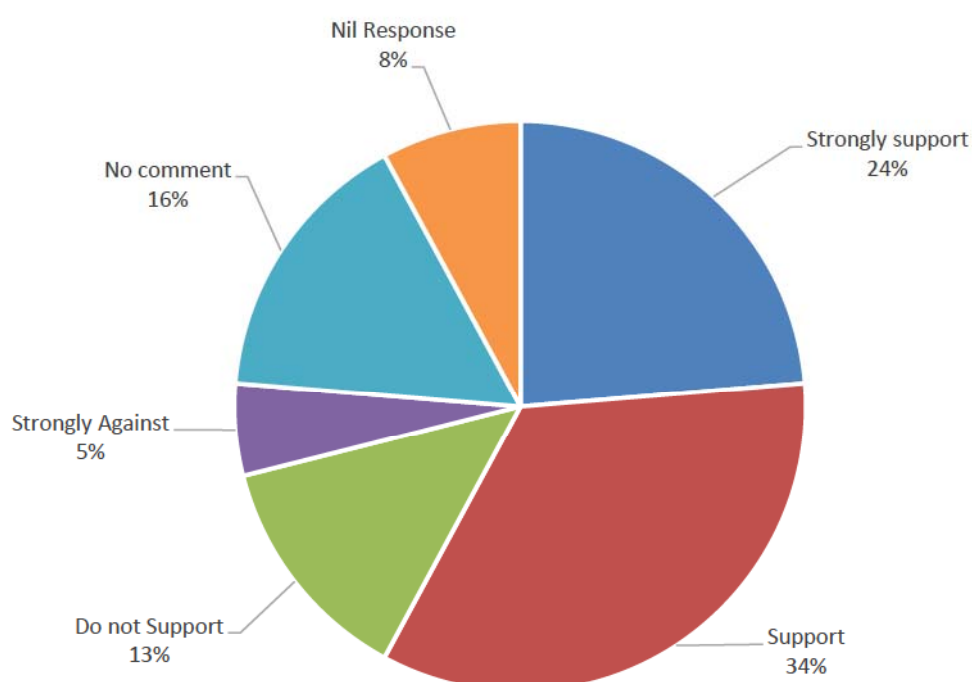
2.9 On the question of fire safety and hygiene concerns, about 16% of the surveyed households commented that they occasionally or frequently suffered from problem of obstruction of staircases / corridors. About 34% of households responded that they suffered of poor hygiene condition of common areas (e.g. in yards, staircases, corridors, etc). On security matters, about 39% and 26% of surveyed households expressed that they experienced occasionally or frequently loitering of strangers, and crime events, e.g. burglary, robbery, drug abuse, respectively. **Figure 2.4** shows the opinions of the surveyed households on the living environment of their units in terms of fire safety, hygiene and security issues.

Figure 2.4 Opinions on the Living Environment of their Units

Views on redevelopment

- 2.10 Of the total 38 households, 22 households (about 58%) of respondents support or strongly support the redevelopment. Six (6) households (about 16%) had no comment, and 7 households (around 18%) did not support or strongly against the redevelopment (**Figure 2.5**).

Figure 2.5 Domestic Households' Views on Redevelopment (38 Households)



3. POPULATION & HOUSEHOLD CHARACTERISTICS

- 3.1 Except stated otherwise, the territorial average numbers used for comparison in this report is based on the 2016 Population By-census, which is the latest available results published by the Census and Statistics Department; and the assessments will be based on the latest available information for comparison where appropriate.
- 3.2 The total number of households and population surveyed within the Scheme is 38 households and 90 persons. It results in an average household size of 2.4 persons. It reflects a lower average household size in the Scheme as compared to the territorial average of 2.8 person per household. This lower than average household size may be due to the presence of relatively large number of singletons and doubletons (25 households), which account for about 66% of the total number of households in the Project. This percentage is higher than the territorial level of 45% according to the 2016 Population By-census
- 3.3 Of the 50 original GBP domestic units, only 2 units were found to be sub-divided into 7 self-contained units. In addition, 2 cubicles (sharing toilet and kitchen) were found in 1 unit and 2 households were inhabiting in this unit.
- 3.4 On the other hand, there is an upper floor premise designated as "office" for non-domestic use but found to be occupied for domestic use. **Table 3.1** shows the details of the sub-division of units for the domestic use. **Figure 3.1** shows the percentage of sub-division of approved GBP units of the Scheme.
- 3.5 Of the 50 original GBP domestic units, 36 units were successfully surveyed, together with the 1 non-domestic premise being used for domestic purpose, there is a total of 37 units. These 37 units were found to be subdivided into 42 units and comprising 38 households, the degree of sharing (or the "average number of domestic households per unit of quarters") in the Scheme is 0.9 (38 households / 42 living units), which is lower than the territory-wide average of 1.0 for private permanent housing in the 2016 Population By-census .

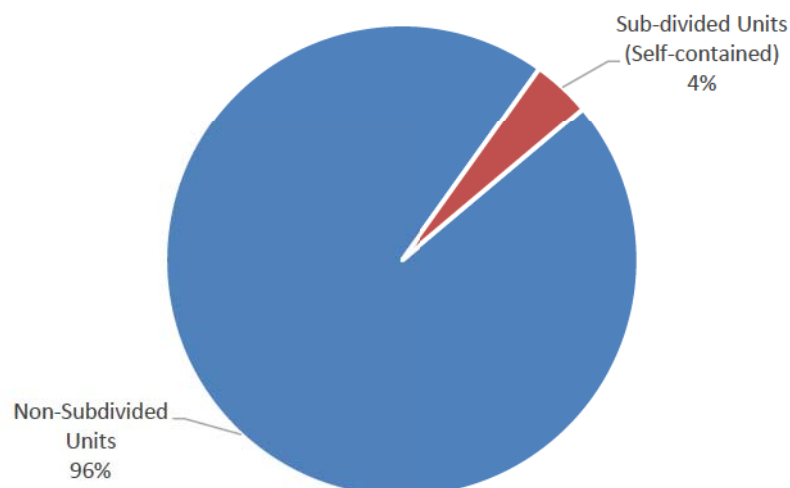
Table 3.1 Sub-division of domestic units

			According to Original GBP	Actual Found	Households (for Domestic use only)
Surveyed	Non-Subdivided	<i>Surveyed units for Domestic use</i>	33	33	33
		<i>Surveyed units for Domestic use (cubicle)</i>	1	1 (2 cubicles)	2*
	Sub-divided	<i>Surveyed units for Domestic use (self-contained units with independent facilities)</i>	2	7	2**
	Sub-total		36	41	37
	Non-domestic units (office) used for Domestic purpose:		N/A	1	1
	Surveyed Domestic units (according to GBP) used for Non-domestic use		1	N/A	N/A
	Sub-total		37	42	38
	Unsurvey Domestic Unit		13***	-	-
	Total No. of Units for Domestic use found in the Scheme		50	-	-

REMARKS: * 2 households live in 2 cubicles in 1 GBP unit.

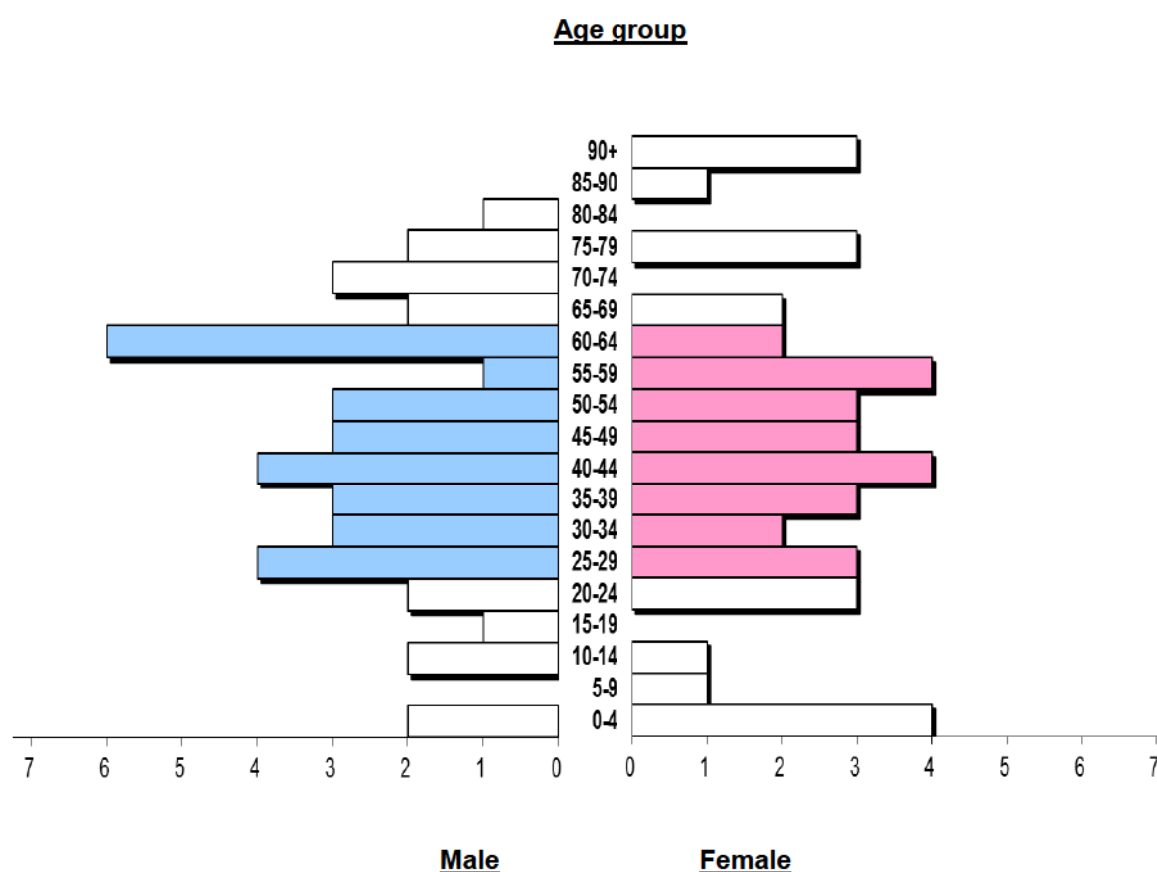
** 5 Sub-divided units are of no contact / refused to be surveyed.

*** 13 original GBP units are of no contact / refused to be surveyed.

Figure 3.1 Percentage of Sub-division of Approved General Building Plans (GBP) units

- 3.6 A total of 90 residents were recorded in the Freezing Survey, 47 were male and 43 were female. There are 6 residents did not provide age information. The distribution gives a ratio of about 93 female residents to every 100 male residents.
- 3.7 Among the 84 residents who provided both gender and age information, the economically active age group of 25 to 64 is the majority (about 61%) of the total population. Percentage of persons in this age group is lower than the corresponding territory-wide level of 62%, while the youth age group of 15-24 (about 7%) is also lower than the territory-wide level of 11%. The age group of 0-14 (about 12%) is slightly higher than the corresponding territory-wide level of 11%. The elderly group, aged 65 or above, representing about 19% of the total population in the Scheme, is higher than the corresponding territory-wide level of 16%. The findings of the survey show that the number of children (10) is not particularly high in the total population. It is anticipated that the assistance required to support this more vulnerable group should be manageable. However the percentage share of the number of elderly is higher than the territory-wide level, the URA and the SST could offer assistance to those in need of help, in particular elderly with age 85 or above. **Figure 3.2** showed the age structure of the Scheme.

Figure 3.2 Age Structure

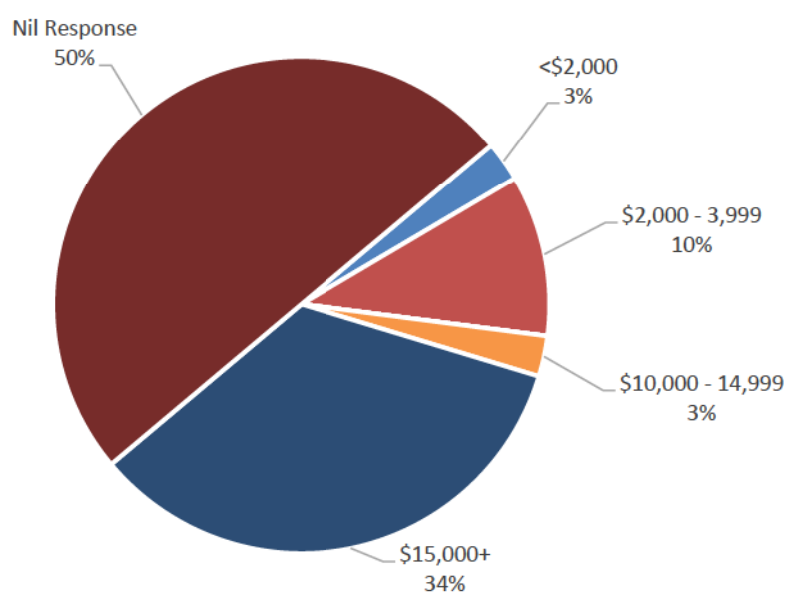


4. SOCIO-ECONOMIC CHARACTERISTICS

Income Level

- 4.1 From this Section onward to Section 10, the analysis will be based on 38 households and 90 residents surveyed (up to 6 April 2018) as the basis for analysis, where applicable. The monthly income of 19 households (50%) are recorded and analyzed and the remaining 19 households (50%) gave no response to this question. As shown in **Figure 4.1**, approximately 13% of the households have monthly income less than HK\$4,000 per month, which is higher than the territory-wide average of about 6% as reported in the 2016 Population By-census. A higher proportion of interviewed households (34%) have monthly income of more than HK\$15,000 per month.

Figure 4.1 Household Income (HK\$ per month)

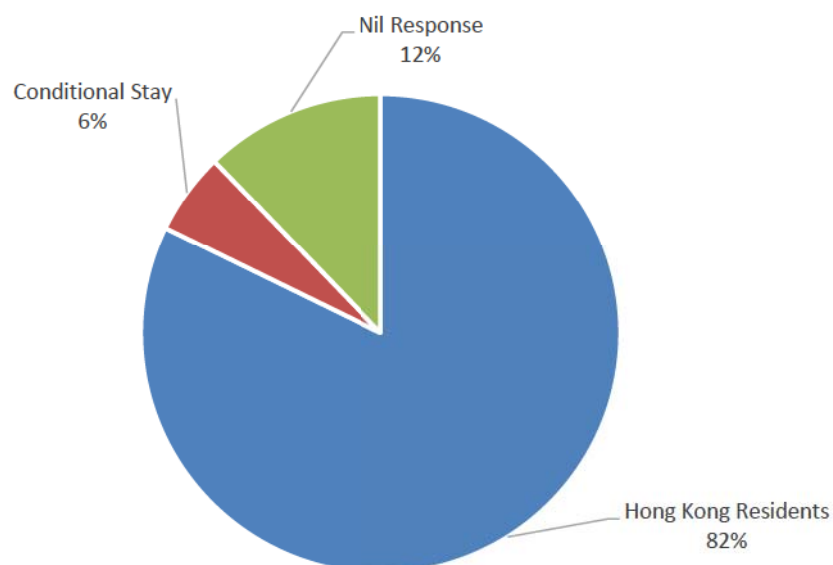


- 4.2 Out of the 38 households, none of the households was recorded as currently receiving Comprehensive Social Security Assistance (CSSA). 1 household did not answer this question. The URA and the SST could offer assistance to those in need of help and refer them to relevant services and practical assistance from various Government Departments and services providers.

Residence

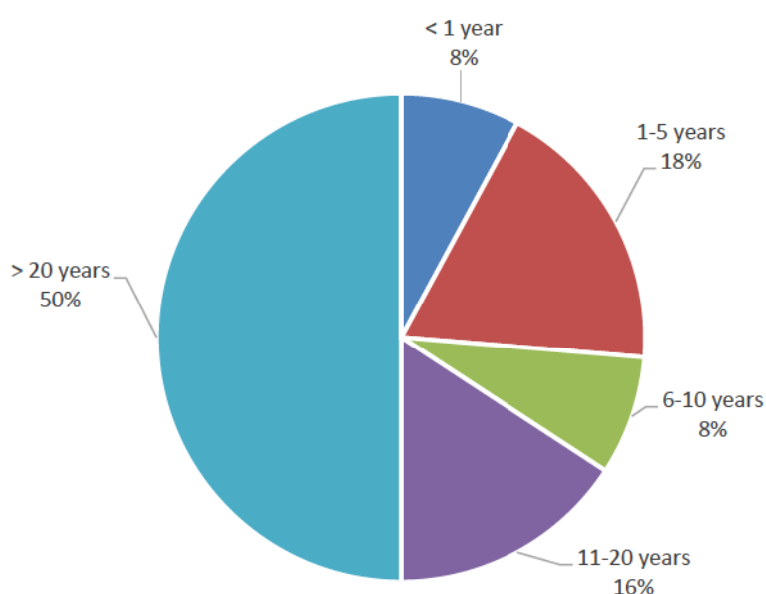
- 4.3 There were 5 out of 90 residents (about 6%) replied that they were subject to conditions of stay in Hong Kong, as shown in **Figure 4.2**. All the residents in this conditional stay group could not meet the eligibility criteria for public rental housing as applied by the Hong Kong Housing Authority (HKHA) and the Hong Kong Housing Society (HKHS). Subject to the merits of individual cases, some may be considered under special circumstances by the URA and the SST, and rehousing may be offered on genuine compassionate grounds. Assistance will also be provided, if requested, in finding potential suitable premises at affordable rent in the private market.

Figure 4.2 HKSAR Resident Status (total 90 residents)



- 4.4 As shown in **Figure 4.3**, 10 out of 38 households (26%) have lived in the Scheme for not more than 5 year, of which 3 households (8%) lived less than a year. Nineteen (19) households (about 50%) have lived within the Scheme for over 20 years, of which 9 households (about 47%) had elderly family members. This elderly group might find it more difficult to adjust to a new living environment. Please refer to **Figure 4.3** for the information of the remaining households. The assistance of the SST in providing orientation services and holding community gatherings will be important in helping these residents adapt to their new environment.

Figure 4.3 Period of Residence at Current Premises (total 38 households)

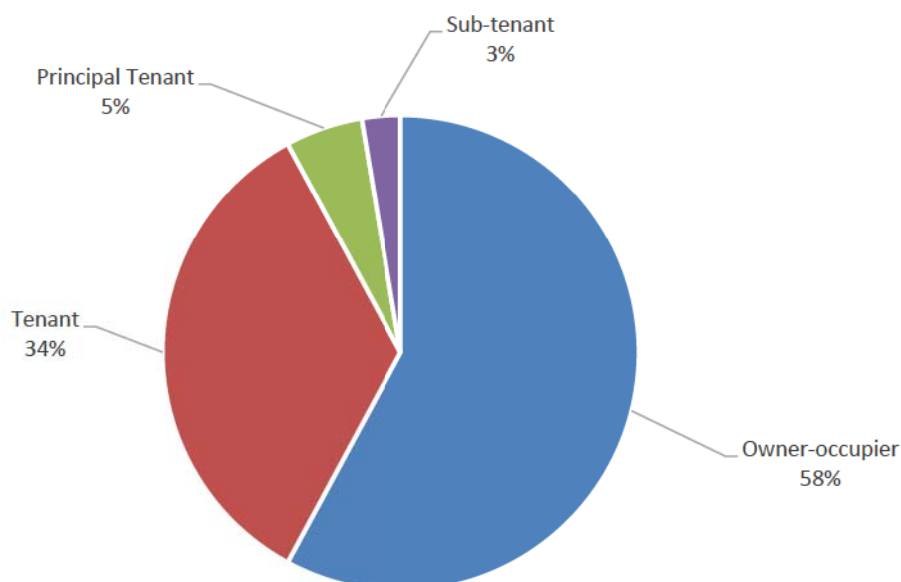


5. HOUSING

Re-housing Needs and Location Preference

- 5.1 Out of the 38 households, owner-occupiers accounted for about 58% (22 households)² of households in the survey (**Figure 5.1**). This rate of owner occupancy is higher than the territory-wide average of 48%. Tenants (including principal tenant and sub-tenant) accounted for about 42% of households surveyed (16 households). The tenants in the Scheme may generate a demand for rehousing services should the Scheme be approved by Chief Executive in Council (CE-in-C) for implementation and subject to their eligibility for rehousing. No household was found living on the rooftops. According to the approved GBP, the roof of all the buildings in the Scheme should be open roofs without approved domestic units.

Figure 5.1 Occupancy Status of Households (38 surveyed households)



Affected Owner-occupiers

- 5.2 Among the 22 surveyed owner-occupiers, 16 (about 73%) indicated their preference of finding alternative accommodations in the same district as where they are living, i.e. Central and Western District. Four (4) (about 18%) owner-occupiers responded that they had yet to decide. One (1) owner-occupiers responded that they would look for alternative accommodation in other districts, and 1 owner-occupier did not respond to the question.

² The actual occupancy status of the 22 owner-occupiers has not been verified. All responses related to owner-occupiers are based on the questionnaire surveys only.

- 5.3 Among the 22 surveyed owner-occupiers when looking for new accommodation, 13 owner-occupiers (about 59%) indicated that they would prefer to look for flats with comparable size to the present flat, 5 owner-occupiers (about 22%) preferred bigger flats, and 2 owner-occupiers (about 9%) preferred smaller flats. One (1) owner-occupier had not yet decided and 1 owner-occupier did not respond to the question.
- 5.4 Among the 22 surveyed owner-occupiers, none of them expressed intention to move to a flat of similar age or older than their existing premises. The majority (19 owner-occupiers or about 86%) preferred newer flats, and 1 owner-occupier preferred first-hand new flats, 1 owner-occupier prefers other building age but did not specify, and 1 owner-occupier did not respond to the question.
- 5.5 About 90% of the surveyed owner-occupiers wanted their alternative accommodation to be newer than the current abode. Subject to the authorization by the CE-in-C to implement the Scheme, URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance (namely home purchase allowance). It is believed that the affected owner-occupiers will be able to buy a newer flat of similar size in the same district. For those affected owner occupiers expressing their desire to move to a new flat, URA will offer 'Flat-for-Flat' (FFF) option for them to choose to buy a new flat in-situ or in the same district or at available site(s), as an additional option to cash compensation.

Affected Tenants

- 5.6 Out of the 16 tenant households surveyed, 7 households (about 44%) expressed their preference for moving into public rental housing, in which 6 of them preferred to choose Hong Kong Island, and only 1 preferred Kowloon West. The preference for Hong Kong Island is understandable. None expressed their preference for URA's rehousing blocks. Seven (7) households (about 44%) choose private housing whilst 1 choose other preference but did not specify the type of public housing and 1 had no response. However, as stated in **Paragraph 4.3** above, those residents who are subject to conditional stay may not be eligible for public rental housing. Rehousing may only be considered for very special circumstances and on compassionate grounds.

- 5.7 According to the agreement made between the URA and the Hong Kong Housing Authority (HKHA) and the Hong Kong Housing Society (HKHS), the HKHA and HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats in available estates to cater for the potential demand. Subject to the availability of rehousing flats, the URA will endeavour to arrange allocation of rehousing flats for the eligible tenants in the same district (eg. Central and Western District) or adjacent districts (eg. Wan Chai, Eastern or Southern Districts) as far as practicable.

Affected Rooftop Residents

- 5.8 No rooftop residents were found within the Scheme.

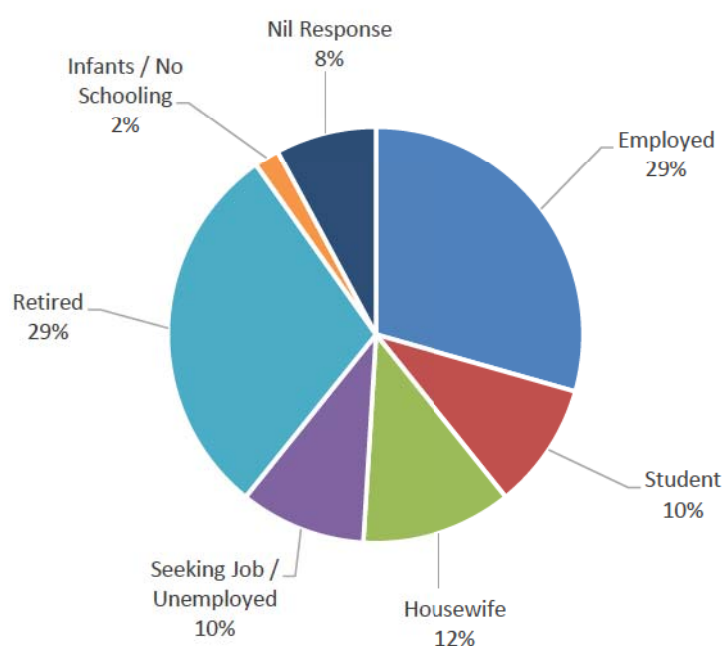
6. EMPLOYMENT STATUS AND PLACE OF WORK

6.1 Around 41% of the population (37 residents out of a total of 90 residents) within the Scheme was employed. Job seeking / unemployed persons (5) accounted for about 5%. The employment status of the affected owners and tenants are analyzed in paragraphs 6.2 to 6.7 below.

Affected Owner-occupiers (22 households)

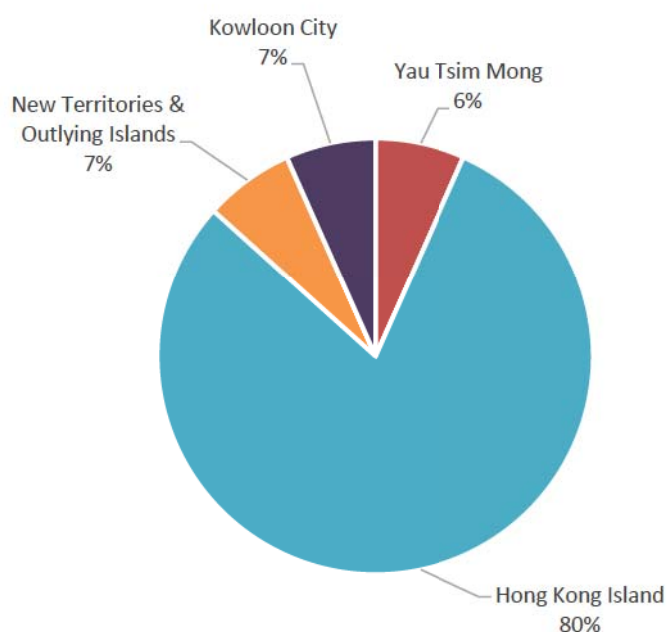
6.2 A total of 51 residents from the 22 owner-occupier households were recorded in the survey. About 29% (15) of this type of residents was employed, whereas about 10% (5) were job seeking / unemployed. **Figure 6.1** shows details of employment status of the family members of owner-occupier households.

Figure 6.1 Employment Status of Affected Owner-occupiers' Family Members (51 residents)



6.3 About 80% of the employed residents in the owner-occupier households were working in Hong Kong Island, in which 40% of them in Central and Western District. Around 7% in Kowloon City area, another 7% in the New Territories and Outlying Islands while 6% in Yau Tsim Mong. **Figure 6.2** shows the percentage share of different places of work of the employed persons of the owner-occupier households.

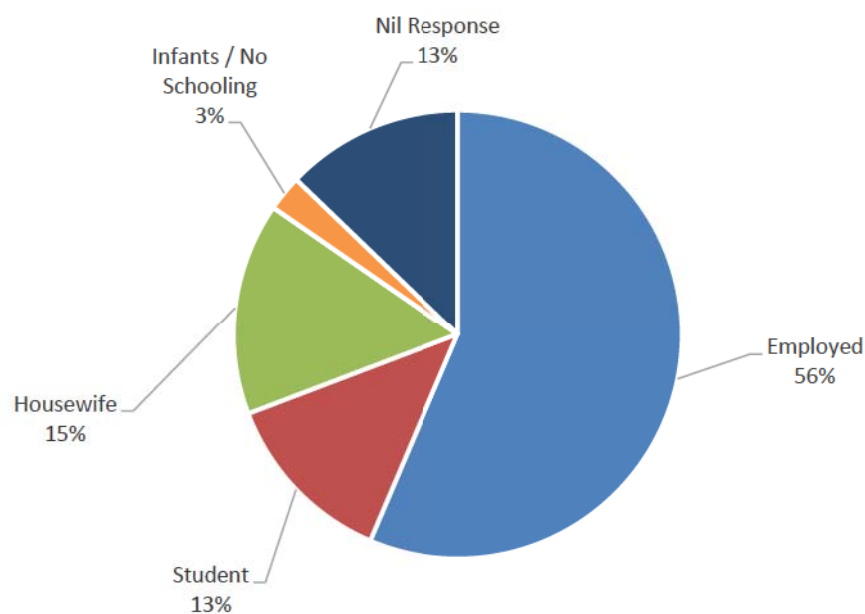
**Figure 6.2 Place of Work of Affected Owner-occupiers' Family Members
(51 residents)**



Affected Tenants (16 households)

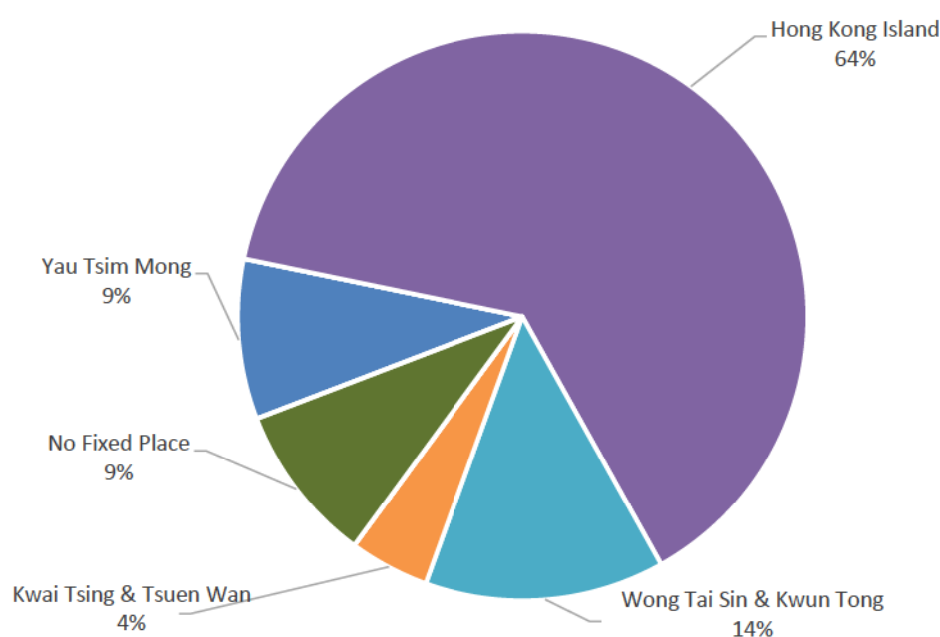
- 6.4 Among the 16 affected tenant households, there are 39 residents. In which, about 56% (22) had employment (**Figure 6.3**).

**Figure 6.3 Employment Status of Affected Tenants' Family Members
(39 residents)**



- 6.5 Among the 22 tenanted residents who were employees, about 64% were working in the Hong Kong Island, in which 55% were working in the Central and Western District and about 9% were working in the neighboring districts Wan Chai and Southern Districts. About 14% were working in Wong Tai Sin & Kwun Tong Districts, about 9% were working in the Yau Tsim Mong Districts and about 4% were working in the Kwai Tsing & Tsuen Wan Districts. About 9% of residents had no fixed location of work. **Figure 6.4** shows the places of work of the tenant residents.

Figure 6.4 Place of Work of Affected Tenants' Family Members (39 residents)



- 6.6 For those employee tenants who are working in Hong Kong Island, there would be economic concerns arising from higher transportation cost if they were to be relocated away from the Scheme area. The URA will endeavor to meet the locational preferences of residents for public rental housing from the HKHA and the HKHS subject to their eligibilities and the availability of flats at that time. The SST will investigate the needy cases as identified and depending on justifications, may make recommendations for rehousing on compassionate grounds.
- 6.7 The findings of the survey show that the unemployment rate of the family members of the owner-occupier households (10%), which is higher than the territory-wide figure of 2.9% [for the period from December 2017 to February 2018³]. There may be financial difficulty for this group of unemployed residents in the Scheme. If the Scheme is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies.

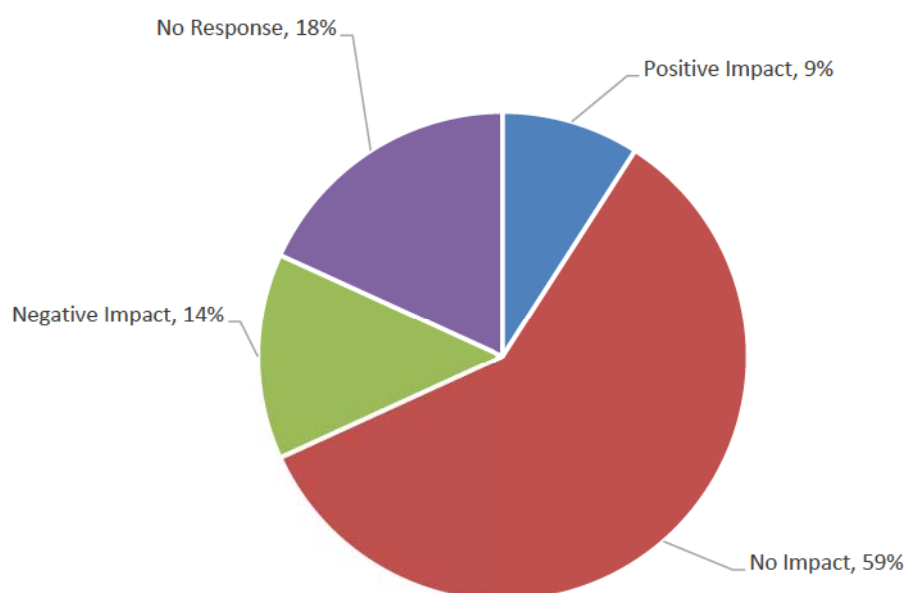
³ Information from website of Census and Statistic Department as of 19 March, 2018.

7. ECONOMIC AND EMPLOYMENT IMPACTS

Affected Owner-occupiers (22 households)

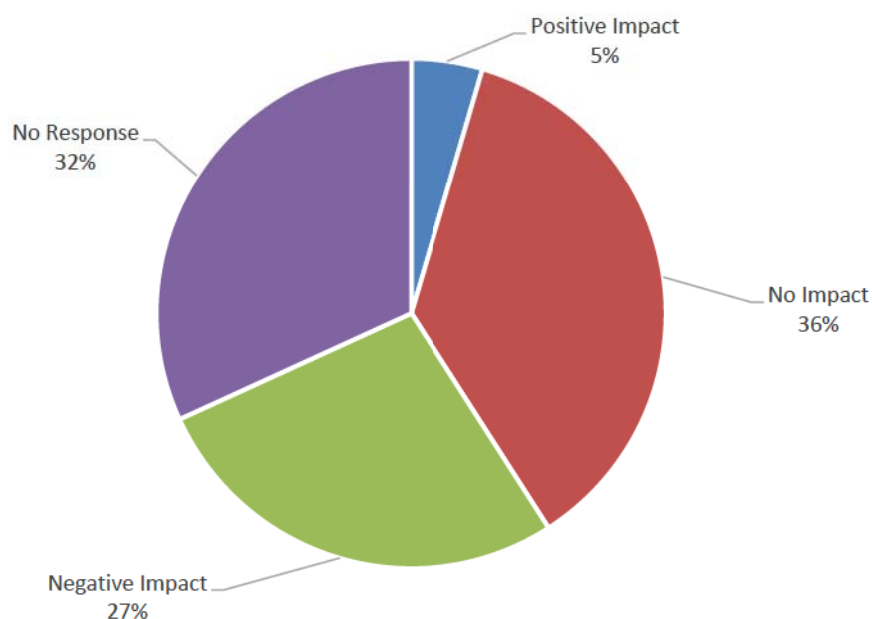
- 7.1 **Figure 7.1** summarizes the impact of the redevelopment on employment condition as anticipated by the 22 surveyed domestic owner-occupier households. Thirteen (13) households (about 59%) considered that it would have no impact and 2 households (about 9%) has positive impact. Three (3) households (about 14%) considered there would be negative impact whilst 4 households (about 18%) gave no response.

Figure 7.1 Impact on Employment to Affected Owner-occupiers (22 households)



- 7.2 The expected impact on family finances of the 22 interviewed owner-occupiers is summarized in **Figure 7.2**. One (1) household considered that there would be positive impact on their financial condition, 8 households (about 36%) considered that there would not be any impact, and 6 households (about 27%) expected negative impacts. The remaining 7 affected owner households (about 32%) gave no response to this question.

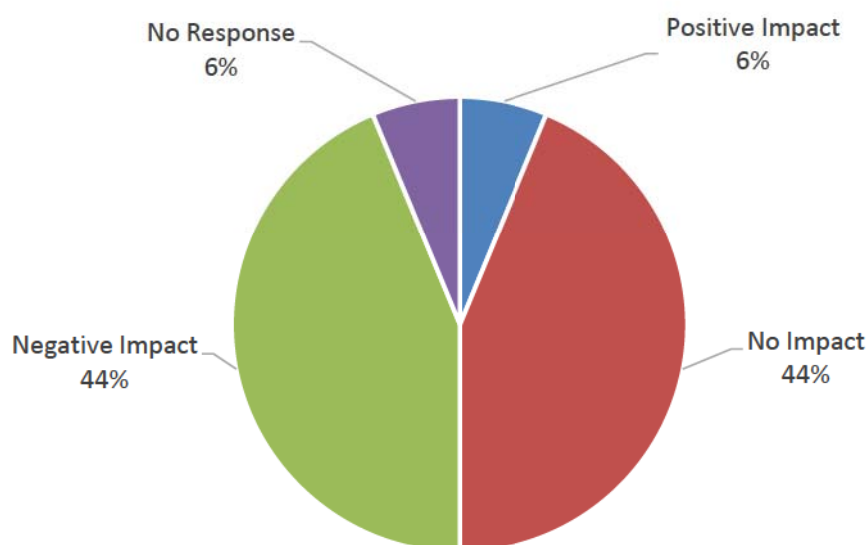
**Figure 7.2 Impact on Economic Condition to Affected Owner-occupiers
(22 households)**



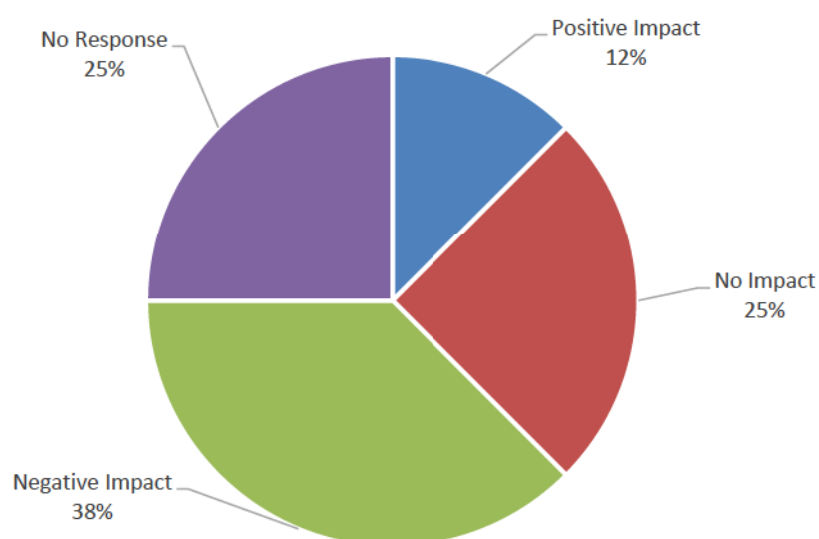
- 7.3 The 1 interviewed owner-occupier household expecting positive financial impact cited more savings and better cash flow as the major advantages. Among the 6 owner-occupier households who considered having negative impact, most of them cited more expenditure (e.g. management fee), less savings, less cash flow, and may lead to more debt burden (each household can express more than one concern) as the negative impacts resulting from the Scheme.

Affected Tenants (16 households)

- 7.4 The expected impact on employment condition as reflected by the 16 interviewed tenant households is summarized in **Figure 7.3**. One (1) household considered there would be positive impact to their employment whilst 7 households (about 44%) considered there would not be any impact. Seven (7) households (44%) expected negative impacts. Another 1 household gave no response to this question.

Figure 7.3 Impact on Employment to Affected Tenants (16 households)

7.5 The expected impact on family finance as reflected by interviewed tenants is summarized in **Figure 7.4**. Two (2) (about 12%) tenant households considered there would be positive impact to their finance condition due to the Scheme. Four (4) households (about 25%) considered there would not be any impact, whilst 6 households (about 38%) expected negative financial impact and 4 households (about 25%) gave no response to this question.

Figure 7.4 Impact on Economic Condition to Affected Tenants (16 households)

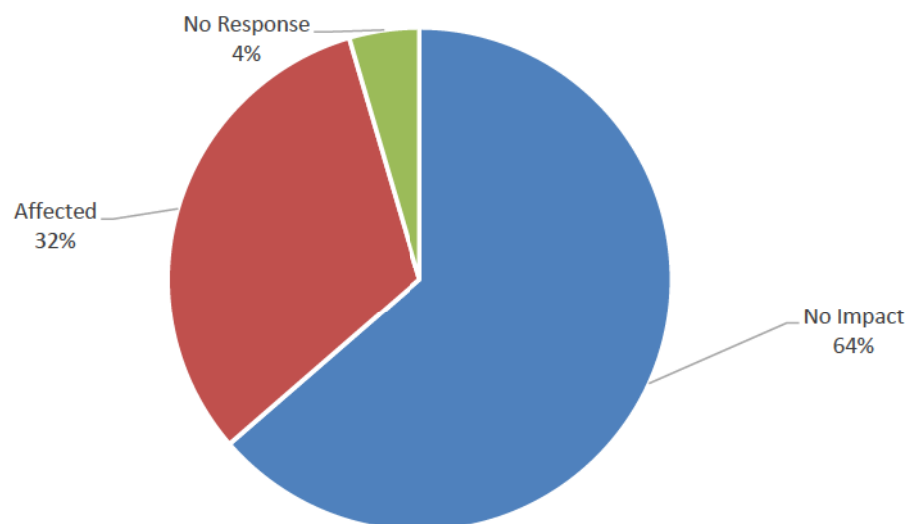
- 7.6 For those 6 interviewed tenant households which considered the proposed redevelopment project would have negative financial impact, all of them anticipated that their living expenditure would increase due to the Scheme. Two (2) tenant households anticipated that they would have less savings, 1 tenant household anticipated that they would have less cash flow and other concerns include the increase rent in the future (each household can express more than one concern).
- 7.7 After the Freezing Survey, URA has organised a public briefing session to the affected owners and tenants to explain the prevailing policies on compensation and rehousing to alleviate their concerns. If the Scheme is to be implemented, the eligible owner-occupier households and tenant households will be subject to the URA's prevailing compensation policies.

8. SOCIAL NETWORK

Affected Owners (22 households)

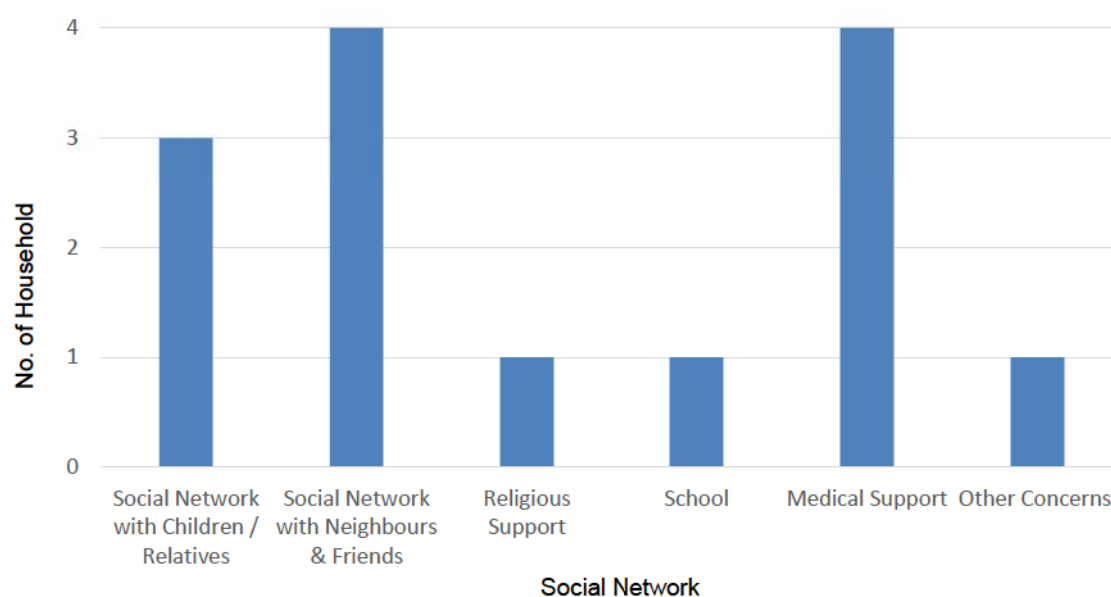
- 8.1 When asked about the likely impact of the proposed redevelopment on their social network, 7 (about 32%) of the 22 interviewed owner-occupier households answered that their current social network would be affected, whilst 14 households (about 64%), considered that their network would not be affected; 1 household (about 4%) gave no response to this question. The distribution pattern is shown in **Figure 8.1**.

Figure 8.1 Redevelopment Effect on Social Network to Affected Owner-occupiers (22 households)



- 8.2 Of those respondents who were concerned about the possible adverse effects of the Scheme on their social network (about 32% of the owner-occupiers), the perceived impacts on social network (each respondent can choose more than one concern) related to children and relatives (3 households), neighbours and friends (4 households) and medical support (4 households), were cited as their three major concerns. Religious support, school matters and other concern like location of employment were also concerned (1 household). The distribution pattern is shown in **Figure 8.2**.

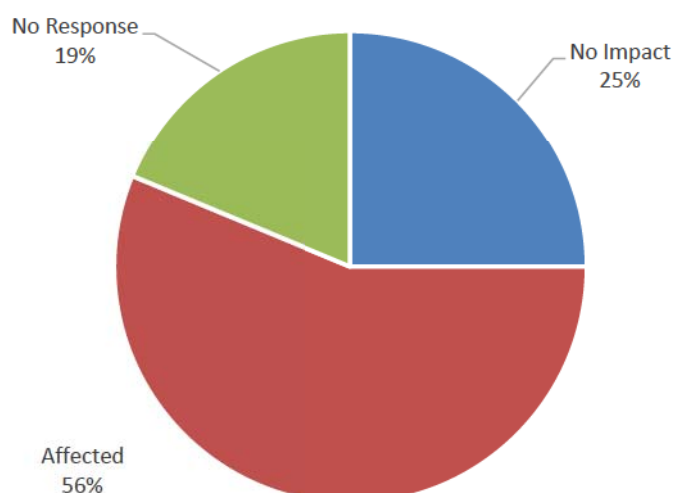
Figure 8.2 Nature of effect on Social Network to Affected Owner-occupiers (can choose more than one concern)



Affected Tenants (16 households)

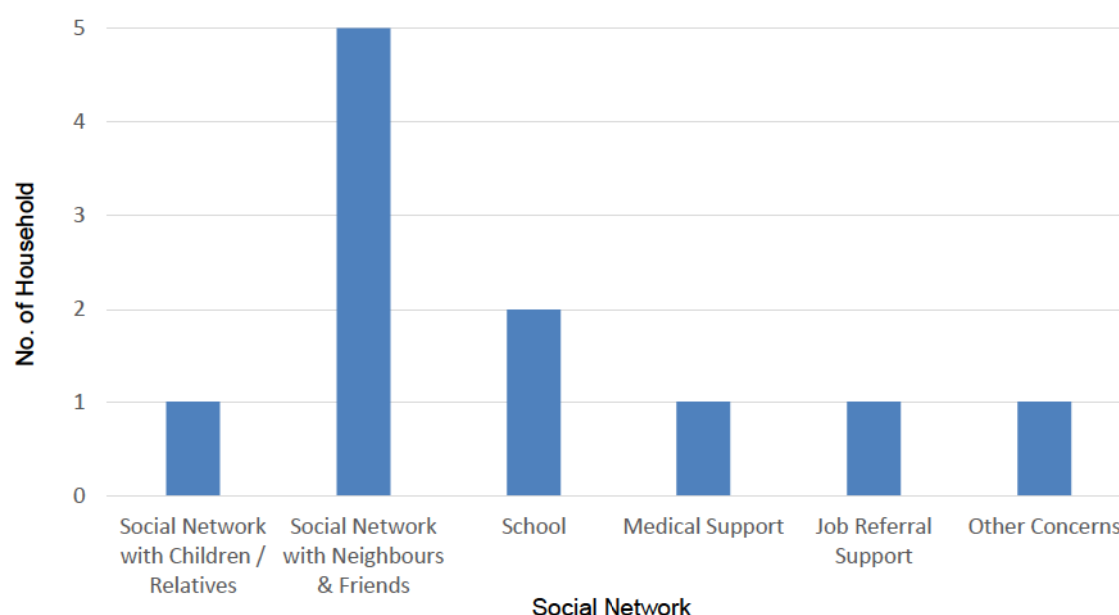
8.3 When asked about the likely impact of the proposed redevelopment on their social network, 9 (about 56%) of the 16 surveyed tenant households answered that their current social network would be affected. Four (4) (about 25%) responded that their network would not be affected. Three (3) households (about 19%) gave no response to this question (**Figure 8.3**).

Figure 8.3 Redevelopment Effect on Social Network to Affected Tenants (16 household)



- 8.4 Of those tenant households who were concerned about the possible adverse effects of the Scheme on their social network, the perceived impacts on network related to neighbours and friends (5 households) and school (2 households) as their major concerns. Other possible effects including social network related to children and relatives, and medical support (1 household), job referral support (1 household) and other employment related matters were also concerned (1 household) as other possible adverse effects of the Scheme (respondent could choose more than one concern). The distribution pattern is shown in **Figure 8.4**.

Figure 8.4 Nature of effect on Social Network to Affected Tenants (can choose more than one concern)

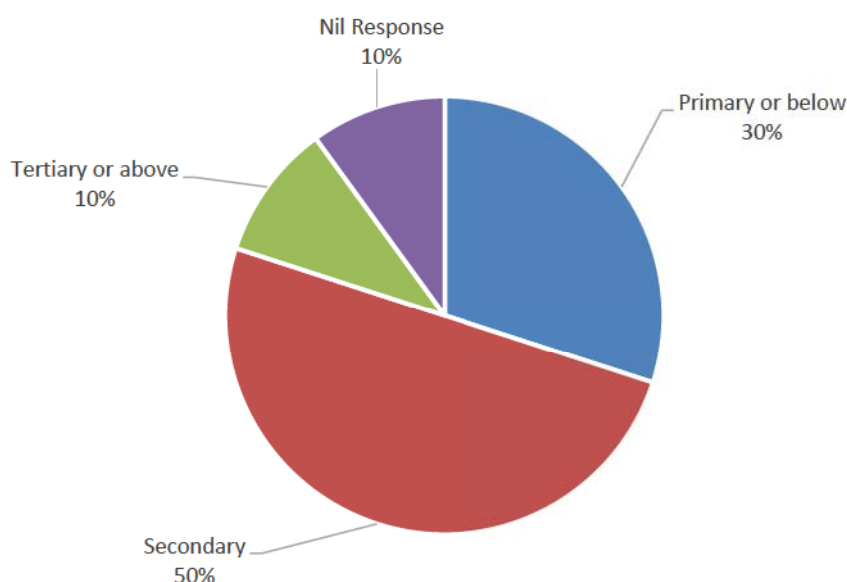


- 8.5 The SST will provide orientation sessions before and after rehousing to help the affected residents adapt to their new homes and introduce various community resources available in the area, including medical support, NGO services and community facilities. It will help them to identify suitable medical/ social service providers and religious institutions in the new residence setting. However, the social support from children/ relatives may take longer to establish/ re-establish in a new environment. If such residents prefer to live close to their relatives to retain social support, the URA will endeavour to arrange rehousing, subject to the availability of public rental flats, and their eligibility for rehousing based on their locational preference as far as practicable. The URA will also offer FFF option (in-situ, in the same district or at available site(s)) for those eligible domestic owner-occupiers to choose to buy so that different owner-occupiers can purchase the same building/adjacent buildings in a same FFF site. Thus, it will minimize the effect on their intrinsic social networks.

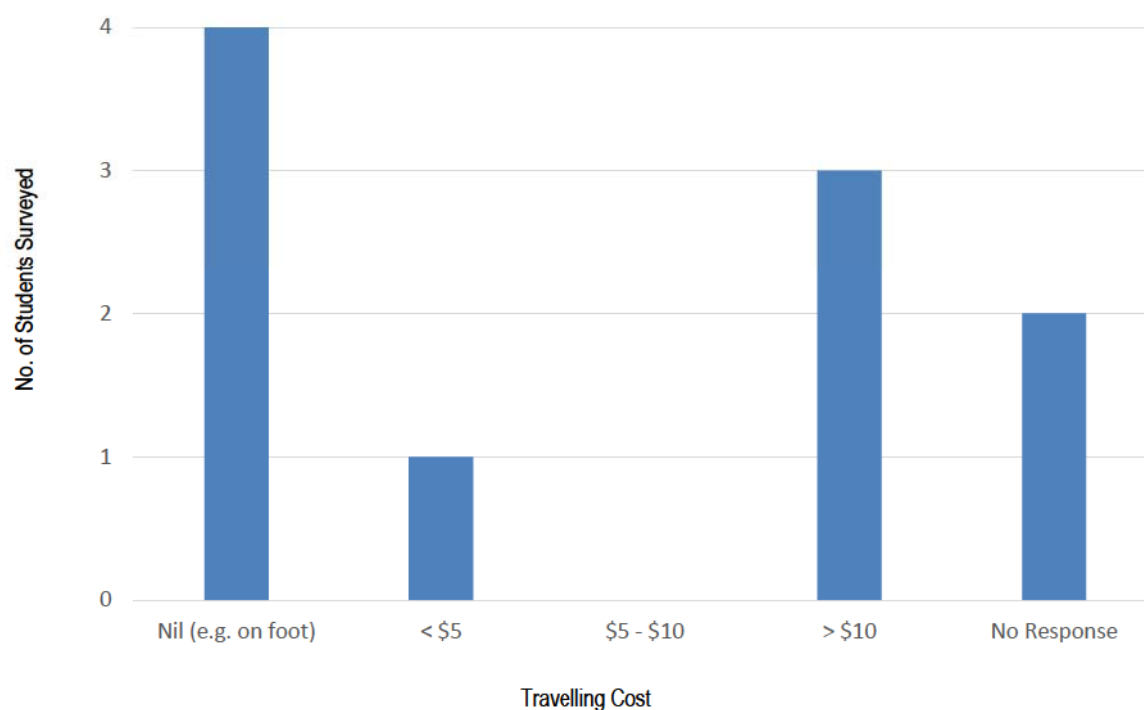
9. EDUCATION NEEDS OF CHILDREN

9.1 The survey has identified 10 students within the Scheme. Of them, 5 (50%) students were recorded from 5 owner-occupiers households whilst another 5 (50%) students were recorded from 3 tenanted households. Among these students, 3 (30%) were primary or kindergarten students, 5 (about 50%) were secondary students and 1 student (about 10%) was Tertiary or above levels whilst 1 student (10%) did not respond to this question. **Figure 9.1** shows the type of schools attended by the students residing in the Scheme.

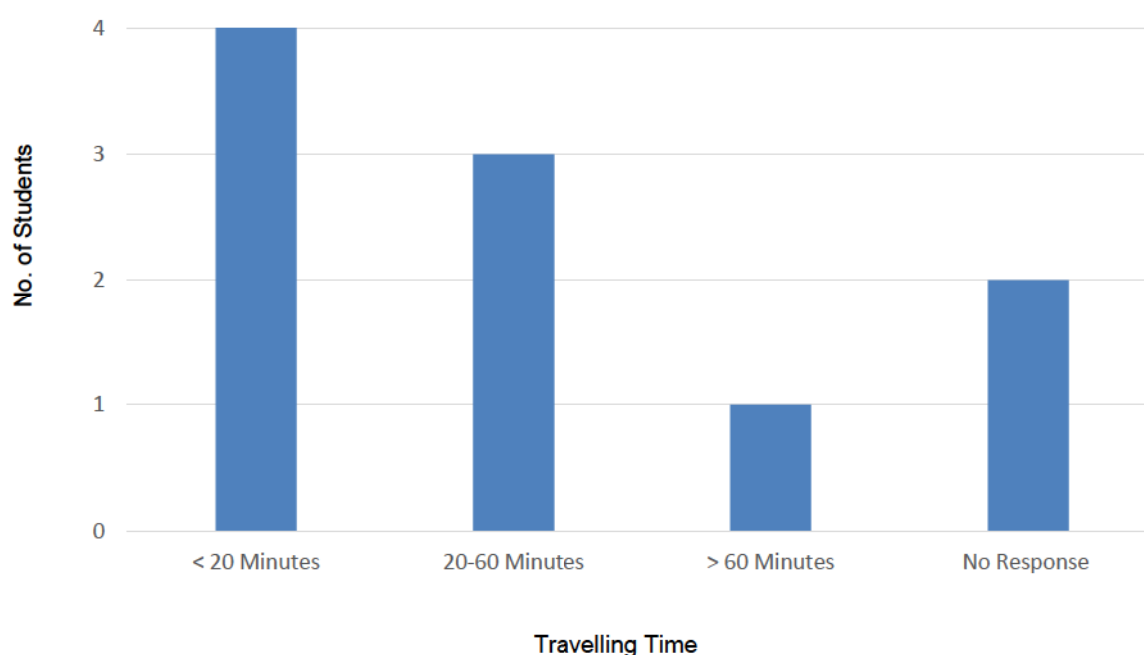
Figure 9.1 Educational Level of Student (10 students)



9.2 According to the FS, there were 4 students (about 40%) studying in schools in Central and Western districts. Two (2) students (20%) studied elsewhere on Hong Kong Island. One (1) student (10%) studied in Kwun Tong and 3 (30%) was studying outside of Hong Kong. Given the preponderance of students studying locally, it is not surprising that 4 students (about 40%) did not need to pay for transport to school. One (1) student (about 10%) spent less than HK\$5 per trip travelling to school and 3 students (about 30%) incurred relatively higher travelling costs of over HK\$10 per trip. 2 students (about 20%) did not respond to this question. **Figure 9.2** shows the transport costs of the students in the interviewed households.

Figure 9.2 Travelling Cost to School – Single Trip

9.3 **Figure 9.3** shows the students' travelling time to school. Four (4) students (40%) spent 20 minutes or less travelling to their schools. Three (3) students (30%) students spent 20 to 60 minutes. One (1) student (10%) spent over 60 minutes travelling to school whilst 2 students (20%) did not respond to this question.

Figure 9.3 Travelling Time to School – Single Trip

- 9.4** One (1) student who identified from the tenant household is studying in primary school or kindergarten. Impact of the Scheme on this group of student may need to change to another school if the family chose to move to public rental housing estates in other areas. It is understandable that parents generally wish their children to continue in their present schools. Relocation away from this area may cause inconvenience especially for primary and kindergarten students. The URA with the assistance of the SST, will assist the affected families during the acquisition and rehousing stages to meet the educational needs of their children as much as possible. If necessary, appropriate assistance, resources and services from relevant Government departments will be sought.

10. GROUPS WITH SPECIAL NEEDS

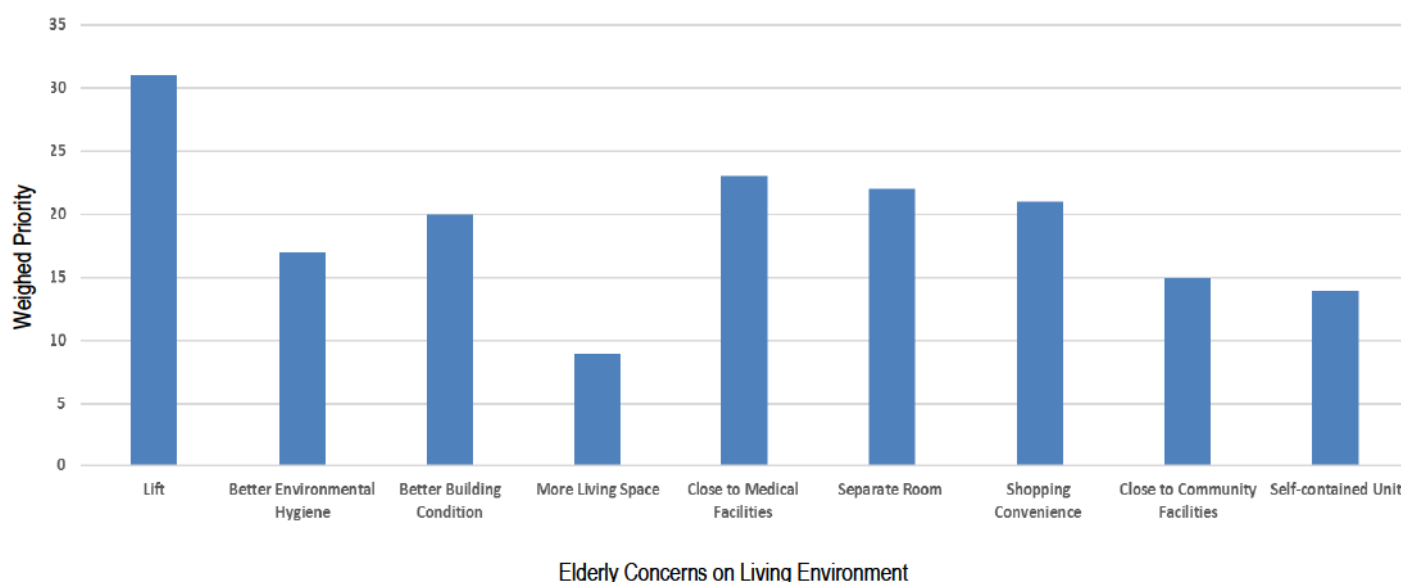
10.1 An assessment has been made on the special needs of the elderly, persons with disability, single-parent families and ethnic minority identified in the survey.

Elderly Persons (65 years and above)

10.2 The FS has identified a total of 17 elderly residents in 12 owner-occupier households and 1 tenanted household within the Scheme. Of these, there was not singleton household, but 6 elderly persons in 3 doubleton households, whilst the remaining 11 elderly residents were living with family members from 10 households.

10.3 The presence of elderly population within the Scheme has implications on types of re-housing and other age-related concerns such as accessibility to medical facilities. It is generally understood that elderly persons may have more difficulty adapting to their new environment once rehoused. The URA and the SST will make effort to alleviate their anxiety by providing information on the arrangement of rehousing and the new environment surrounding the estate. **Figure 10.1** shows the aspirations of the elderly when questioned about the improvements they would like to see in their new home.

Figure 10.1 Elderly Concerns on Living Environment (based on the first three priorities chosen, can choose more than one concern)



Persons with Disability

- 10.4 One (1) resident with disability (about 1%) was recorded in the survey. The disability is related to visual impairment and medical support is being the primary concern. Rehousing for disabilities may be considered on compassionate grounds if they are not eligible under the normal eligibilities.

Single-parent Families

- 10.5 There is no single parent household recorded.

Ethnic Minority Group

- 10.6 According to the 38 households, 4 households recorded to be ethnic minority groups. These households come from Philippines, India , Sri Lanka and Nepal, respectively.
- 10.7 All 4 households of ethnic minority were tenant households. Of these, 1 household would like to have private housing as their new accommodations, and 3 households would like to be allocated in a public rental housing. In relation to potential impacts on their social network, 1 household considered there would be no impact on his/her social network, 2 households considered there would be impacts on their social network with neighbours and friends, and 1 household considered there would be impacts on their social network with children and relatives, school and religious support.
- 10.8 Among these 4 households, 3 households had expressed willingness to meet the SST, and 1 household was not willing to meet the SST. The SST will provide assistance to the households to mitigate the adverse impacts. URA will endeavor to arrange rehousing as far as practicable, subject to the availability of public rental flats and their eligibility.

11. BUSINESS IMPACT

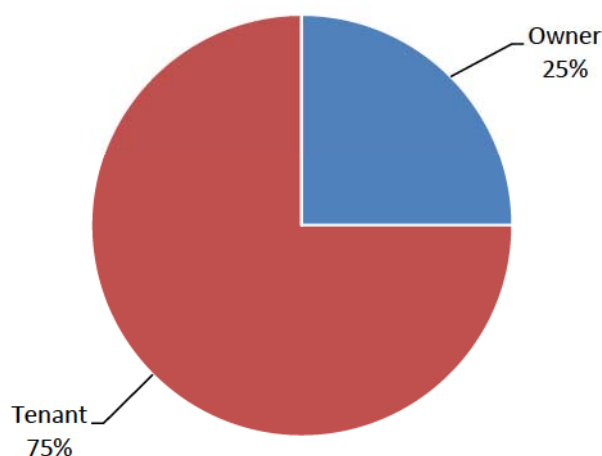
- 11.1 According to the GBP, there are 11 ground floor premises and 3 upper floor premises designated as "Office" for non-domestic uses.
- 11.2 According to the FS, 13 non-domestic premises were successfully surveyed within the Scheme, including 11 ground floor premises, 1 upper floor unit originally designated for domestic use and 1 basement unit (suspected Unauthorized Building Works). For the 3 upper floor office premises as mentioned above, 1 was used for domestic purpose and 2 were unsurveyed.
- 11.3 Among these 13 surveyed non-domestic premise, 12 business operators were identified because 1 particular operator was occupying 2 premises. The occupancy status, nature of businesses, premise size, reasons for operating in current premises, length and performance of business and etc. are based upon the answers of the 12 business operators in the FA/SIA. **Table 11.1** shows the number of non-domestic premises and business operators identified in the Scheme.

Table 11.1 Number of non-domestic premises and business operators identified in the Scheme

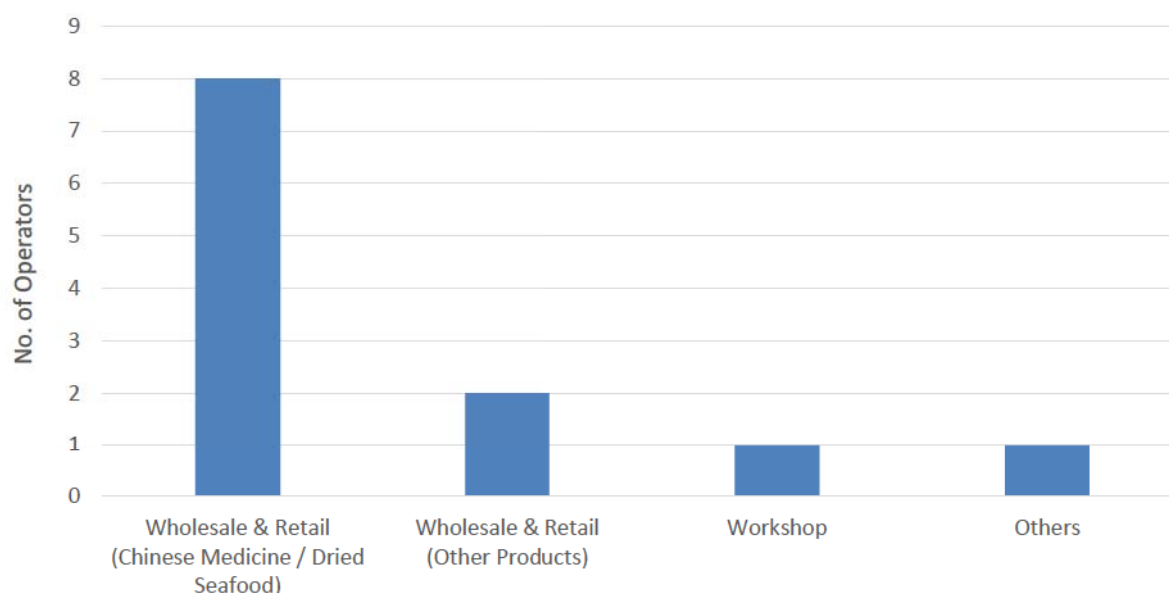
	Successfully responded to both FS and SIA	Non-domestic premises	Business operators
Surveyed	Non-domestic (GBP) Ground Floor Premises	11*	10*
	Domestic (GBP) Units for Non-domestic Use	1	1
	Basement Suspected Unauthorized Building Works	1	1
	Sub-Total	13	12
	Unsurvey Non-domestic Premises (upper floor)	2	Unknown
	Total	15	Unknown

* 1 particular business operator occupying 2 premises.

- 11.4 Of those 12 operators who answered FS questions regarding their occupancy status, 3 (about 25%) were owner operators, 9 (about 75%) were tenant operators. (**Figure 11.1**)

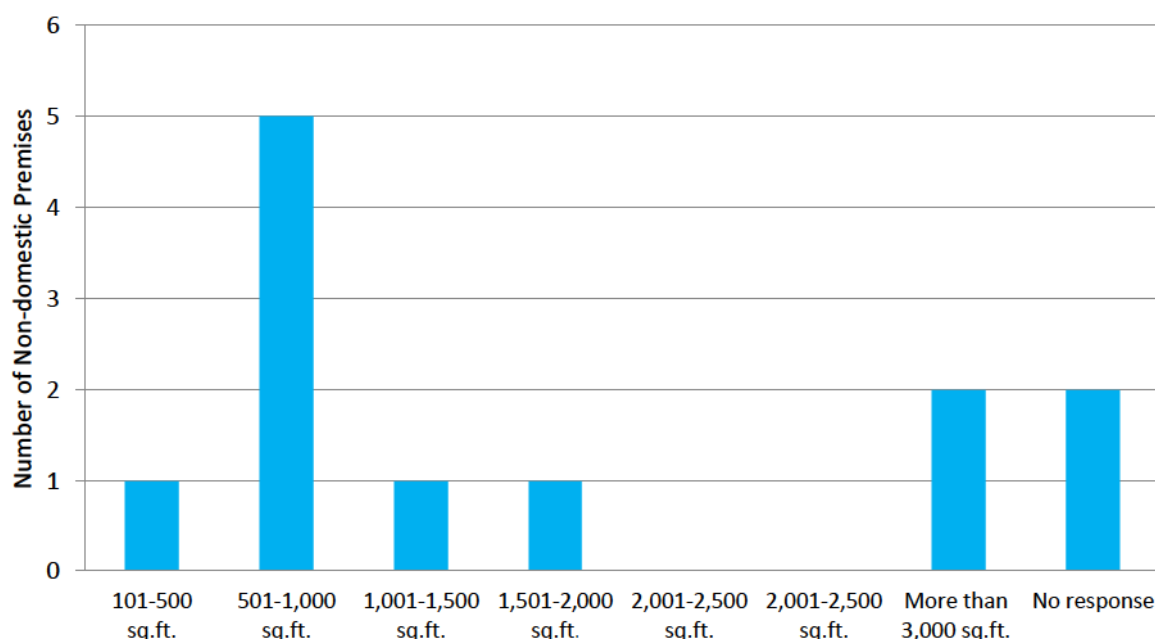
Figure 11.1 Occupancy Status of Business Operators (12 Operators)

- 11.5 The nature of existing businesses of the 12 operators is shown in **Figure 11.2**. Eight (8) businesses (67%) were mainly related to wholesale and retail business of Chinese medicine and dried seafood, 2 (17%) wholesale and retail businesses for other products, 1 business was related to workshop for herbs processing, and 1 other for storage.

Figure 11.2 Classification of Non-domestic Uses

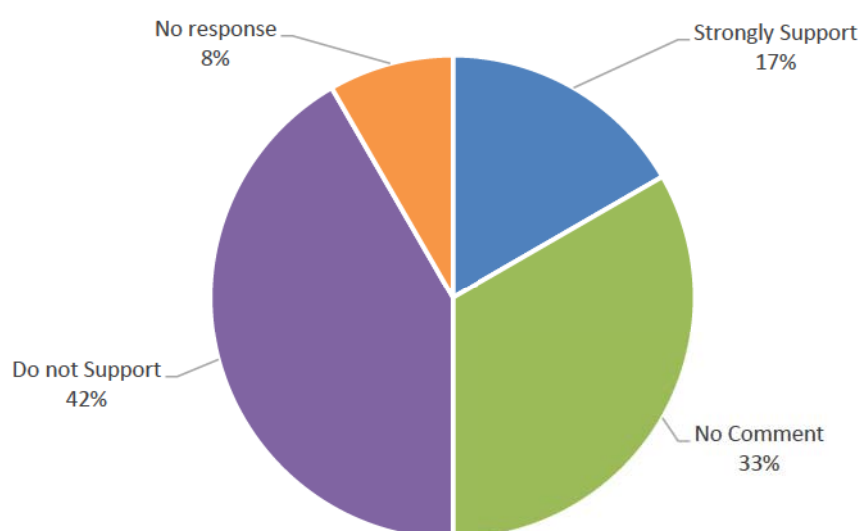
- 11.6 A number of the businesses within the Scheme were found to be related to Chinese medicine and dried seafood wholesale and retail, and there is also a concentration of similar businesses in the vicinity. According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment project to enable the affected shop operators to relocate and continue operation in the same district as far as practicable.
- 11.7 Out of the 12 operators, none of the operator indicated that their shop is a chain store or has other branches.
- 11.8 Among the 12 SIA forms on premise size, 1 premise was between 101sq.ft. and 500sq.ft., 5 premises (about 42%) were between 501sq.ft. and 1000sq.ft., 1 premise was between 1001sq.ft. and 1500sq.ft., 1 premise was between 1501sq.ft. and 2000sq.ft., 2 premises (about 17%) was over 3,000sq.ft., and 2 operators gave no response. The size distribution of the non-domestic premises are shown in **Figure 11.3**. [NB: The exact size of the premises can only be confirmed subject to detailed survey after CE-in-C authorization of the Scheme].

Figure 11.3 Size of Non-domestic Premises as claimed by operators



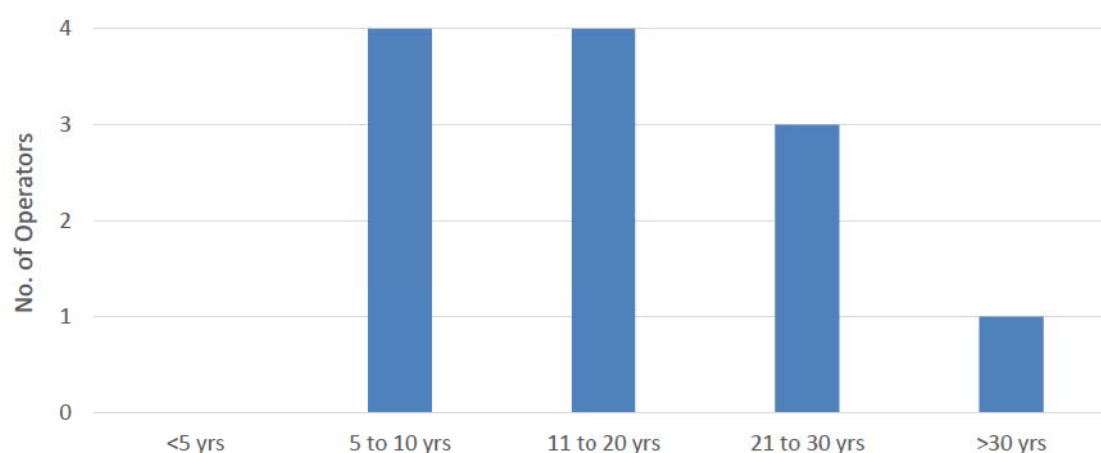
11.9 Among the 12 interviewed business operators, 2 operators (about 17%) strongly supported the proposed redevelopment. 4 operator (about 33%) had no comments and 5 operators (about 42%) did not support the proposed development, whilst 1 operator gave no response. Those who supported the Scheme mainly considered that the local environment could be improved through redevelopment. If the Scheme proceeds, 1 operator would consider continue the business nearby. Those not supporting the Scheme mainly responded that the Scheme would affect their business operations and out of which, 2 operators worry about the inadequacy of compensation. **Figure 11.4** shows the views of the business operators to the proposed redevelopment.

Figure 11.4 View of Business Operators to the Proposed Redevelopment (12 Operators)

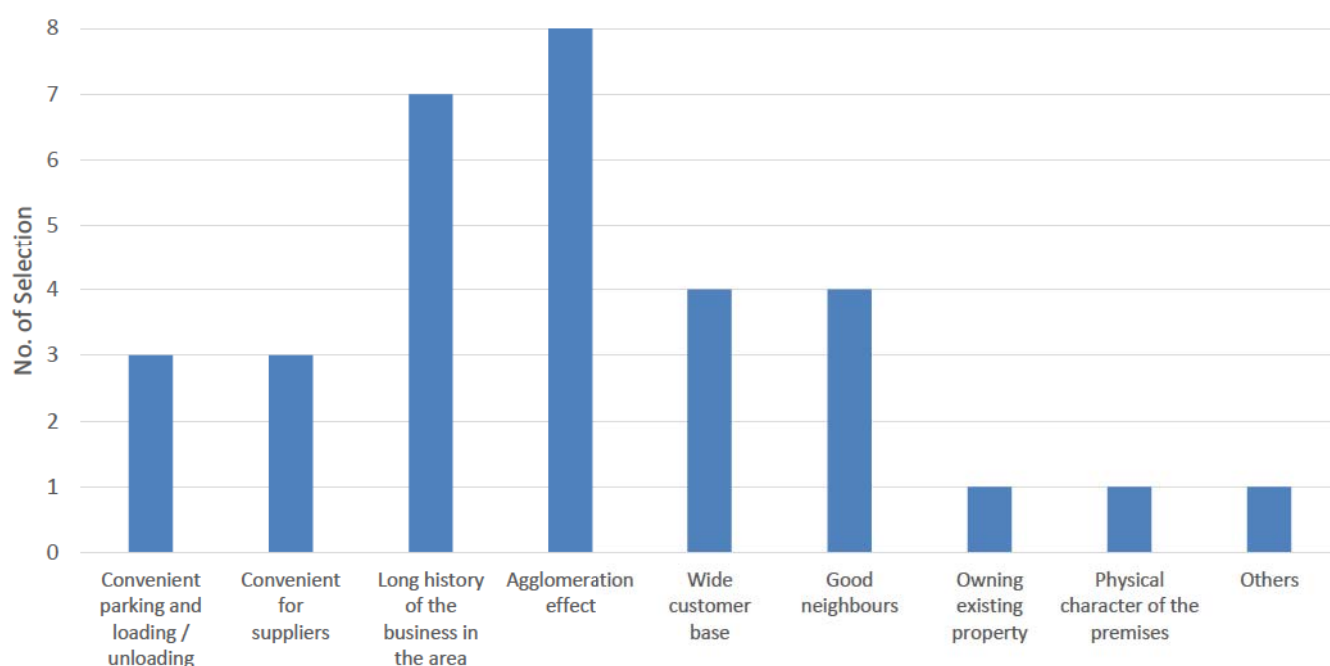


11.10 Seven (7) operators (about 58%) out of the 12 interviewed business operators mentioned that they had operated their businesses in other districts before moving to the current premises. It is anticipated that these operators may find it easier to relocate to other premises given their experiences operating in other districts.

11.11 In terms of years of operation of their existing businesses, among the 12 interviewed operators, 4 operators (about 33%) have been operating in the current premises between 5 and 10 years; 4 operators (about 33%) between 11 and 20 years; and 3 operator (about 25%) between 21 and 30 years and 1 operator have been operating in the current premises for over 30 years. (**Figure 11.5**).

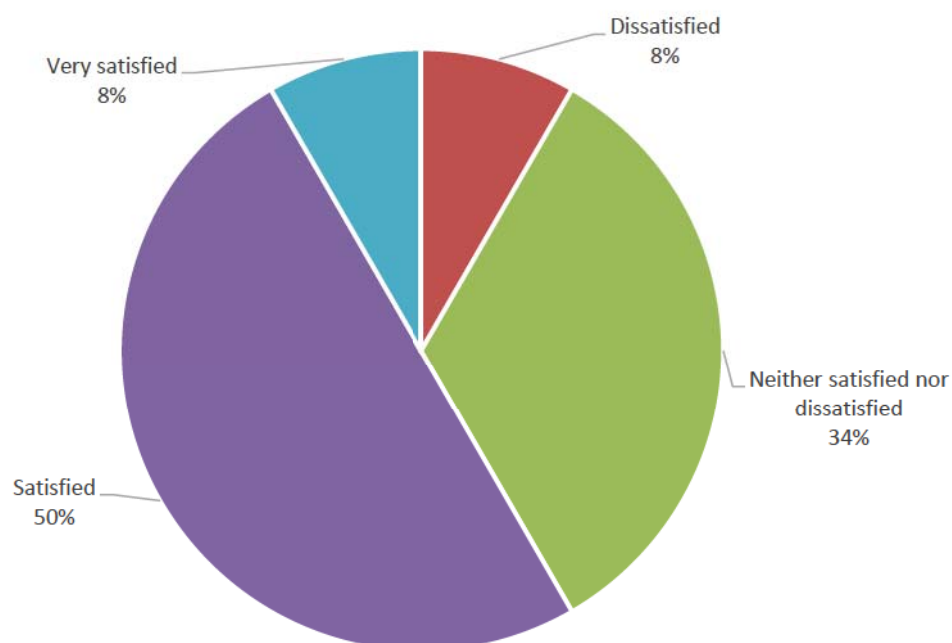
Figure 11.5 Year of Business Operation in the Current Premises

11.12 **Figure 11.6** shows the reasons of 12 interviewed operators for operating their businesses at the existing premises (operators can choose more than one reason). Eight (8) operators chose agglomeration effect whilst 7 operators chose long history of the business in the area as one of their reasons for operating in the current premises. Good neighborhood relationship and wide customer base were considered by 4 operators as the reasons of operating their businesses at the existing premises, whilst convenient parking and loading/unloading and convenient for suppliers was considered by 3 operators as their reasons, and 1 operator chose owning the existing property and 1 operator chose physical characters of the premises as their reason. One (1) operator cited that living nearby as the other reason.

**Figure 11.6 Reasons for Businesses Operating in the Current Premises
(can choose more than one reason)**

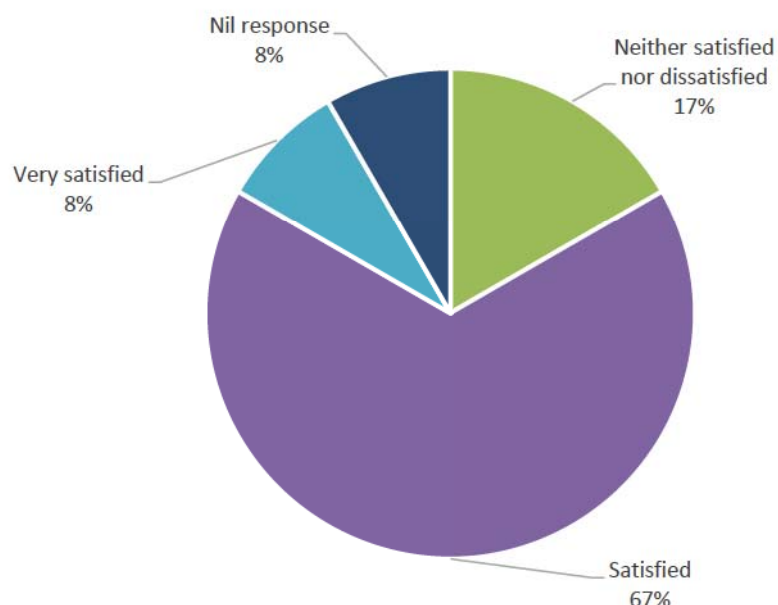
11.13 In terms of the satisfaction level of their business / business performance of the 12 interviewed operators, 6 operators (about 50%) responded that they were satisfied; 1 operators (about 8%) were very satisfied; 4 operators (about 34%) indicated they were neither satisfied nor dissatisfied with the performance; and 1 operator (about 8%) was dissatisfied with the performance (**Figure 11.7**). In summary, more than half of the operators (about 58%) were satisfied with their current business performance.

Figure 11.7 Satisfaction of Business Performance in Existing Premises (12 Operators)



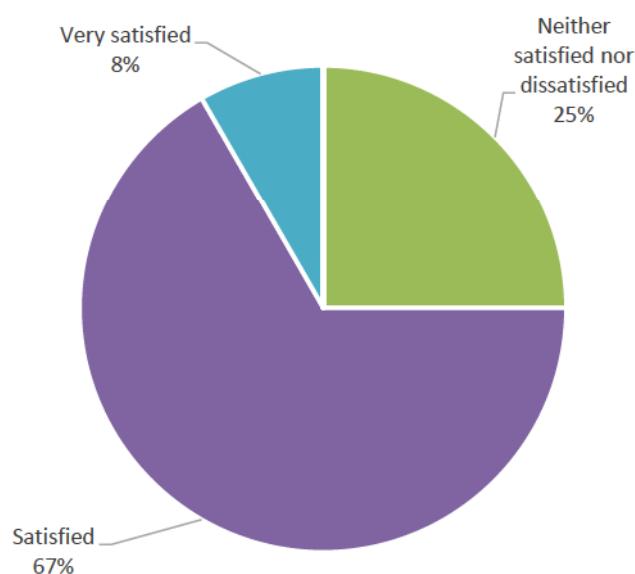
11.14 On the opinion of interpersonal relationship built from the existing business of the 12 interviewed operators, 1 operator (about 8%) was very satisfied, 8 operators (about 67%) were satisfied and 2 operators (about 17%) were neither satisfied nor dissatisfied with the interpersonal relationship built from existing business whilst 1 operator (about 8%) gave nil response. It can be observed that large amount of operators (75%) considered themselves as having a relatively good interpersonal network in the area. (Figure 11.8).

Figure 11.8 Satisfaction of Interpersonal Relation Built from the Existing Business (12 Operators)



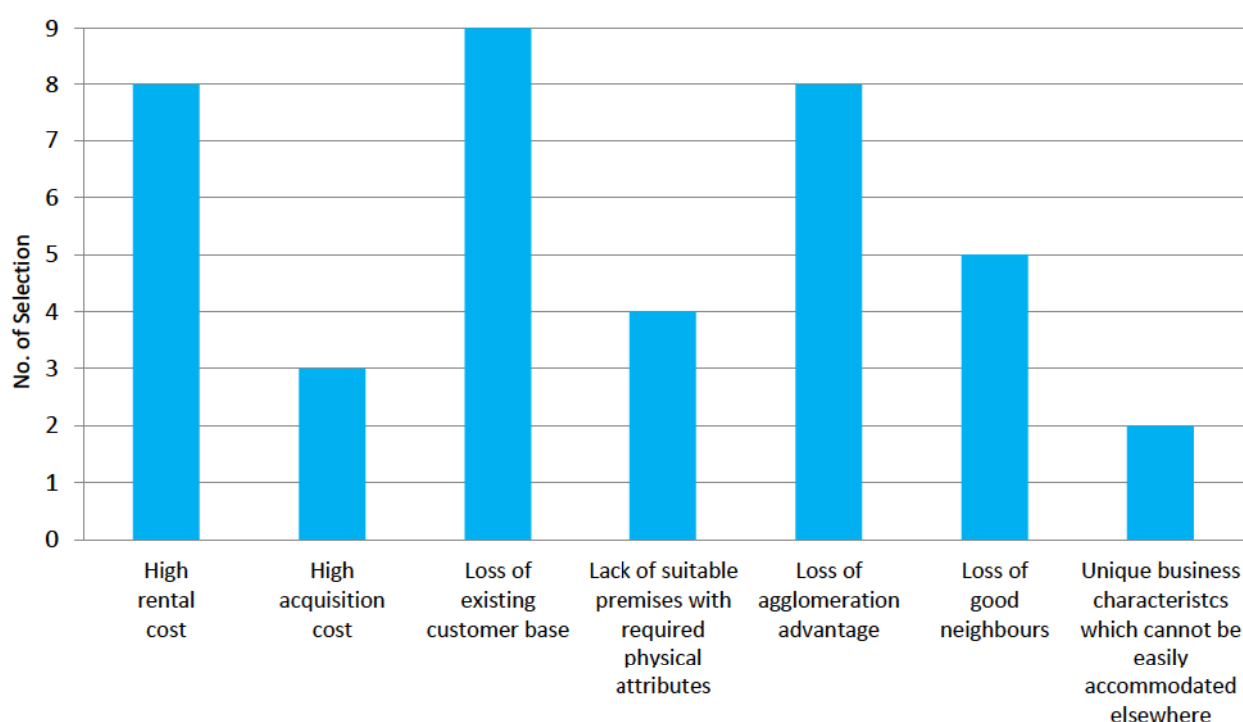
11.15 On the opinion of business network established from the existing shops, e.g. customer base, number of suppliers and etc., among the 12 interviewed operators, 1 operator (about 8%) was very satisfied and 8 operators (about 67%) were satisfied with the aspect of business network. 3 operators (about 25%) responded that they are neither satisfied nor dissatisfied with the aspect of business network established from the existing shops. In summary, most of the operators (about 75%) were satisfied with the built-up business network. (Figure 11.9)

Figure 11.9 Business Network Built up by Operators in Existing Premises (12 Operators)



- 11.16 On the future intention of the operators if the proposed Scheme is implemented, among the 12 interviewed operators, 4 operators (about 33%) responded that they would like to continue their businesses nearby, 1 operator responded that they would like to continue their businesses within the same district, and 1 operator would close the business. Six (6) operators (about 50%) replied that they had not decided yet.
- 11.17 Among the 12 interviewed operators, the three major concerns on looking for alternative accommodation for continuing their businesses (operators can choose more than one concern), including 9 operators were concerned that relocation would result in the loss of existing customer base, and the loss of agglomeration advantage and the possibility of higher rental cost after relocation were separately concerned by 8 operators. **Figure 11.10** shows the major concerns on relocation.

Figure 11.10 Major Concerns on Relocating to New Premises (can choose more than one concern)



- 11.18 Among the 12 interviewed operators, 9 operators (about 75%) indicated they would like the URA to assist them in finding new premises to continue their businesses. The remaining 3 operators (about 25%) gave no response.

- 11.19 Among the 12 interviewed operators, 4 operators expressed their willingness to meet the URA and the SST whilst 4 operators did not want any assistance. Four (4) operators gave no response.
- 11.20 Three (3) interviewed business operators (about 25%) had expressed that their employees had no major concern on the Scheme. Seven (7) operators (about 58%) provided information on employees who expressed their concerns on employment uncertainty and less convenient to come to work after relocation of the business arising from the Scheme. Two (2) operators (about 17%) have chosen "Nil Response" in this question.
- 11.21 Two (2) interviewed business operators (about 17%) had other opinions concerning the development project. One (1) operator was concerned if the rent will be increased or forced to leave by the landlord and there is not sufficient policy to protect the tenant. One (1) operator stated again that they would like to have assistant on looking for new shop.

12. MITIGATION MEASURES REQUIRED

Social Service Team

- 12.1 In accordance with the new URS, the URF has been set up to, inter alia, fund the SST who provides assistance to residents and operators affected by URA-implemented redevelopment projects. The SST reports directly to the Board of the URF. The SST is expected to play a co-ordinating role in assisting the residents to access the services they need from relevant Government departments and/ or other service providers. For instance, the help of the HKHA and the HKHS will be sought in the rehousing process, the Education Bureau in providing school places for children affected by home removal, the Social Welfare Department and various social organisations for counseling services, the Hospital Authority and Department of Health in medical assistance, etc. As at 6 April 2018, the SST has successfully contacted 22 households and 10 business operators. A breakdown of the Cases (Contacts) by client groups is listed in **Table 12.1**.

Table 12.1 Breakdown of SST Cases (Contacts) by Client Groups

Client Group	No. of Cases / Total No. of Households or Operators
Domestic Tenants	8
Domestic Owners	14
Business Operators	10

12.2 The nature of the problems identified is summarized as follows:

Table 12.2 Nature of Problems Identified Among the Cases (Contacts)

Problem or Enquiry Nature	No. of Enquires From Households / Shop Operators*
<i>Domestic Tenants</i>	
a) Unclear on compensation and rehousing policies	8
b) Evicted by owners / outrageous rent rise	0
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	8
<i>Domestic Owners</i>	
a) Unclear on compensation policies	14
b) Worry about compensation not enough to purchase another flat in the same district	14
<i>Business Operators</i>	
a) Unclear on compensation policies	10
b) Worry about compensation not enough to resume their businesses in the same district	10

* Each household / shop operator may lodge more than 1 enquiry

12.3 The SST is expected to adopt a proactive approach to identify individuals at risk early through home and shop visits and to deliver prompt assistance to the residents and operators in need. For residents with no imminent needs, such a proactive approach can also enable the SST to establish a rapport with the clients and facilitate cooperation or engagement in future.

Public Briefing

12.4 The URA has arranged a public briefing on 22 March 2018 to inform all the stakeholders, including owners, tenants and business operators affected, the details of the Scheme, and to obtain public views on the Scheme. The total attendance of the public briefing was about 82 persons. Questions on Freezing Survey, planning, acquisition and compensation and rehousing issues were addressed at the meeting. The URA has also attended resident briefings which were organized by District Council members / local group on 20 March, 11 April, and 25 April 2018.

Enquiries and Hotline Services

- 12.5 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 21 enquiries had been received between 16 March 2018 and 6 April 2018. The subject matters of the enquiries are summarised in **Table 12.3**.

Table 12.3 Nature of Enquiries

<u>Subject Matters of Enquiries</u>	<u>Percentage</u>
Scheme information, progress, timetable and planning procedures	17.4%
Acquisition Compensation and rehousing policies	78.3%
Household Survey (e.g. registration arrangement)	4.3%
Total	100%

- 12.6 Based on past experience with implementation of redevelopment projects, the URA is confident that the prevailing compensation and rehousing policies and arrangements, with the services offered by the SST and the URA will be sufficient to reasonably mitigate the impact on the majority of the residents / business operators arising from the proposed redevelopment. In summary, the principal mitigation measures being pursued include:-

- (i) outreach activities by the SST to ensure that all affected persons potentially in need are identified on top of those who were already identified in the SIA survey;
- (ii) assistance in finding public rental rehousing for eligible persons in need;
- (iii) conducting initial assessment of the elderly with low incomes or disability and other vulnerable groups for eligibility for compassionate housing;
- (iv) providing orientation assistance for those in need after moving home such as familiarisation with new neighbourhood, accommodation and local facilities; and
- (v) providing assistance to identify suitable replacement premises for affected businesses.

- 12.7 As revealed by the survey, 58% of the interviewed households either supported or strongly supported the Scheme as some of them considered that they would have more savings and less expenditure through the URA's prevailing compensation and rehousing policies. In addition, 16% of the households had neutral or no comment on the Scheme. Only around 18% of the interviewed households did not support or was strongly against the Scheme. (**Paragraph 2.10 & Figure 2.5** refers). Those households who did not support the Scheme considered that the redevelopment would have negative impacts on the social network and their family finance. With regard to

the view of business operators, 17% of the interviewed operators indicated strongly support for the Scheme. The operators supporting the Scheme considered that the building condition was poor and the building should be redeveloped to bring better local environment. About 42% of operators indicated not support or strongly against to the proposed redevelopment. They considered that the Scheme would affect their business operations, destroy the social network, and inadequacy of compensation. The remaining 33% of operators had no comments or gave no response (**Paragraph 11.9 & Figure 11.4** refers).

12.8 The URA will assist displaced elderly owner-occupiers to find replacement flats within urban Hong Kong. Redevelopment will inevitably affect the existing social network of some residents in the Scheme. The SST will follow up their cases for 6 months after their relocation to a new accommodation. In helping “the affected residents in maintaining and rebuilding social support network”, the team will also conduct below activities:-

- (i) after resettled, the displaced residents have contacted at least once after their old acquaintance in Central and Western District, e.g. through organizing a re-union gathering for displaced residents;
- (ii) the displaced residents have established connections in their new neighbourhood, e.g. programs on getting to know the local facilities in new community and visitation to the social service providers in the new neighbourhood.

12.9 The URA together with the SST will ensure that the requisite services and practical assistance by relevant Government Departments and/or service providers are made available to the community in need, and that social and livelihood problems relating to the Scheme are presolved in a timely manner.

Prevailing Acquisition, Compensation and Rehousing Policy

12.10 At the public meetings held on 22 March 2018, compensation, rehousing or ex-gratia payment based on the URA's prevailing policy for the affected owners and tenants were fully explained.

Domestic Properties

12.11 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his property plus an ex-gratia allowance, namely Home Purchase Allowance (HPA), for purchase of the property. The assessment of HPA is based on the value of a notional replacement flat, which is defined as a seven-year-old

flat in a building of comparable quality, situated in a similar locality in terms of characteristics and accessibility, and located at the middle floor with average orientation. The HPA is the difference between the value of the notional replacement flat and the market value of the property being acquired. The URA will offer an owner of tenanted or vacant domestic property the market value (valued on vacant possession basis) of his property plus a Supplementary Allowance (SA), where applicable, up to 50% of the HPA above mentioned. In addition to HPA or SA, URA will offer an incidental cost allowance to owners of domestic properties to assist payment of removal expenses and expenditure relating to the purchase of a replacement property.

- 12.12 According to the new URS, and as far as relevant legislation allows, the URA will offer “flat for flat” (FFF) arrangement to eligible owner-occupiers of domestic properties. Under such arrangement, new flats will be made available in a URA new development in-situ or in the same district or at available site(s) (subject to changes in the relevant legislation and regulations) (as URA may select for the purpose provided that necessary approvals / authorization has been obtained at the time of FFF offer), as an additional option to cash compensation to such owner-occupiers. As this is an additional option, the amount of cash compensation offered to an owner-occupier will not be affected by his/her choice of joining the FFF Scheme.
- 12.13 Affected eligible domestic tenants will be re-housed in units provided by the HKHA or the HKHS or the URA. Tenants who are re-housed will be offered an ex-gratia removal allowance. The allowance is in line with the HKHA's rates. The amount receivable will be according to the size of the household and the rates prevailing at the time.
- 12.14 Tenants who are not allocated re-housing due to various reasons or who decline re-housing, may receive ex-gratia allowances. Details of the ex-gratia allowances for domestic tenants can be obtained from www.ura.org.hk.
- 12.15 According to the new URS, the URA will adopt a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex-gratia allowance in exceptional circumstances such as elderly owners who rely on the rental income from their properties for a living.
- 12.16 In case where tenants were threatened not to have their tenancies renewed, the URA will explain to the owners that they would not get higher offers by evicting the tenants. The URA has also introduced the “Domestic Tenants Compassionate Assistance Programme” (“DTCAP”) to take care of those domestic tenants whose tenancies commenced before the freezing survey of this Scheme and moved out from the properties because they have been required to move out from their properties by their landlords upon expiry or termination of their tenancies and before URA purchases

the properties. In general, eligible domestic tenants who meet the criteria under this programme will be offered, after acquisition or Government resumption of the properties concerned, special ex-gratia allowance based on the rateable value of the properties concerned, the ex-gratia allowance is calculated according to the method as listed in **Table 12.4** below subject to a minimum amount of HK\$160,000 (for an one-person household) and HK\$180,000 (for a two-person or larger household). Domestic tenants, who undergo the same situation as mentioned above and are not eligible for DTCAP, can apply for the URA's Relocation Assistance.

Table 12.4: Calculation of Special Ex-gratia Allowance for Domestic Tenants Compassionate Assistance Programme"

Rateable Value ("RV")	Special Ex-gratia Allowance
1 st HK\$10,000	9 times RV
2 nd HK\$10,000	8 times RV
3 rd HK\$10,000	7 times RV
4 th HK\$10,000	6 times RV
5 th HK\$10,000	5 times RV
6 th HK\$10,000	4 times RV
7 th HK\$10,000	3 times RV
8 th HK\$10,000	2 times RV
9 th HK\$10,000 and above	1 time RV

Non-domestic Properties

- 12.17 For owner-occupied non-domestic premises, the market value of the affected property (valued on vacant possession basis) plus an ex-gratia allowance of 4 times the rateable value or 35% of the market value of the affected property, whichever is the higher, will be offered. Owner-occupiers of non-domestic premises may choose to claim for business loss as an alternative to both ex-gratia allowance mentioned above and Ex-gratia Business Allowance (EGBA) mentioned in **Paragraph 12.18** below. For owners of tenanted or vacant non-domestic properties, the market value (valued on vacant possession basis) of the affected property plus an ex-gratia allowance of 1 time the rateable value or 10% of the market value of the affected property, whichever is the higher, will be offered.

- 12.18 For non-domestic tenants of non-domestic premises, an ex-gratia allowance of 3 times the rateable value of the affected premises will be offered. An additional payment of EGBA is also payable to tenants and owner-occupiers who commenced occupying the premises for business before the date of freezing survey. In calculating the number of years of continuous operation, the expiry date of continuous operation is 2 years from the date which URA issues initial acquisition offer to property owners. The amount is calculated at a rate of 0.1 times the rateable value for each year that the affected premises has been in operation up to a maximum of 30 years. For an incomplete year, the amount of EGBA is calculated on a pro-rata basis to the nearest month. The amount of EGBA is subject to a maximum amount of \$700,000 and a minimum amount as described in **Table 12.5** below.

Table 12.5: Calculation of EGBA

<u>Years of Continuous Operation</u>	<u>Minimum EGBA</u>
10 years or less	HK\$110,000 (amount is subject to annual review)
More than 10 years (maximum of 30 years)	Additional HK\$10,000 for each completed year

- 12.19 According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment project to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. The URA Board has given special approval for a nearby project at Sung Hing Lane / Kwai Heung Street, to assist operators selling the dried seafood businesses within the project C&W-005 to continue their operation in the district to preserve the local character. For the shops in this project (C&W-006), constitute a recognized local characters, subject to the authorization by the CE-in-C to implement the Scheme, understand the views of those operators and the approval of the URA Board, similar arrangements can be considered.
- 12.20 Details of the current acquisition and compensation policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Scheme commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.

Appendix 1: Non-domestic Ground Floor Premises within the Scheme Area

		
G/F, 129-131 Queen's Road West	G/F, 133 Queen's Road West	G/F, 135 Queen's Road West
		
G/F, 137-139 Queen's Road West	G/F, 141 Queen's Road West	G/F, 143 Queen's Road West
		
G/F, 145 Queen's Road West	Basement, 145 Queen's Road West	G/F, 147 Queen's Road West

	
<p>G/F, 149 Queen's Road West</p>	<p>G/F, 151 Queen's Road West</p>