



Urban Renewal Authority Development Scheme
Prepared under Section 25 (3) of the Urban Renewal Authority Ordinance

Nga Tsin Wai Road / Carpenter Road (KC-017)

Stage 2 Social Impact Assessment
July 2022

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1. INTRODUCTION

- 1.1 According to the new Urban Renewal Strategy (“URS”) issued by the Government in February 2011, 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”. This Stage 2 SIA is prepared by the URA for the proposed Nga Tsin Wai Road/ Carpenter Road Development Scheme (“the Scheme”).
- 1.2 On 27 May 2022, the URA published in the Government Gazette the commencement of Nga Tsin Wai Road/ Carpenter Road Development Scheme (KC-017) by the way of development scheme under section 25 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 2 June 2022.
- 1.3 This Stage 2 SIA is based on the factual data and opinions collected as part of the freezing survey for this Scheme conducted from 27 May 2022 to 29 May 2022, and follow-up survey visits by appointments conducted up to 17 June 2022.

- 1.4 According to paragraph 37 of the URS, this Stage 2 SIA report should include:
- the population characteristics of the residents affected by the proposed project;
 - the socio-economic characteristics of the affected residents;
 - the rehousing needs of the affected tenants;
 - the relocation needs of the affected shop operators;
 - the housing preferences of the affected owners and tenants;
 - the employment status of the affected owners and tenants;
 - the place of work of the affected owners and tenants;
 - the social networks of the affected owners and tenants;
 - the educational needs of children of the affected families;
 - the special needs of the elderly;
 - the special needs of the disabled;
 - the special needs of single-parent families, particularly those with small children;
 - a detailed assessment of the potential social impact of the proposed project; and
 - a detailed assessment of the mitigation measures required.
- 1.5 The St. James Settlement has been commissioned by the Urban Renewal Fund (“URF”) to act as the Social Service Team (“SST”) for this Scheme. They are tasked to provide assistance and advice to residents and business 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 actions.
- 1.6 The Scheme falls within the Nga Tsin Wai Road Area, Lung Tong as defined in the Urban Renewal Plan (“URP”) prepared by Kowloon City District Urban Renewal Forum (“KC DURF”) published in 2014. DURF recommended the area as “Proposed Rehabilitation and Revitalisation Priority Area”, yet “does not place restriction on redevelopment of individual old buildings within the area”. To achieve the objectives in the URS, address the recommendations of KC DURF as well as to understand the public aspirations and views from local stakeholders for the district in recent years, URA has further undertaken a district-based study of the Kowloon City Action Area 3 (KCAA3) (i.e. Lung Shing area) to review the local aspirations and urban renewal needs of the district. The district-based KCAA3 study has identified the Scheme for a holistic re-planning and restructuring of the area. It aims to achieve the abovementioned

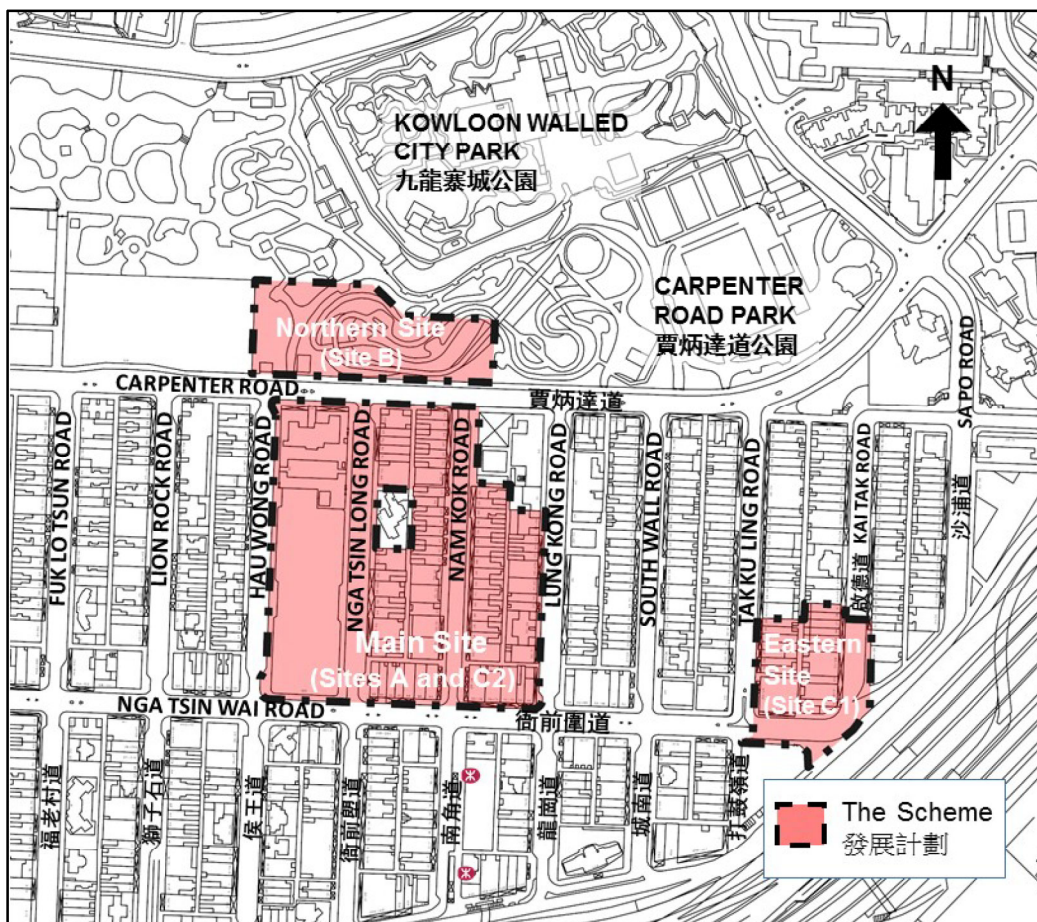
planning objectives in URS and to enhance the positioning and characters of the areas as recommended in the KC DURF, as well as the local aspirations, which includes to create a gateway to Kai Tak Development Area, streetscape enhancement and preserving local street life and shop-lined street character and a dining and cultural district.

2. BACKGROUND

2.1 The Nga Tsin Wai Road/ Carpenter Road Development Scheme (KC-017) (the Scheme) is located in Lung Shing constituency of the Kowloon City District. The Scheme consists of three sites, i.e. the main site (Site A and C2), the northern site (Site B) and eastern site (Site C1). The main site comprising the connected Site A and Site C2, is broadly bounded by Carpenter Road, Lung Kong Road, Nga Tsin Wai Road and Hau Wong Road. The northern site (Site B) is located within Carpenter Road Park. The eastern site (Site C1) is broadly bounded by existing buildings to the north and east, Prince Edward Road East, Tak Ku Ling Road Rest Garden and Tak Ku Ling Road. The Scheme involves a total of about 123 street numbers of buildings. Details of the street numbers and land included in each sites are described in **Table 2.1** below. Billionnaire Avant located at 56 – 66 Nga Tsin Long Road is excluded from the Scheme area. **Figure 2.1** shows the location plan and demarcation of site names of the Scheme.

Table 2.1 *Street Numbers of Buildings and Land Parcels within the Scheme*

Site Names	Comprises:
Main site (Sites A and C2)	<ul style="list-style-type: none"> • 29 – 59 Lung Kong Road (odd nos.); • 66 – 96 Nga Tsin Wai Road (even nos.); • 36 – 54 and 68 – 84 Nga Tsin Long Road (even nos.); • 25 – 73 Nam Kok Road (odd nos.); • 30 – 62 Nam Kok Road (even nos.); • 99 Carpenter Road (Lee Kee Memorial Dispensary (LKMD)); • 80 Hau Wong Road (Kowloon City Lions Clubs Health Centre (KCLCHC)); • 100 Nga Tsin Wai Road (Kowloon City Municipal Services Building (KCMSB)); • Part of Nam Kok Road and its pavement; • Part of Nga Tsin Long Road and its pavement; and • Some government lanes with the site boundaries.
Northern site (Site B)	<ul style="list-style-type: none"> • Portion of existing Carpenter Road Park (CRP), and • China Light Power (CLP)'s Substation 'B' within the CRP.
Eastern site (Site C1)	<ul style="list-style-type: none"> • 17 – 41 Kai Tak Road (odd nos.); • 30 – 38 Nga Tsin Wai Road (even nos.); • 20 – 38 Tak Ku Ling Road (even nos.); • Portion of Kai Tak Road and Nga Tsin Wai Road and its pavement; and • Some government lanes within the site boundaries.

Figure 2.1 Location Plan and Demarcation of Site Names

Freezing Survey Results

- 2.2 As of 17 June 2022, the Freezing Survey (“FS”) of the Scheme successfully surveyed 1,045 domestic households and 194 operators. **Table 2.2** shows the results of FS and SIA surveys.
- 2.3 As of 17 June 2022, of the 1,045 households surveyed, 893 have completed the whole or part of the SIA questionnaire; while 10 households did not respond/ refused to respond to the SIA questionnaire. The remaining 142 households did not return the SIA questionnaire. For households did not or refused to respond to particular questions or the whole SIA questionnaire, their answers to those questions would be categorized as “No response/ Refuse to respond” during analysis. Those who did not return the SIA questionnaire would be categorised as “No SIA questionnaire returned” in the analysis.

Table 2.2 Results of FS and SIA surveys for Domestic Households (as of 17 June 2022)

	No. of Households
Surveyed households in the Freezing Survey	1,045
Breakdown by response to the SIA questionnaire	
Households responded to the whole/ part of SIA questionnaire	893
Households did not respond/ refused to respond to the SIA questionnaire	10
Households with no SIA questionnaire returned	142 ^{Note 1}
Total	1,045

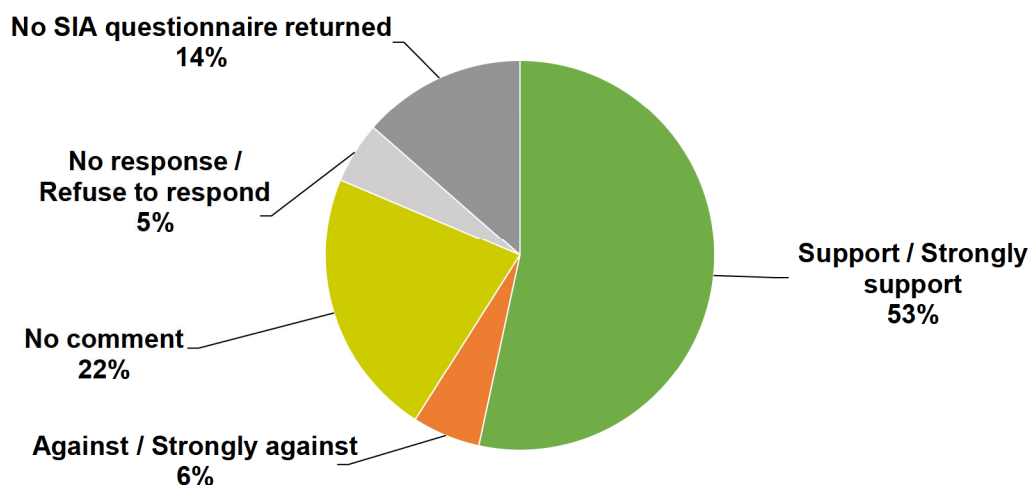
- 2.4 The detailed breakdowns of surveyed and un-surveyed units will be illustrated in Section 3. Regarding non-domestic uses, the details will be illustrated in Section 12.

¹ To minimize face-to-face interactions and thus the risk of contacting and spreading COVID-19, households were asked to return the SIA questionnaire separately after the freezing survey. As of 17 June 2022, there were in total 142 households who had not yet returned the SIA questionnaire.

Domestic Households' Views on the Proposed Redevelopment

- 2.5 As shown in **Figure 2.2**, of the 1,045 surveyed Households, 195 households (about 19%) had no response/ refused to respond to this question or had not returned the SIA questionnaire. For the remaining households, 558 of them (about 53%) either strongly supported or supported the proposed redevelopment, while 59 households (about 6%) were either strongly against or against the proposed redevelopment. 233 households (about 22%) expressed no comment to the proposed redevelopment. These views collected from the FS only indicated the initial views of those respondents towards the proposed redevelopment and did not constitute any indication of owners to sell/ not to sell their properties.

Figure 2.2 Domestic Households' Views on the Proposed Redevelopment (1,045 Surveyed Households as of 17 June 2022)



Opinions on Current Living Environment

- 2.6 About 43% and 42% of the surveyed 1,045 households indicated that their accommodations are affected or even frequently affected by noise nuisance and outdoor air pollution/ poor air quality respectively. Moreover, about 34% and 31% of the surveyed households also indicated water infiltration and concrete spalling at their units respectively. In terms of living environment, about 36% and 30% of the surveyed households indicated that the common area of buildings were of poor hygiene condition and staircases/ corridors were obstructed.

3. POPULATION AND HOUSEHOLD CHARACTERISTICS

- 3.1 Except stated otherwise, the territorial levels or numbers used for comparison in this report are based on the 2021 Population Census, and the assessments will be based on the latest available information for comparison where appropriate.
- 3.2 The total number of domestic units in the Scheme according to the approved General Building Plans (“GBP”) is 820. The population and household characteristics within the Scheme is listed in **Table 3.1** below.

Table 3.1 Population and Household Characteristics within the Scheme (as of 17 June 2022)

Number of Successfully Surveyed Units for Domestic Use	1,112 units ^{Note 1}
Number of Households	1,045 households ^{Note 2}
Population	2,459 persons ^{Note 2}
Average Household Size	About 2.4 persons per household (lower than the territorial level of 2.7 persons per household)
Degree of Sharing	About 0.94 (1,045 households / 1,112 surveyed units) (similar to the territorial level of 0.99 for private permanent housing)

Note 1: Including non-subdivided GBP units, sub-divided units, cubicles, rooftop structures and flat roof structures.

Note 2: 15 persons from 15 vacant households were recorded during the FS. Their information and expressed views were included and reflected in this SIA2.

- 3.3 Subdivision of domestic GBP units for domestic use shall also be taken into account for to analyse the degree of sharing. Referring to **Table 3.2** and **Figure 3.1**, of the surveyed 725 domestic GBP units (i.e. 711 for domestic use and 14 for non-domestic use), 140 units (about 19%) were founded to be subdivided for domestic uses. With reference to **Tables 3.2** and **3.3**, 403 households were living in sub-divided units or cubicles (in total 413 actual units). The degree of sharing for domestic households living in subdivided domestic GBP units was about 2.88 (403 households/ 140 GBP units). For domestic households living in non-subdivided domestic GBP units, the degree of sharing was 0.98 (560 households / 571 units), which was similar to the territorial level of 0.99 for private permanent housing.

**Table 3.2 Sub-division of GBP Units for Domestic Use
(as of 17 June 2022)**

			Number of GBP Units		Number of Actual Units	Number of Households
Surveyed Domestic GBP units for domestic use	(a) Non-subdivided		571		571	560 ^{Note 1}
	(b) Subdivided	(i) Units for cubicles	140	23	72 cubicles	65 ^{Note 2}
		(ii) Units for self-contained sub-divided units with independent facilities		112	330 sub-divided units	327 ^{Note 3}
		(iii) Units for both cubicles and self-contained sub-divided units with independent facilities		5	5 cubicles and 6 sub-divided units	11 ^{Note 4}
	Sub-total		711		984	963
Surveyed Domestic GBP units for non-domestic use			14		N/A	N/A
Surveyed Rooftop/ Flat Roof structures for domestic use			N/A		58	22 ^{Note 5}
Un-surveyed domestic GBP units			95		N/A	N/A
Total no. of domestic GBP units			820		N/A	N/A
Surveyed Non-domestic GBP units for domestic use	(a) Non-subdivided		14		14	12 ^{Note 6}
	(b) Subdivided		30		15 cubicles and 41 sub-divided units	48 ^{Note 7}
	Sub-total		Non-Domestic: 44		70	60
Total			N/A		1,112 ^{Note 8}	1,045 ^{Note 8}

Note 1: 5 households occupied 16 domestic GBP units.

Note 2: 7 households occupied 14 cubicles.

Note 3: 3 households occupied for 6 sub-divided units.

Note 4: 5 households occupied for 5 cubicles; 6 households occupied for 6 sub-divided units.

Note 5: Out of the 58 units, 34 households occupied both upper floor units and 36 rooftop/ flat roof structures for domestic uses; 22 households occupied 22 rooftop/ flat roof structures for domestic uses.

Note 6: 2 households occupied 4 non-domestic GBP units for domestic uses.

Note 7: 15 households living in cubicles; 33 households living in sub-divided units. Of the 33 households living in sub-divided units, 7 households occupied 15 sub-divided units; 26 households occupied 26 sub-divided units.

Note 8: 25 households occupied 35 actual units for mixed use.

Figure 3.1 Percentage of Units Subdivided in 725 Surveyed Domestic GBP Units (as of 17 June 2022)

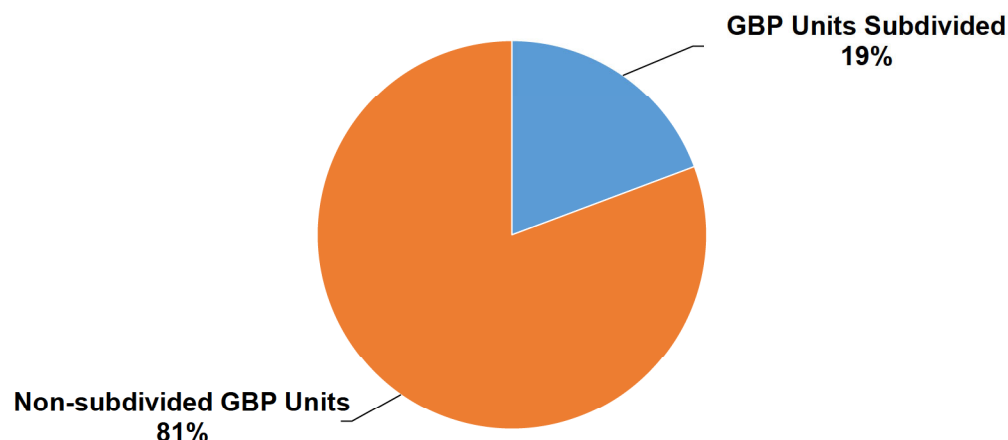


Table 3.3 Sub-division Rate of Sub-divided Domestic GBP Units for Domestic Use (as of 17 June 2022)

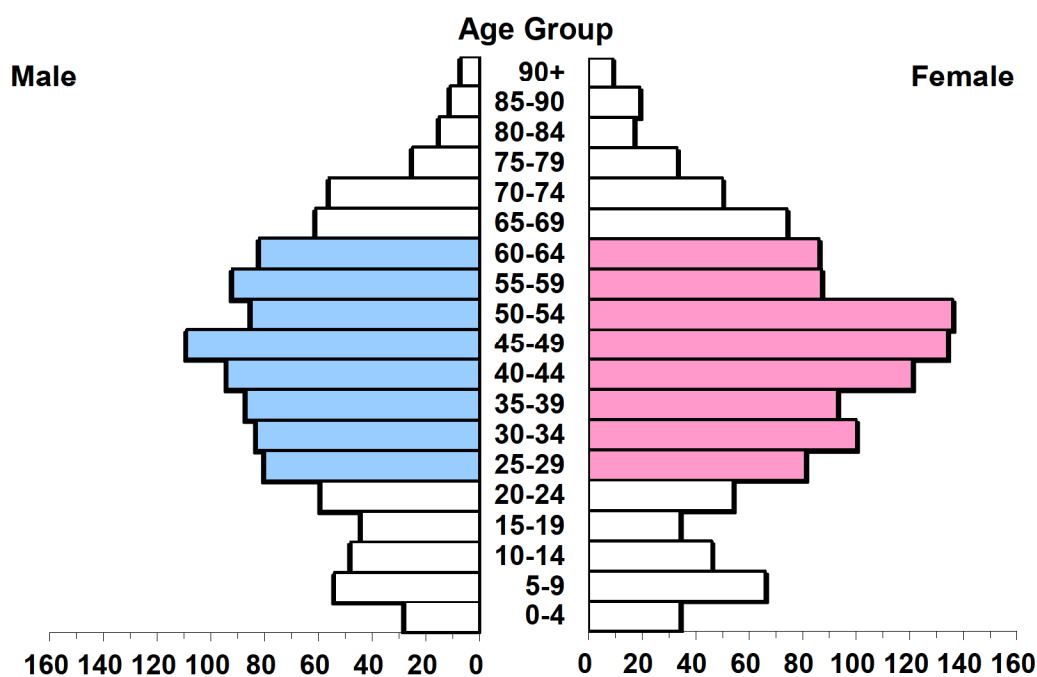
		Number of Actual Units	Number of Households
No. of Subdivided Domestic GBP Units		140	
Sub-divided Units/ Cubicles for Domestic Uses	<i>Sub-divided Units</i>	336	333
	<i>Cubicles</i>	77	70
	Total	413	403
Sub-division Rate of Domestic GBP Units to Actual Units		1 : 2.95	<i>N/A</i>
Degree of Sharing for Households living in Subdivided Domestic GBP Units		<i>N/A</i>	1: 2.88

Population

- 3.4 As of 17 June 2022, a total of 2,459 residents were recorded in the FS, including 1,146 males, 1,307 females, and 6 residents who did not provide the information. The distribution gave a ratio of about 88 male residents to every 100 female residents. **Table 3.4** and **Figure 3.2** show the population by age groups and population pyramid of the surveyed population respectively while 65 residents (about 3%) did not provide their age information. With reference to **Table 3.4**, except a lower percentage of elderly residents, the age distribution of the population within the Scheme was similar to the territorial-wide level.

Table 3.4 Population by Age Groups (as of 17 June 2022)

Age Group	Within the Scheme	Territorial-wide level	Comparison
0-14 (Children)	11%	11%	Same
15-24 (Youth)	8%	8%	Same
25-64 (Economically active age group)	63%	61%	Similar
65+ (Elderlies)	15%	20%	Lower
Age information not provided	3%	N/A	N/A
Total	100%	100%	N/A

Figure 3.2 Population Pyramid (as of 17 June 2022)

3.5 The distribution of surveyed household sizes is shown in **Table 3.5**. The percentage of 1-person households within the Scheme was higher than the territory-wide level while percentages of other household sizes within the Scheme were similar or lower than the territory-wide level. The housing needs of these households will be discussed in Sections 5 and 13.

Table 3.5 Distribution of Household Size (as of 17 June 2022)

Household Size (Persons)	Within the Scheme	Territorial-wide level	Comparison
0 (vacant)	1%	N/A	N/A
1	33%	20%	Higher
2	29%	29%	Same
3	17%	24%	Lower
4	12%	17%	Lower
5	5%	7%	Slightly Lower
6 or above	3%	3%	Same
Total	100%	100%	N/A

4. SOCIO-ECONOMIC CHARACTERISTICS

Income Level

4.1 The distribution of household income is shown in **Figure 4.1** and **Table 4.1** below.

Figure 4.1 Monthly Household Income
(1,045 Surveyed Households as of 17 June 2022)

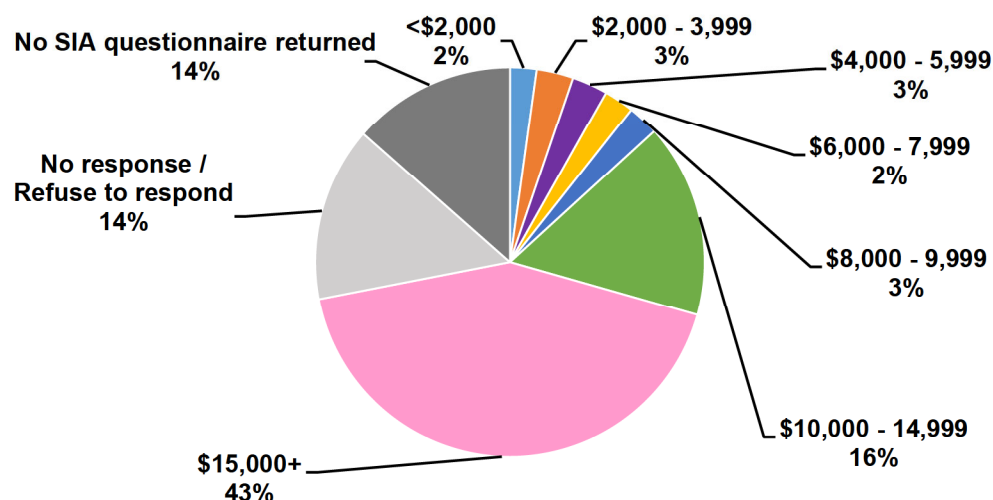


Table 4.1 Distribution of Household Income
(1,045 Surveyed Households as of 17 June 2022)

	Within the Scheme	Territorial-wide level	Comparison
Monthly household income less than HK\$10,000	13%	20% ²	Lower
Monthly household income less than HK\$4,000	5%	8% ³	Lower
Comprehensive Social Security Assistance ("CSSA") Recipients	6% (65 households)	8% ⁴ (as of May 2022)	Lower

² Source: Census and Statistics Department website – Quarterly Report on General Household Survey (January to March 2022).

³ Source: Census and Statistics Department website – Quarterly Report on General Household Survey (January to March 2022).

⁴ Sources: Social Welfare Department press release – CSSA caseload for May 2022.

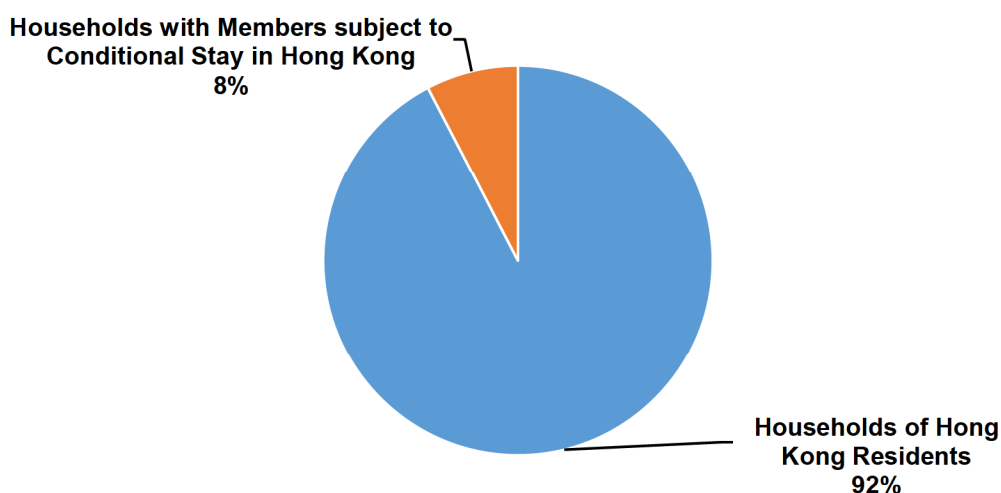
Census and Statistics Department website – Quarterly Report on General Household Survey (January to March 2022).

- 4.2 With reference to **Table 4.1**, the percentage of CSSA recipients within the Scheme was lower the territorial-wide level. The URA and the SST will pay particular attention and offer assistance to those in need of help and refer them to relevant services and practical assistance from various Government Departments and services providers. Since the Scheme commenced, the URA had set up hotlines for residents' enquiry and more direct assistance to those seeking help. For details, please refer to Section 13.

Residence

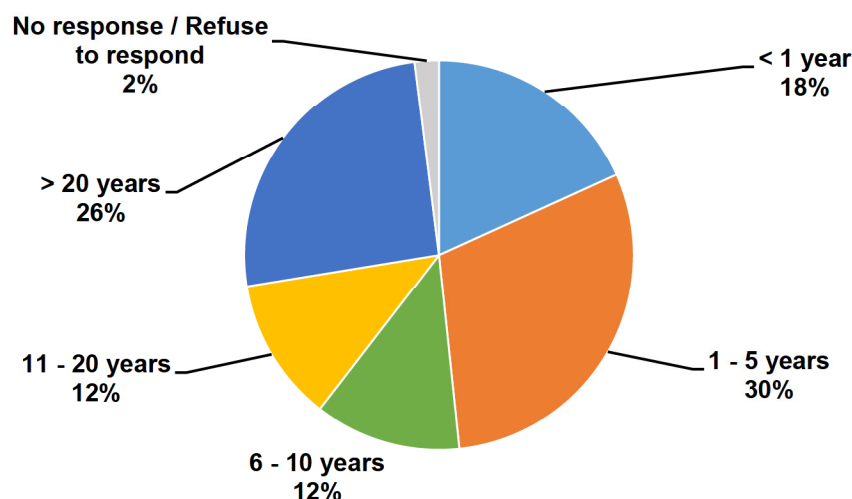
- 4.3 As shown in **Figure 4.2**, 80 households (about 8%) of 1,045 surveyed Households) were of members subject to conditional stay in Hong Kong. These households include in total 109 residents subject to conditional stay and thus they may not be eligible for public rental housing under the Hong Kong 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 SST and the URA, 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
(1,045 Surveyed Households as of 17 June 2022)*



- 4.4 The years of occupation of surveyed households are shown in **Figure 4.3**. A total of 267 households (about 26%) had lived within the Scheme continuously for over 20 years. These households may find it more difficult to adapt to a new living environment caused by the high dependency on the existing social network, and educational, medical and/ or community facilities in the district.

Figure 4.3 Year of Occupation at Current Premises
(1,045 Surveyed Households as of 17 June 2022)



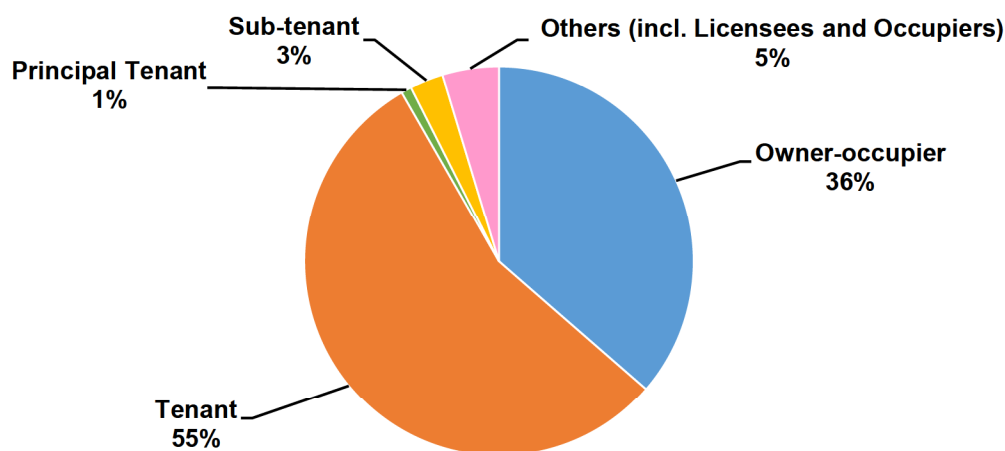
- 4.5 To mitigate the potential inconvenience, for eligible owner-occupiers, the URA would offer the “Flat-for-Flat” (“FFF”) option (in-situ or in the same district or at available site(s)). For tenants, subject to the availability of rehousing flats, the URA will also endeavour to arrange allocation of rehousing flats for the eligible tenants in the Kowloon City District or adjacent districts as far as practicable. Furthermore, the assistance from the SST in providing orientation services and holding community gatherings will be important in helping these residents adapt to their new living environment. Details will be discussed in Sections 5 and 13.

5. HOUSING

5.1 **Figure 5.1** shows the occupancy status of households⁵. There were 380 owner-occupier households (about 36%) and 665 tenant households (about 64%) (including tenants, principal tenants, sub-tenants while other occupancy status is included for analysis purpose). Tenants living within the Scheme may generate a demand for rehousing services should the Scheme be approved by the Chief Executive in Council (“CE in C”) for implementation and subject to their eligibilities for rehousing.

5.2 Fifty-eight (58) rooftop/ flat roof structures were found within the Scheme. According to the approved GBPs, roofs and flat roofs of all the buildings within the Scheme should be open roofs without any unit. All the rooftop and flat roof structures were suspected to be unauthorised structures. For households identified at the rooftops and flat roofs, their occupancy status and eligibilities for compensation will be subject to verification upon approval of the Scheme. Their eligibility for rehousing will be subject to both the eligibility criteria adopted by the HKHA in rehousing and other specific criteria⁶, if applicable.

Figure 5.1 Occupancy Status of Households
(1,045 Surveyed Households as of 17 June 2022)



⁵ All assessments related to occupancy status are based on the freezing survey results only. Owner-occupier status of households has yet to be verified and ascertained.

⁶ The relevant specific criteria are listed in the URA website:

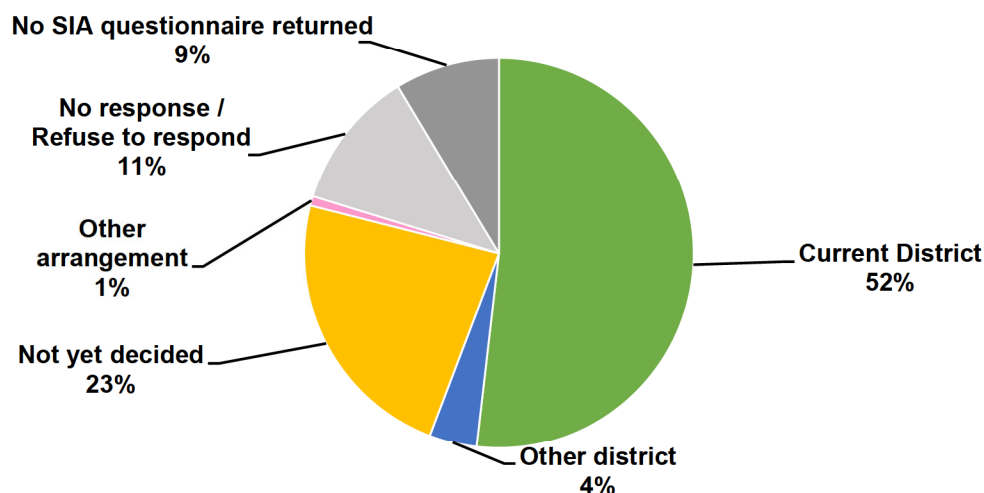
<https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>

Re-housing Needs and Location Preference

Affected Owner-occupiers (380 Households as of 17 June 2022)

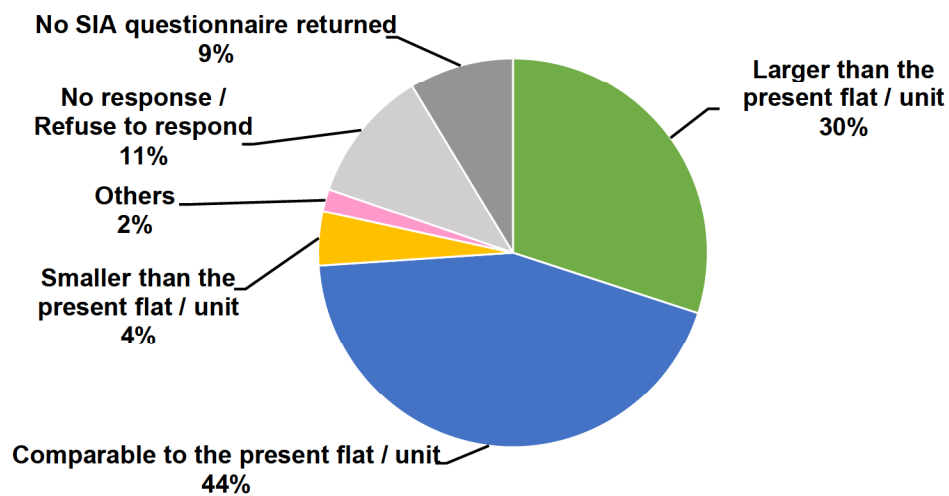
- 5.3 **Figure 5.2** shows that among 380 surveyed owner-occupiers' preference of finding new accommodations that 197 surveyed owner-occupiers (about 52%) preferred alternative accommodations in the current district (i.e. the Kowloon City District).

Figure 5.2 Location Preference of New Accommodation for Owner-occupiers (380 Surveyed Owner-Occupier Households as of 17 June 2022)



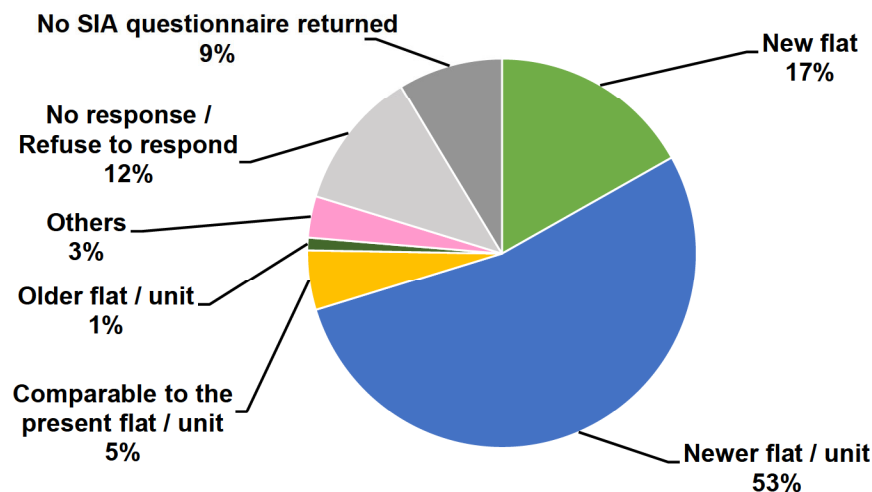
- 5.4 **Figure 5.3** shows the owner-occupier households' preference on flat size for the new accommodation. About 44% (167 surveyed owner-occupiers) preferred to find units of similar sizes as their present ones for new accommodation; while about 30% (114 surveyed owner-occupiers) preferred larger units.

Figure 5.3 Flat Size Preference of New Accommodation for Owner-occupiers
(380 Surveyed Owner-Occupier Households as of 17 June 2022)



5.5 **Figure 5.4** shows the owner-occupier households' preference on building age for the new accommodation. Over half of the owner-occupier households (203 households or about 53%) preferred newer units compared to their existing ones. Sixty-four (64) households (about 17%) preferred brand new units as alternative accommodation.

Figure 5.4 Building Age Preference of New Accommodation for Owner-occupiers
(380 Surveyed Owner-Occupier Households as of 17 June 2022)

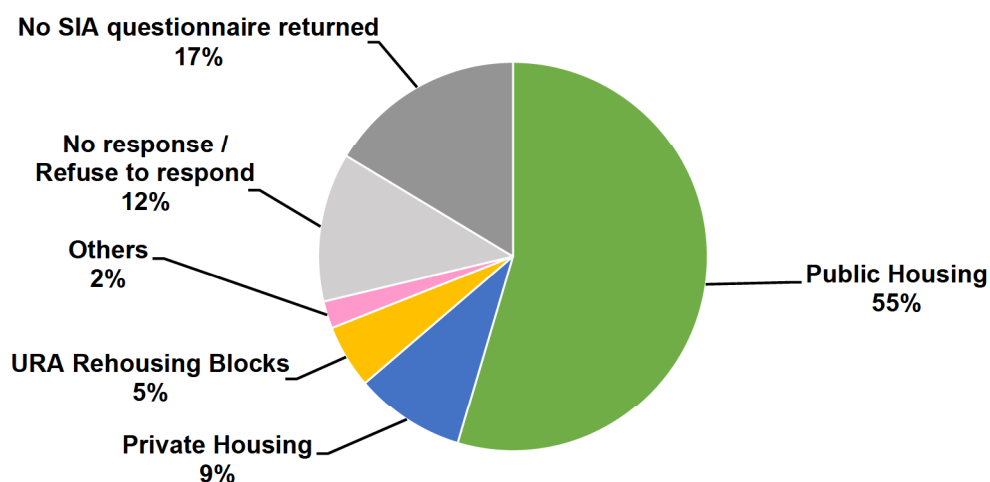


- 5.6 Subject to the approval by the CE in C to implement the Scheme, the URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance, namely Home Purchase Allowance (“HPA”). It is believed that the affected owner-occupiers will be able to buy a newer flat of similar size in the same district. Besides, the URA will offer FFF option for eligible owner-occupiers to choose to buy a new flat in a URA new development in-situ or in the same district or at available site(s), as an alternative option to cash compensation. For details, please refer to Section 13.

Affected Tenants (665 Households as of 17 June 2022)

- 5.7 **Figure 5.5** shows the 665 surveyed tenants’ preference on new accommodations that 363 surveyed tenants (about 55%) preferred rehousing at public rental housing provided by either the HKHA or the HKHS.

**Figure 5.5 Preference of New Accommodation for Tenants
(665 Surveyed Tenant households as of 17 June 2022)**



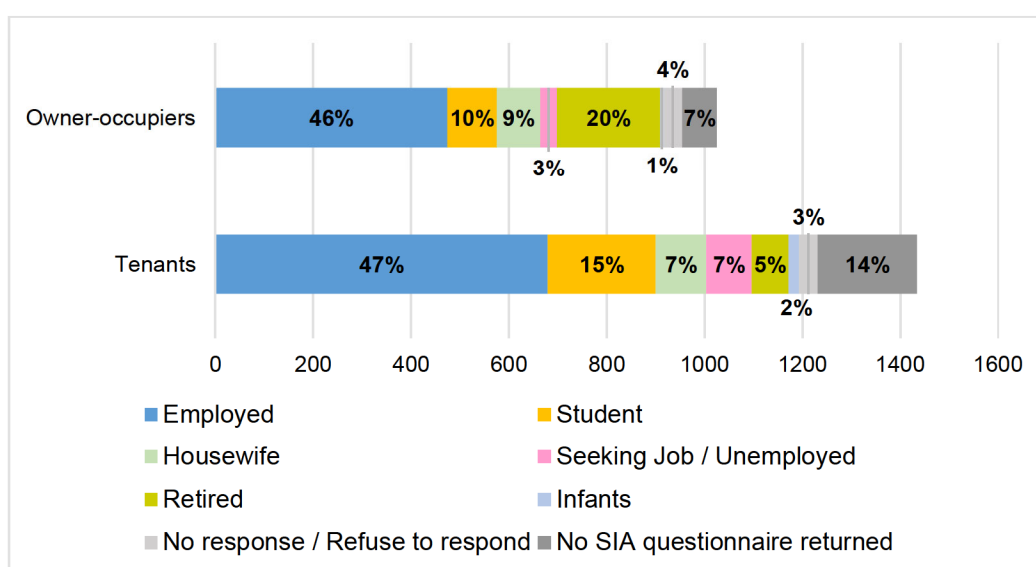
- 5.8 According to the agreement made between the URA and the HKHA and the HKHS, the HKHA and the HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats in available estates to cater for the potential demand. Subject to the availability of rehousing flats, the URA will endeavour to arrange allocation of rehousing flats for the eligible tenants in Kowloon City District or adjacent districts as far as practicable.

6. EMPLOYMENT STATUS AND PLACE OF WORK

6.1 This section analyses the employment status and place of work of the 2,459 surveyed residents (including 1,025 residents in owner-occupier households and 1,434 residents in tenant households).

6.2 **Figure 6.1** shows details of employment status of the affected residents within owner-occupier and tenant households respectively.

Figure 6.1 *Employment Status of Affected Residents
(2,459 Residents in 1,045 Surveyed Households
as of 17 June 2022)*



6.3 The unemployment rate within the Scheme was about 5%, which was similar to the seasonally adjusted territorial-wide rate of 5.1% recorded between March 2022 and May 2022⁷. However, a higher unemployment rate of about 7% was recorded for the surveyed tenants. This group of unemployed residents within the Scheme may have financial difficulty. Noted that some of the surveyed population had no response/ refused to respond to the question or did not return the SIA questionnaire, the actual unemployment rate might differ from the above.

⁷ Source:

Census and Statistics Department website – Unemployment and underemployment statistics for March 2022 – May 2022.

- 6.4 If the Scheme is approved by the CE in C and is to be implemented, eligible households will be subject to the URA's prevailing compensation policies. The SST and the URA's "Project Engagement" Programme would offer appropriate assistance in order to alleviate concerns of the residents. Section 13 will further explain the mitigation measures.
- 6.5 **Table 6.1** shows the percentage share of place of work of employed persons within owner-occupier and tenant households respectively.

**Table 6.1 Percentage Share of Place of Work of Employed Persons
(1,153 Surveyed Employed Residents as of 17 June 2022)**

	Employed persons in owner-occupier households (474 residents)	Employed persons in tenant households (679 residents)
Kowloon City	19%	28%
Hong Kong Island	17%	11%
Yau Tsim Mong & Sham Shui Po	14%	14%
Wong Tai Sin & Kwun Tong	12%	14%
Kwai Tsing & Tsuen Wan	6%	5%
Other Districts in the New Territories	9%	8%
Not fixed	15%	18%
Outside Hong Kong	4%	1%
No response/ Refuse to respond	4%	1%

- 6.6 It is found that a higher proportion of employed residents were working within the same district, i.e. the Kowloon City District. The URA understands that employed tenants who are working within the Kowloon City District may have economic concerns arising from higher transportation costs if they were to be re-housed/ relocated to other districts. The URA will endeavour 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.

7. EMPLOYMENT AND ECONOMIC IMPACTS

7.1 **Table 7.1** summarizes the impacts of the proposed redevelopment on employment and economic condition as anticipated by the 380 surveyed domestic owner-occupier households and 665 tenant households.

Table 7.1 Anticipated Impacts on Employment and Economic Conditions (1,045 Surveyed Households as of 17 June 2022)

		Owner-occupiers (380 households)	Tenants (665 households)
Employment Condition	Positive Impact	5%	3%
	No Impact	56%	49%
	Negative Impact	13%	18%
	No response/ Refuse to respond	17%	14%
	No SIA questionnaire returned	9%	16%
Economic Condition	Positive Impact	5%	4%
	No Impact	36%	31%
	Negative Impact	31%	36%
	No response/ Refuse to respond	19%	13%
	No SIA questionnaire returned	9%	16%

7.2 For impact on employment, the majority of surveyed households (about 56% for owner-occupiers and about 49% for tenants) anticipated no impact caused by the proposed redevelopment. For those expressing negative impacts (about 13% for owner-occupiers and about 18% for tenants), their major concerns included increased travel time/ expenditure, loss of job opportunities, uncertainty of new accommodation location and adaptability to new living environment. A slightly higher percentage of tenants anticipated negative impact than owner-occupiers. To address needs of the concerned tenant households, the URA will endeavour 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.

- 7.3 For impact on economic condition, there were about 36% of owner-occupiers and 31% of tenants anticipated no impact by the proposed redevelopment. Meanwhile, there were also about 31% of owner-occupiers and 36% of tenants anticipating negative impacts on economic condition. Their major concern included increased expenditure, less saving and reduced cash flow. The URA will offer timely assistance to those residents with financial difficulty with the support of SST.
- 7.4 After commencement of the Scheme, the URA had organized 3 sessions of online live public briefings on 1 June 2022 and 8 June 2022 to affected owners, tenants, Thai ethnic group and the concerned public to explain about the planning procedures of the Scheme and the prevailing policies on compensation and rehousing to alleviate their concerns. The SST has also started to contact the affected households to understand their concerns and provide support to the needy. If the Scheme is approved by the CE in C and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. Section 13 will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the URA's "Project Engagement" Programme.

8. SOCIAL NETWORK

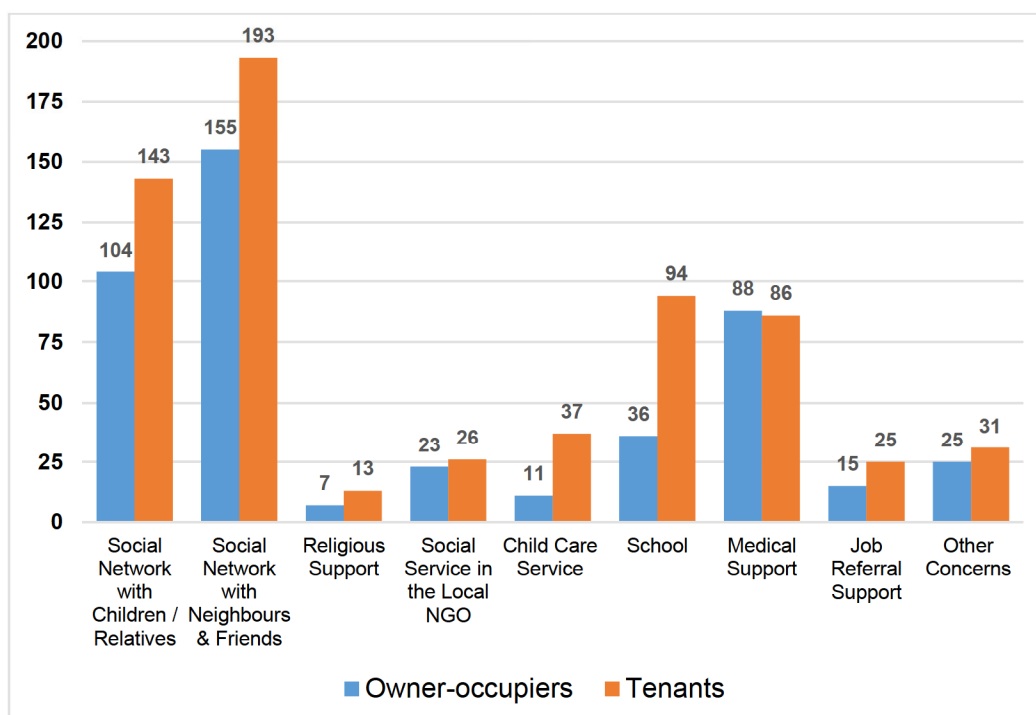
8.1 **Table 8.1** showed that about 46% of owner-occupier households and about 38% of tenant households anticipated impact on their social network by the proposed redevelopment. The percentage of owner-occupiers anticipating impact on their social network was higher than that of the tenants.

Table 8.1 *Anticipated Impacts on Social Network
(1,045 Surveyed Households as of 17 June 2022)*

	Owner-occupiers (380 households)	Tenants (665 households)
No Impact	33%	38%
Affected	46%	38%
No response/ Refuse to respond	12%	8%
No SIA questionnaire returned	9%	16%

8.2 The possible impacts on the affected households' social network by concerns is shown in **Figure 8.1**. Each household could choose more than one concerns during the SIA survey.

Figure 8.1 *Nature of Impact on Social Network (as of 17 June 2022)*

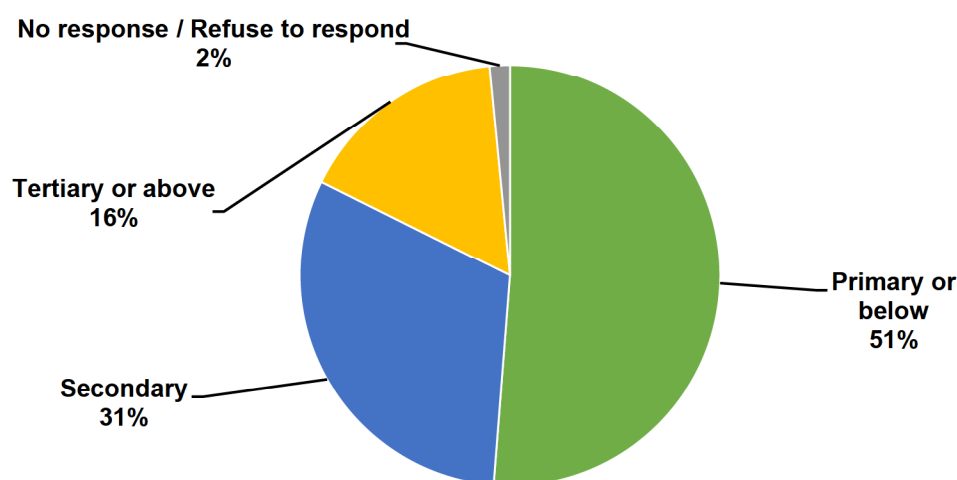


- 8.3 With reference to **Figure 8.1**, the major concerns by the residents were on social network with their children, relatives, friends and neighbours. The URA and the SST understand the difficulty and effort required by the residents to establish/ re-establish the social support. To address these needs, for eligible owner-occupiers, the URA will offer HPA, which can facilitate the owner-occupiers to buy newer flats of similar sizes in the same district. The URA will also offer FFF option (in-situ or in the same district or at available site(s)) to minimize the effect on their intrinsic social networks. If tenant households 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.
- 8.4 Surveyed residents also expressed their concerns on community resources such as schools and medical support. To ease their concerns, the SST will provide orientation sessions before and after rehousing to help them adapting 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 identifying suitable medical/ social service providers and religious institutions in the new residence setting and thus speed up the establishment/ reestablishment of social support.

9. EDUCATIONAL NEEDS OF CHILDREN

- 9.1 The survey identified 322 students residing in 228 households within the Scheme, including 101 students (about 31%) from owner-occupier households and 221 students (about 69%) from tenant households. **Figure 9.1** presented the type of schools being attended by students living within the Scheme.

Figure 9.1 *Type of Schools Attended by Students
(322 Surveyed Students as of 17 June 2022)*



- 9.2 Of these 322 surveyed students, 186 of them (about 58%) were studying in the Kowloon City District. Fifty-eight (58) of them (about 18%) were studying in other districts within Kowloon. Thirty-five (35) of them (about 11%) were studying in other districts in Hong Kong. For the remaining students, 17 of them (about 5%) were studying outside Hong Kong and 26 of them (about 8%) did not/ refused to respond their locations of schools.
- 9.3 **Figures 9.2 and 9.3** present the single trip travelling cost and time to schools of surveyed students respectively. About 68% of surveyed students spent at most \$10 for travelling to school while about 84% of them could arrive their schools within 1 hour.

Figure 9.2 **Single Trip Travelling Cost to School**
(322 Surveyed Students as of 17 June 2022)

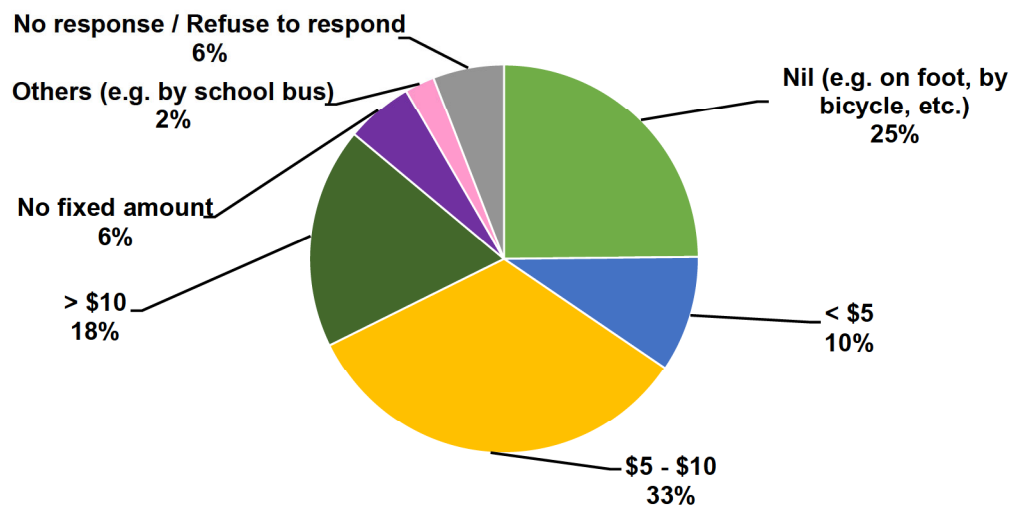
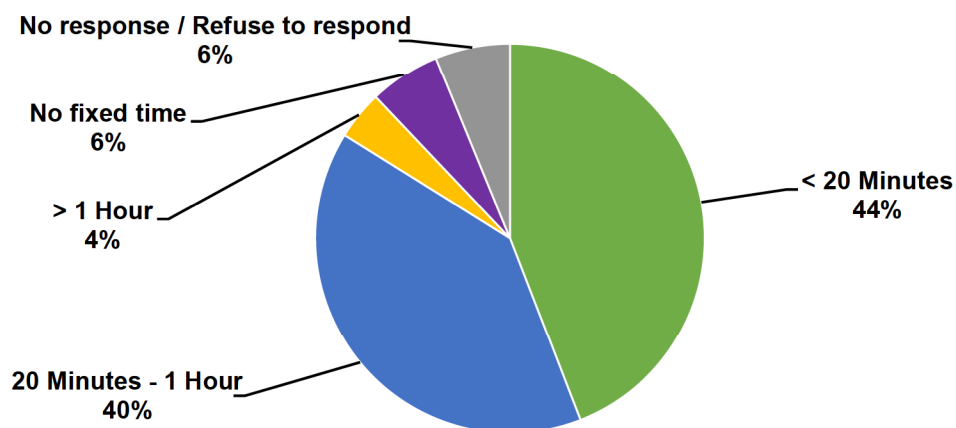


Figure 9.3 **Single Trip Travelling Time to School**
(322 Surveyed Students as of 17 June 2022)



- 9.4 With reference to **Figure 9.1**, Of the 322 students, 165 (about 51%) were studying in kindergartens or primary schools. Impact of the Scheme on this group of students may be greater as these students may find greater difficulty when changing to another school if their families move to other areas. It is understandable that parents generally wish their children to continue in their present schools. 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 This section assesses the special needs of the elderly, persons with disability, single-parent families and ethnic minorities identified in the FS and SIA survey.

Elderly (Aged 65 or above)

10.2 **Table 10.1** shows the distribution of elderly residents within the Scheme.

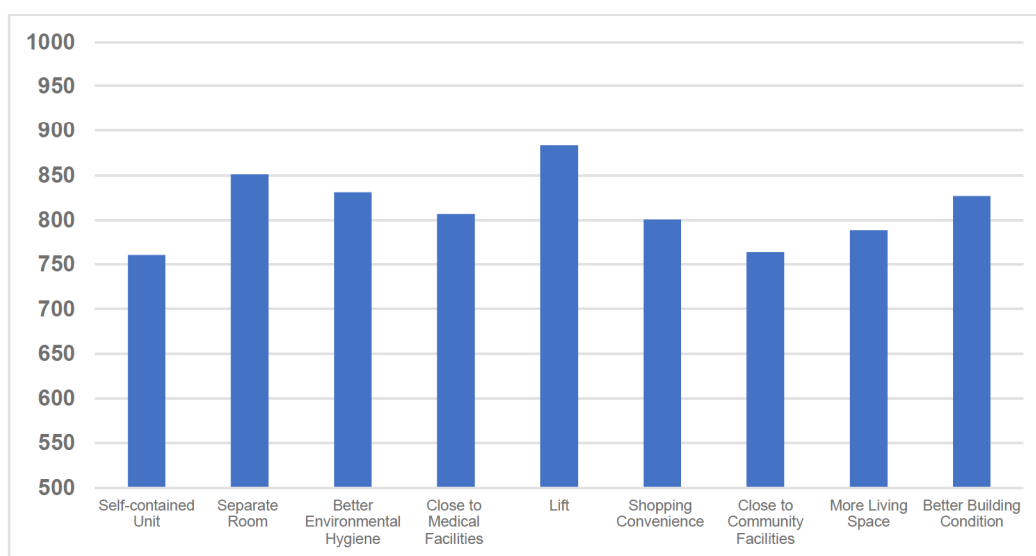
Table 10.1 Distribution of Elderly Residents (as of 17 June 2022)

Total number of Elderly and Households	
Total No. of Elderly Residents	377 persons (about 15% of surveyed residents)
Total No. of Households with Elderlies	284 households (about 27% of surveyed households)
Household Sizes	
Singleton Households	77 households (77 elderly residents)
Doubleton Households	31 households (62 elderly residents)
Others	176 households (238 elderly residents)
Occupancy Status	
Owner-occupiers	191 households (about 50% of surveyed owner-occupiers)
Tenants	93 households (about 14% of surveyed tenants)

10.3 With reference to **Table 10.1**, the percentage of elderly residents within the Scheme (15%) was lower than the territorial level of about 20%. Aspirations and needs of elderlies such as types of re-housing and other age-related concerns such as accessibility to medical facilities of elderly residents shall be addressed. It is generally understood that elderly persons, particularly singletons, may have more difficulty adapting to their new environment once re-housed. The URA and the SST will make effort to alleviate their anxiety by holding community gatherings and orientation assistance to the affected to maintain and rebuild their social network. For affected tenants, the URA and the SST will also provide information on the arrangement of rehousing and the new environment surrounding the estate. The SST and the URA's "Project Engagement" team will pay special attention to singleton and doubleton elderly households and adopt a proactive approach to deliver prompt assistance to the elderly through home visits.

10.4 Surveyed households with elderly residents were asked for their aspirations and improvements they looked for in their new accommodations. Each household could select more than one aspiration with their perceived importance. **Figure 10.1** shows the weighted rating of various aspirations raised by the elderly residents. Weights scaled from 1 to 5 were assigned accordingly to their perceived importance.

**Figure 10.1 Elderlies' Aspirations on Living Environment
(as of 17 June 2022)**



10.5 With reference to **Figure 10.1**, elderly residents mostly aspired the presence of lift for their new accommodations. They also perceived better building condition/ environmental hygiene and separate rooms. The compensation provided to owners, and the rehoused units with better facilities, safety, hygiene, separated rooms and building condition provided to eligible tenants by the URA could address their aspirations.

Persons with Disability

- 10.6 Fifty-two (52) residents with disabilities (about 2% of the 2,459 surveyed residents) from in total 48 households were recorded in the survey. Their disabilities mainly relate to wheelchair access and mental health. These residents mainly concerned medical care, disability access/ facility and counselling support. For tenant households, if these residents do not meet the rehousing eligibility, rehousing may be offered on compassionate grounds.

Single-parent Families

- 10.7 Sixty (60) single-parent families (about 6% of the 1,045 surveyed households) including 12 owner-occupier and 48 tenant households. Eighty-four (84) children were identified in the survey. These families mainly concerned better living environment, more living space and child care service. The SST and the URA's "Project Engagement" team will pay special attention to single-parent families and adopt a proactive approach to deliver prompt assistance to them through home visits.

Ethnic Minorities

- 10.8 One hundred and sixty-five (165) of the 2,459 surveyed residents (about 7%) from total 76 households claimed themselves ethnic minority, which was lower than the district-wide and territorial-wide percentages of about 11% and about 8% respectively.
- 10.9 Thai was the major ethnicity in ethnic minority groups that there were in total 125 Thai residents (about 5% of the 2,459 surveyed residents) surveyed from in total 61 households (about 6% of the 1,045 surveyed households). The remaining 40 residents included 7 Pakistanis, 6 Nepalese, 5 Filipinos, 3 British, 2 Turkish, 2 Indians, 1 Vietnamese, 1 Bangladeshi, and 13 residents without their ethnicity information provided.

- 10.10 Among the 76 households of ethnic minorities, only 3 households were owner-occupiers while the remaining 73 households were all tenants. Thirty-nine (39) households of ethnic minorities anticipated negative impacts on their social network. For tenant households of ethnic minorities who preferred to live close to relatives/ friends to retain social support, the URA will endeavour to arrange rehousing, subject to the availability of public rental flats, and their eligibilities for rehousing based on their locational preference as far as practicable.
- 10.11 The URA had organized 3 sessions of online live public briefings on 1 June 2022 and 8 June 2022 to brief the planning procedures of the Scheme and explain the prevailing compensation and rehousing policies. Thai interpretation was provided in the briefing session on 8 June 2022 to address the needs of Thai residents. Households of ethnic minorities could also access the project briefing materials in English for details of the Scheme and compensation policies via the QR codes on the URA's public notices. The URA has also prepared simple and easy-to-understand leaflets on the prevailing acquisition and compensation policies in 10 different languages (including Thai, Urdu, Hindi, etc.) on the URA website to facilitate the ethnic minorities to understand the policies, their interests and to alleviate their concerns.
- 10.12 Moreover, the SST also started to contact the affected households to understand their concerns and provide support to the needy. If the Scheme is approved by the CE in C and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. Section 13 will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the URA's "Project Engagement" Programme.

11. AFFECTED RECREATIONAL FACILITIES AND GOVERNMENT, INSTITUTIONAL OR COMMUNITY FACILITIES

- 11.1 The northern site of the Scheme includes part of the existing Carpenter Road Park for redevelopment of a new GIC Complex. This part of the Carpenter Road Park is equipped with part of a cycling track, jogging track, exercise station, pavilions, sitting and amenity area. The Carpenter Road Park “B” Substation operated by CLP is also included in the northern site.
- 11.2 Apart from Carpenter Road Park, three Government, Institutional and Community (“GIC”) facilities, namely the Kowloon City Municipal Services Buildings, (“KCMSB”), Kowloon City Lions Club Health Centre (“KCLCHC”) and the Lee Kee Memorial Dispensary (“LKMD”) are located within the Scheme. Currently, LKMD provides clinical services for the community and under the management by the Hospital Authority. The KCLCHC is currently occupied by the Kowloon City Elderly Health Centre at the ground floors and Kowloon City Lions Club Student Health Service Centre at the upper floors, which is under the management by the Department of Health. The KCMSB, comprises of the Food and Hygiene Department’s (“FEHD”) Kowloon City Market (including wet market and cooked food stalls), and Leisure and Cultural Services Department’s (“LCSD”) Kowloon City Public Library and Kowloon City Sport Centre.
- 11.3 According to the information provided by FEHD, as of 27 May 2022, there were 509 stalls in the Kowloon City Market (“KCM”). A breakdown of the trade mix of the market stalls within KCM is shown in **Table 11.1**.

Table 11.1 Trade Mix of Kowloon City Market (as of 17 June 2022)

	Trade Mix	No. of Stalls
1	Fresh Meat	16
2	Fish	25
3	Frozen Meat (including Frozen Meat / Commodities)	19
4	Food Related Dry Goods	49
5	Food related Wet Goods	167
6	Non-Food Related Dry Goods	172
7	Non-Food Related Wet Goods	4
8	Fruits	29
9	Siu Mei / Lo Mei	2
10	Poultry (Live)	2
11	Poultry (Chilled)	3
12	Service Trade	10
13	Ice Stall	1
14	Cooked Food	10
Total		509

11.4 Under the notional design, the northern site (Site B) is proposed to be developed into a new GIC complex for non in-situ redevelopment of KCMSB, LKMD and KCLCHC to enable upgrading of and moderation of existing facilities. On top of the reprovisioning of existing GIC facilities, the northern site offers opportunities to provide about 10,000 sq.m. GFA for new GIC facilities to meet community needs. Together with other proposed new GIC GFA at the main site, the Scheme can allow an increase of over 3 times of GFA for GIC facilities as compared to the existing GIC facilities in the Scheme. Initial liaison has been made with relevant government departments on the reprovisioning and new GIC requirements. New GIC facilities such as a community hall and other social welfare facilities are being considered and explored with relevant government departments to meet the local needs.

- 11.5 The proposed relocation of the KCM to the northern site would facilitate the reprovisioning of modern market facilities and seamless relocation of the KCM to minimise interruption to the market activities. The Government has previously consulted the Kowloon City District Council ("KCDC"), local stakeholders and the KCM's market operators on the proposed relocation of the KCM to the northern site. The non in-situ relocation proposal of KCM was supported by KCDC members and market operators in general.
- 11.6 In addition, the URA also proposed to carry out a separated revitalisation works (R4) at the adjoining part of the CRP, which is outside the Scheme boundary. The revitalisation works intend to redesign and upgrade the more than 30 years old park facilities for public enjoyment. A work group has been set up between the URA and LCSD on the proposed revitalization works. Detailed revitalisation programme, design and provision on the types of park facilities will be subject to liaison with LCSD after DSP approval.

12. BUSINESS IMPACT

12.1 According to the FS, there are 194 business operators. The details are shown in **Table 12.1**.

Table 12.1 Number of Business Operators Surveyed within the Scheme (as of 17 June 2022)

		No. of Surveyed units	No. of Business Operators
Surveyed Non-domestic GBP units	For non-domestic use	185	147 ^{Note 1}
	For mixed use	23	16 ^{Note 2}
Surveyed Domestic GBP units	For non-domestic use	21	19 ^{Note 3}
	For mixed use	11	9 ^{Note 4}
Wall stalls/ staircase shops/ flat roof structures/ rooftop structures surveyed for non-domestic/ mixed use		7	3 ^{Note 5}
Total		247	194

Note 1: 24 business operators occupied 62 surveyed units.

Note 2: 6 business operators occupied 13 surveyed units.

Note 3: 2 business operators occupied 4 surveyed units.

Note 4: 1 business operator occupied 3 surveyed units

Note 5: 2 wall stalls and 1 staircase shop found. For other surveyed units, 1 flat roof is related to 1/F unit for mixed use, while 3 roof structures are related to top floor units for non-domestic uses.

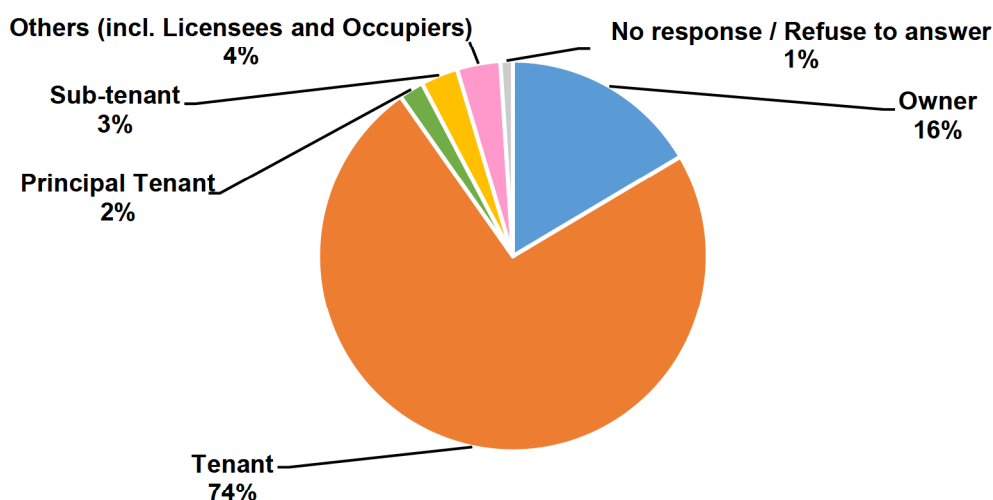
12.2 Of the 194 business operators, 153 of them have completed the whole or part of the SIA questionnaire; while 2 business operators did not respond to the SIA questionnaire. The remaining 39 business operators did not return the SIA questionnaire. For operators did not respond or refused to respond to the whole or part of SIA questionnaire, their answers to those questions would be categorized as “No response/ Refuse to respond” during analysis. For those did not return SIA questionnaire, they would be categorized as “No SIA questionnaire returned” in the analysis. **Table 12.2** shows the breakdowns of all these 194 records from the business operators.

**Table 12.2 Results of FS and SIA Survey for Business Operators
(as of 17 June 2022)**

	No. of Business Operators
Surveyed operators in the Freezing Survey	194
Breakdown by response to the SIA questionnaire	
Operators responded to the whole/ part of SIA questionnaire	153
Operators did not respond/ refused to respond to the SIA questionnaire	2
Operators with no SIA questionnaire returned	39 ⁸
Total	194

12.3 As shown in **Figure 12.1**, out of the 194 survey operators, 32 (about 16%) were owner operators, 153 (about 79%) were tenant operators (including tenants, principal tenants and sub-tenants) and 7 (about 4%) were of other status (including 1 licensee, 1 occupier and 5 other occupiers).

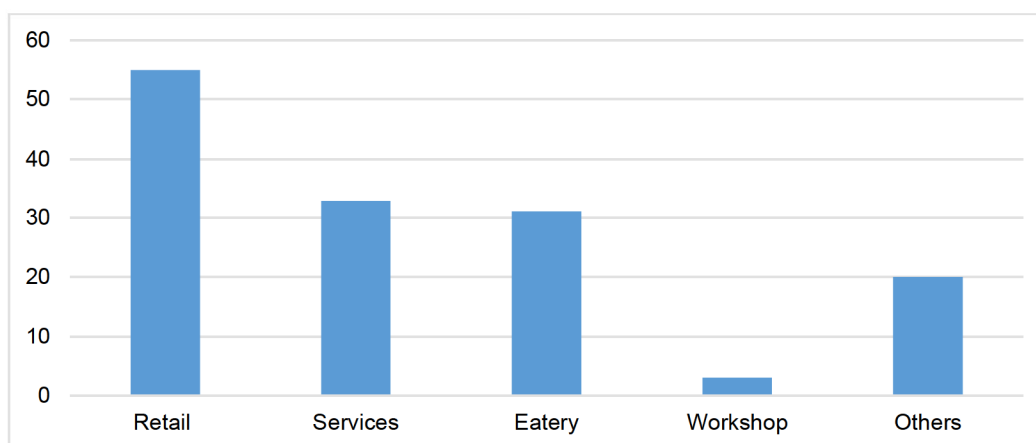
**Figure 12.1 Occupancy Status of Business Operators
(194 Surveyed Operators as of 17 June 2022)**



⁸ To minimize face-to-face interactions and thus the risk of contacting and spreading COVID-19, operators were asked to return the SIA questionnaire separately after the freezing survey. As of 17 June 2022, there were in total 39 operators surveyed who had not yet returned the SIA questionnaire.

12.4 **Figure 12.2** shows the nature of existing businesses of the interviewed operators. The types of business identified within the Scheme are commonly found in some ground floor premises in the area, such as along Nga Tsin Wai Road, South Wall Road, etc. It is possible for most of these operators, particularly shops selling daily necessities, fresh goods and dried goods, or general service provision, to find suitable premises in the same district to continue to their businesses.

Figure 12.2 Nature of Existing Businesses
(194 Surveyed Operators as of 17 June 2022)



Remarks: 46 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

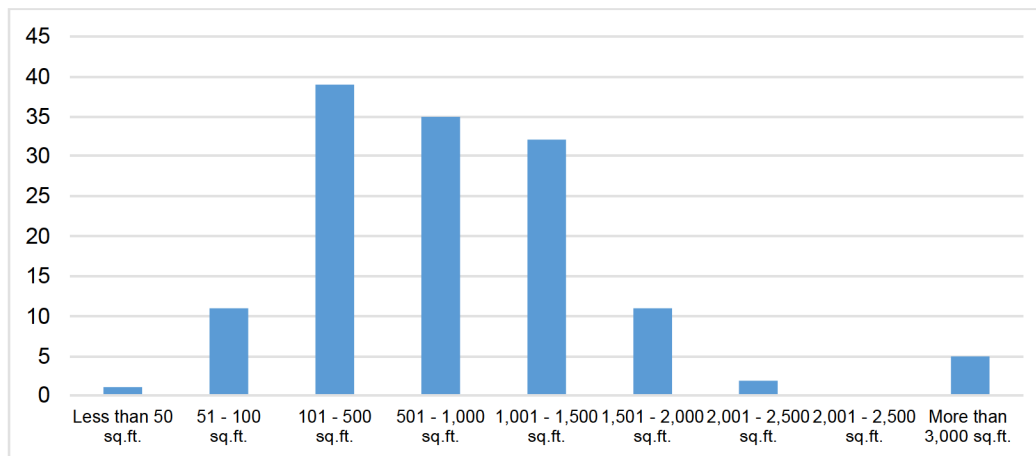
12.5 Given the close proximity of the Kowloon City Market (KCM), which is within the Scheme, twenty-two (22) ground floor premises within the main site were identified and considered as occupied by shops of market-related businesses, e.g. selling fresh foods/ groceries and related dried food as of 17 June 2022, subject to further verification, these operators answered in the SIA questionnaire on their business categories as “retail” or “eatery”.

12.6 Eight (8) ground floor premises were occupied by vehicle repairing services and these operators answered their businesses as “retail”, “service” or “workshop”. Other operators replied their businesses as “workshops” included tailors and food processing related workshop. Operators who replied their businesses as “others”, which included property agency, massage establishment, medical clinic, beauty salon, warehouse, money exchange, pawn shop. Moreover, 1 shop operator of social enterprise and 3 shop operators of charitable institution were surveyed within the Scheme and the

operator classified its nature of business as “others” or “retail” or “services” according to the survey.

- 12.7 For the operators who are engaging vehicle repair service or workshop, they may need to find alternative non-domestic premises, which can satisfy their various operational requirements and the respective uses are permissible in both the lease and planning terms, and in compliance with the Deed of Mutual Covenant (“DMC”) of the buildings. Upon request from these operators, the URA can assist to identify suitable premises to enable them to relocate and continue operation in the same district as far as practicable.
- 12.8 Given to the strong local culture of Chiu-Chow and Thai Communities in Kowloon City, a number of businesses within the Scheme were found to be related to Chiu Chow and/or Thai restaurants and retail businesses. There is also a concentration of similar business in the vicinity. According to the new URS, 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.
- 12.9 Among the 194 survey operators, 33 of them indicated that their shops are chain stores or have other branches. Less impact is anticipated with the compensation provided by the URA.
- 12.10 The size of premises for operators are shown in **Figure 12.3**. The exact size of the premises can only be confirmed subject to detailed survey after the approval of the Scheme by the CE in C.

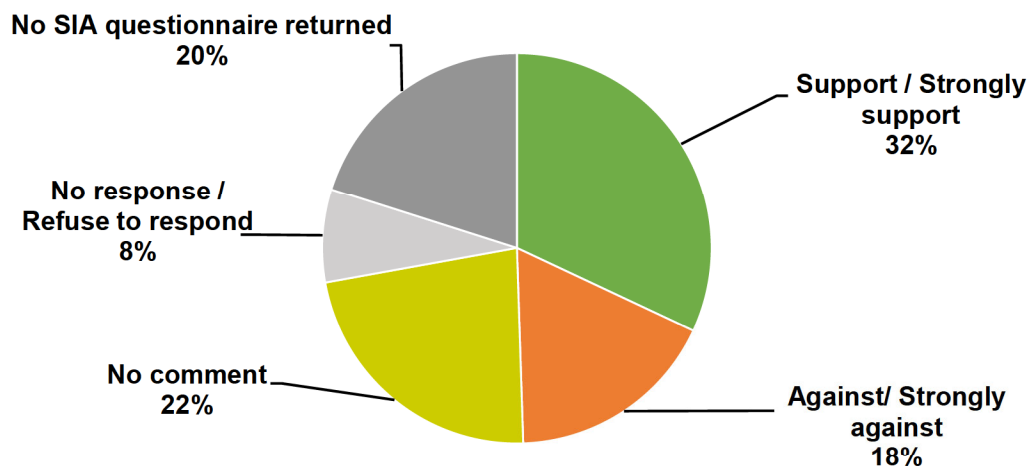
Figure 12.3 Size of Premises as Claimed by Operator
(194 Surveyed Operators as of 17 June 2022)



Remarks: 58 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

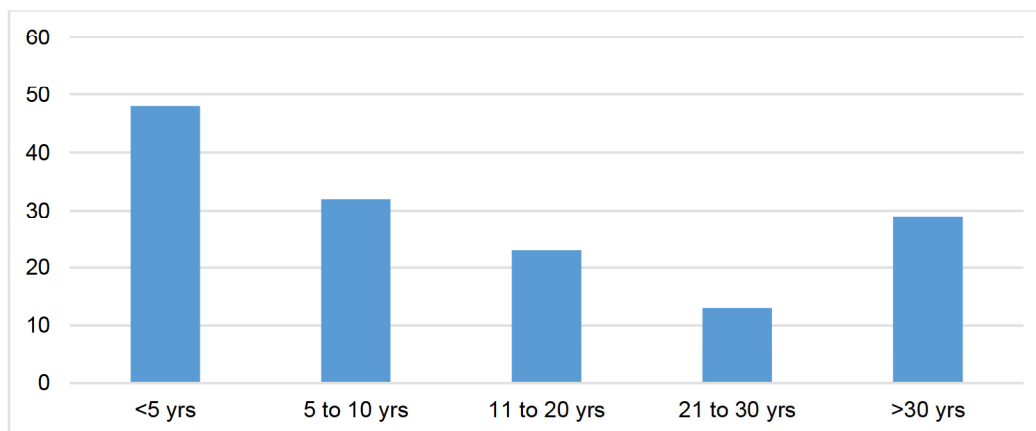
12.11 **Figure 12.4** shows the business operators' views on the proposed redevelopment. Among the 194 survey operators, 62 interviewed business operators (about 32%) strongly supported or supported the proposed redevelopment, while 34 interviewed business operators (about 18%) did not support. Majority of those supported the Scheme considered that the building condition was poor and the building should be redeveloped to bring better local environment. Majority of those not supporting the Scheme responded that the Scheme would affect their business operations.

Figure 12.4 Business Operators' Views on the Proposed Redevelopment
(194 Surveyed Operators as of 17 June 2022)



12.12 **Figure 12.5** shows the years of operation of their existing businesses that over half of the operators (103 operators or about 53%) had operated their businesses at the existing premises for less than 20 years, within which 48 operators (about 25%) operated less than 5 years. On the other hand, there were 29 operators (about 15%) operated at the existing premises for more than 30 years.

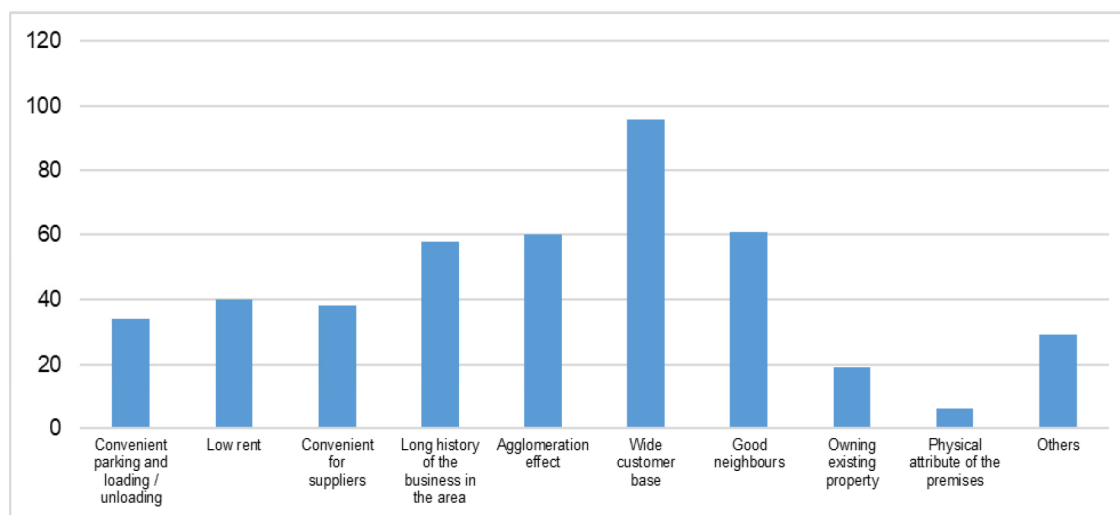
Figure 12.5 Years of Business Operation
(194 Surveyed Operators as of 17 June 2022)



Remarks: 49 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

12.13 **Figure 12.6** shows the business operator's main reasons for operating at the existing premises. Each operator could choose more than one reasons. Operators who chose to answer "Others" in this question refers to reasons including size of premises, floor height, location, inheritance and referral by friends, etc. The most common reason chosen by the operators was "wide customer base".

Figure 12.6 Main Reasons for Operating at the Existing Premises
(194 Surveyed Operators as of 17 June 2022)



12.14 **Table 12.3** summarizes the operators' satisfaction levels of their business performance, the opinions of interpersonal relationship and business network established from the existing business. There were the highest percentage of operators considered that they were satisfied of their business performance, interpersonal relationship and business network.

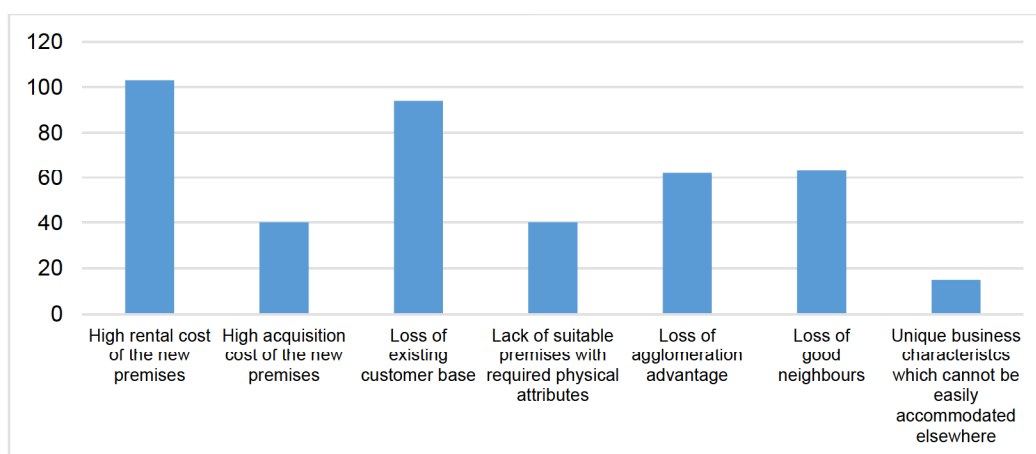
Table 12.3 Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business (194 Surveyed Operators as of 17 June 2022)

		Business Operators
Satisfaction Level of Business Performance	Very Satisfied	15%
	Satisfied	38%
	Neither Satisfied nor Dissatisfied	16%
	Dissatisfied	3%
	Very Dissatisfied	1%
	No response/ Refuse to respond	7%
	No SIA questionnaire returned	20%
Opinion of Interpersonal Relationship	Very Satisfied	26%
	Satisfied	40%
	Neither Satisfied nor Dissatisfied	7%
	No response/ Refuse to respond	7%
	No SIA questionnaire returned	20%
Opinion of Business Network	Very Satisfied	18%
	Satisfied	47%
	Neither Satisfied nor Dissatisfied	8%
	Dissatisfied	1%
	No response/ Refuse to respond	6%
	No SIA questionnaire returned	20%

12.15 On the future intention of the operators if the proposed Scheme is implemented, 78 interviewed business operators (about 38%) responded that they would like to continue their businesses nearby; while 43 interviewed business operators (about 22%) had not yet decided.

12.16 **Figure 12.7** shows the interviewed business operators' major concerns on relocation. Each operator could choose more than one concerns. Among which, high rental cost and loss of existing customer base were the major concerns to the surveyed operators.

**Figure 12.7 Main Concerns on Relocation of Business Operators
(as of 17 June 2022)**



12.17 Eighty three (83) interviewed business operators (about 43%) expressed that they wanted to meet URA staff and SST for assistance. Thirty-four (34) interviewed business operators (about 18%) indicated that they would like the URA to assist them in finding new premises to continue their businesses. Upon request from these operators, the URA will assist to identify suitable premises nearby to the Scheme to enable them to relocate and continue operation in the same district as far as practicable. Seventeen (17) interviewed business operators (about 9%) had expressed that their employees had major concern on the proposed redevelopment, of which they worried about unemployment and less convenient to come to work after relocation of the business. The SST and the URA's "Project Engagement" team will pay attention to the needs of staff and alleviate their concerns. Section 13 will further explain the details of these mitigation measures.

13. MITIGATION MEASURES

- 13.1 The URA understands that the proposed redevelopment would likely to bring both gains and losses to the local community, particularly social anxiety to the vulnerable groups. The URA aims to provide various mitigation measures to minimize the potential social impacts to the directly affected as well as the stakeholders.

Public Briefing

- 13.2 The URA arranged public briefings immediately after the commencement of the Scheme to brief the stakeholders on the details of the Scheme to alleviate their concerns and answer their enquiries/ obtain public views on the Scheme. To prevent the spread of the epidemic and to avoid gathering, the URA has arranged three sessions of live broadcast public briefing with interactive session via online video platform on 1 June 2022 and 8 June 2022. To address the need of the Thai community, Thai interpretation with the assistance from the Blessing Thai Service Centre was provided for the session on 8 June 2022. About 500 views (live broadcast on 1 June 2022 and 8 June 2022) and 2,800 views (as of 17 June 2022 including live broadcast and archive) were recorded for the online video platform public briefing sessions.

Consultation with District Council and Area Committee

- 13.3 After the commencement of the Scheme on 27 May 2022, the URA attended the Kowloon City District Council ("KCDC") meeting on 9 June 2022 to brief the DC members on the planning proposal and implementation procedures of the Scheme. All KCDC members attended the meeting expressed support to the Scheme. Besides, the URA attended the Lung Tong Area Committee ("AC") to brief AC members on the Scheme at its meeting on 27 June 2022 and to obtain their comments. Members from the Lung Tong AC also expressed support to the Scheme.

Engagement with Thai Communities

- 13.4 As mentioned in paragraph 10.9, Thai was the major ethnicity among the ethnic minority groups in the Scheme (i.e. 5% of the total surveyed residents). Riding on URA's past project experience gained from project KC-015, a series of engagement works were conducted by URA to address the needs and concerns from the local Thai communities upon project commencement. In particular, URA has engaged the Blessing Thai Service Centre to provide assistance and advice to Thai residents and business affected by the Scheme. The Blessing Thai Service Centre helped URA to produce and distribute print materials about the Scheme in Thai, provided Thai translation at online briefing session and conducted home visits to the Thai households, as well as set up a Thai volunteer team to reach out the neighbourhood and assist in promoting urban renewal. In addition, URA also briefed the chairperson of Thai Migrant Works Union about the Scheme on 12 June 2022 with positive feedback received.
- 13.5 In addition, the URA has also communicated with the Royal Thai Consulate General to brief them on the Scheme after the project commencement, in order to facilitate the messages to be delivered to the affected Thai as well as collecting any concerns from the Thai group in the district through the Consulate General.

Engagement with Other Major Stakeholders

- 13.6 Redevelopment may also bring possible social impact and nuisance to the nearby residents and operators living and operating adjoining to the Scheme. In particular, as mentioned in paragraph 2.1, Billionnaire Avant ("BA"), which adjoins the main site, is excluded from the Scheme Boundary. While URA prepared to engage BA residents about the Scheme, such engagement exercise could only begin after commencement of the project due to project confidentiality. Apart from public briefings and the "Project Engagement" programme for the affected residents and operators, to address the concerns from owners/residents of BA, URA attended a meeting with a KCDC member and the representatives of owners/residents of BA on 22 June 2022. The URA explained at the meeting about the planning objectives and proposal of the Scheme, as well as the planning and design considerations and arrangements taken in the Scheme to minimise the interim or permanent impact to BA. A

total of 35 owners/ residents attended the meeting. In response to the concerns on the building disposition and tower layout, URA explained that appropriate design considerations and measures were adopted in the current notional design to ensure that the Buildings Ordinance and allied regulations were fully complied, such as provisions of natural lighting and ventilation, building separation, right of way, means of escape and emergency vehicular access, etc. Besides, with the integration of the proposed 18m wide landscaped pedestrian avenue and the market square at-grade, the surrounding pedestrian environment and accessibility of BA will also be further enhanced upon project implementation. Questions on building disposition, planning intention, environmental considerations and mitigation measures during construction stage were also addressed at the meeting.

- 13.7 To further mitigate the concerns and worries from BA residents, URA will advance part of preparation works for detailed design brief by soliciting the BA residents' aspiration and address their concerns on future building, tower layout and construction nuisance before DSP approval. The URA will conduct continuous engagement with owners/residents of BA to understand their concerns and explore possible enhancements of the notional layout of the Scheme to address their concerns while balancing the planning gains of the Scheme. Upon approval of the Scheme by the CE in C, URA will continue to communicate with the residents of BA during detailed design and project implementation stages. The engagement will be continuous in particular close liaison work with BA's occupants is the key success to mitigate the impact due to construction. Proper construction site management and safety measures to minimize the possible environmental, noise, air quality, hygiene and social impacts brought to the adjoining developments will also be applied at subsequent project implementation stage.

Project Engagement Programme

- 13.8 From commencing the Scheme to commencing acquisition and rehousing arrangement after CE in C's approval of the Scheme will usually take a long time. With the understanding that the affected residents and operators are likely to experience doubts and worries during the long waiting period, the URA has implemented a "Project Engagement" Programme since October 2016 to provide direct contact services.

- 13.9 Under the “Project Engagement” Programme, a special team of URA staff members will proactively visit every household and business operator affected by the URA projects to explain to them the policies in details, helping them understand the latest progress, compensation and rehousing arrangements, and timeline of the projects. The team will also make follow-up visits to the households with special needs, and refer them to SST or the relevant departments for assistance as needed. The URA has also prepared a simple and easy-to-understand leaflet on the prevailing acquisition and compensation policies in ten different languages on the URA website to facilitate the ethnic minorities to understand the policies, their interests and to alleviate their concerns.

Social Service Team

- 13.10 In accordance with the URS, the URF has been set up to, inter alia, fund the SST who provides assistance to residents and operators affected by the 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 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 counselling services, the Hospital Authority and Department of Health in medical assistance, the ethnic minorities’ request for translation services, etc. As of 17 June 2022, the SST has successfully contacted 541 households (including 29 Thai households) and 40 business operators (including 2 Thai operators). A breakdown of the contacts is listed in **Table 13.1**.

**Table 13.1 Breakdown of SST Contacts by Client Groups
(as of 17 June 2022)**

Client Groups	Number of Contacts (from Thai Residents/ Operators)
Domestic Tenants	292 (27)
Domestic Owners	206 (1)
Business Operators	40 (2)
Domestic Households with no Claimed Occupancy Status	43 (1)
Total	581 (31)

13.11 Table 13.2 summarised the nature of identified problems.

**Table 13.2 Nature of Problems Identified among the SST Contacts
(as of 17 June 2022)**

Problem or Enquiry Nature	Number of Enquiries (Enquires from Thai Residents/ Operators)
Domestic Tenants	
a) Unclear on compensation and rehousing policies	350 (27)
b) Evicted by owners/ outrageous rent rise	13 (2)
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	56 (7)
Domestic Owners	
a) Unclear on compensation policies	245 (1)
b) Worry about compensation not enough to purchase another flat in the same district	116 (1)
Business Operators	
a) Unclear on compensation policies	32 (2)
b) Worry about compensation not enough to resume their businesses in the same district	38 (2)
Domestic Households with no Claimed Occupancy Status	43 (1)
Total	893 (43)

- 13.12 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.

Enquiries and Hotline Services

- 13.13 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 95 enquiries had been received between 27 May 2022 and 17 June 2022. The subject matters of the enquiries are summarised in **Table 13.3**.

Table 13.3 Nature of Enquiries (as of 17 June 2022)

Subject Matters of Enquiries	
Scheme information, progress, timetable and planning procedures of urban renewal	8%
Acquisition Compensation and rehousing policies	38%
Household Survey (e.g. registration arrangement, briefing arrangement)	40%
Others	14%
Total enquiries: 95	100%

- 13.14 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:

- 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;
- assistance in finding public rental rehousing for eligible persons in need;
- initial assessment of the elderly with low incomes or disability and other vulnerable groups for eligibility for compassionate housing;
- orientation assistance for those in need after moving home such as familiarisation with new neighbourhood, accommodation and local facilities; and;

- assistance to identify suitable replacement premises for affected businesses.
- 13.15 The URA will assist displaced elderly owner-occupiers to find replacement flats within Kowloon as far as practicable. Redevelopment will inevitably affect the existing social network of some residents within 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:
- After resettlement, the displaced residents have contacted at least once after their old acquaintance in the Kowloon City District, e.g. through organizing a re-union gathering for displaced residents; and
 - 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.
- 13.16 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 resolved in a timely manner.

Prevailing Acquisition, Compensation and Rehousing Policy

- 13.17 At the online public briefings held on 1 June 2022 and 8 June 2022, compensation, rehousing or ex-gratia payment based on the URA's prevailing policy were fully explained.

Domestic Properties

- 13.18 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his/ her property plus an ex-gratia allowance, namely Home Purchase Allowance ("HPA"), for purchase of the property. The assessment of HPA is based on the unit rate of a notional replacement flat, which is defined as a hypothetical 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/ her property plus a Supplementary Allowance ("SA"), where applicable, up to 50% of the HPA above mentioned. In addition, the URA will offer an Allowance for Vacant Property ("AVP") to the owner who has left the domestic property vacant on the first date of Freezing Survey and thereafter. The AVP is equivalent to 2 times the amount of the ratable value of the property. In addition to applicable allowance(s) mentioned above, the 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 domestic replacement flat and the legal cost incurred in selling the affected property to the URA.
- 13.19 According to the URS, and as far as relevant legislation allows, the URA will offer "Flat-for-Flat" ("FFF") arrangement to eligible owner-occupiers of domestic properties at the time of issuance of acquisition offers. Under such arrangement, the URA will offer FFF 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 the URA may select for the purpose provided that necessary approval/ authorization has been obtained at the time of FFF offer), as an additional option to cash compensation to such owner-occupiers.

The amount of cash compensation and ex-gratia payment offered to an owner-occupier will not be changed by his/ her choice of using that amount, or part of it, to join the FFF arrangement or otherwise.

- 13.20 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 amount receivable is equivalent to the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government or the prevailing rates of the Ex-gratia Domestic Removal Allowance of HKHA, whichever is higher.
- 13.21 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 <https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>.
- 13.22 According to the 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.
- 13.23 In case where tenants were notified that their tenancies would not be renewed, the URA will explain to their owners that they would not get more compensation 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 requested to move out from their properties by their landlords upon expiry or termination of their tenancies and before the URA purchases the properties. In general, domestic tenants who meet the eligibility 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 13.4** below subject to a minimum amount of HK\$170,000 (for an one-person household) and HK\$190,000 (for a two-person or larger household) (“Minimum EGA”). The

Minimum EGA will be reviewed annually in April each year. 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 13.4 Calculation of Special Ex-gratia Allowance for "Domestic Tenants Compassionate Assistance Programme"

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

Non-Domestic Properties

- 13.24 For owner-occupied non-domestic properties, 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 may lodge a claim for business loss in lieu of both the ex-gratia allowance mentioned above and Ex-gratia Business Allowance (“EGBA”) mentioned 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. In addition, the URA will offer AVP at 2 times the amount of rateable value of the affected non-domestic property to the owner who has left the property vacant on the first date of Freezing Survey and thereafter.
- 13.25 For non-domestic tenants of non-domestic premises, an ex-gratia equivalent to 3 times the rateable value of the affected premises or the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government, whichever is higher, 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 the 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 HK\$700,000 and a minimum amount as described in **Table 13.5**.

Table 13.5 Calculation of Ex-gratia Business Allowance

Years of Continuous Operation	Minimum EGBA
10 years or less	HK\$110,000 (Amount will be reviewed annually in April each year)
More than 10 years (maximum of 30 years)	Additional HK\$10,000 for each completed year

- 13.26 Eligible non-domestic tenant-operators (except tenants of industrial premises), whose tenancies commenced before the date of Freezing Survey and who were requested by their landlords to move out from the affected properties due to the expiry or termination of their tenancies before the URA acquired the affected properties successfully and moving out from the affected non-domestic properties after the date of Freezing Survey and who are unable to receive the ex-gratia allowances, can apply for the URA's Special EGBA, the amount of which is equivalent to EGBA.
- 13.27 The acquisition, compensation and rehousing policies are subject to prevailing policies at the time of issuing acquisition offer. The prevailing 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.

Arrangement for Continuation of Business Operation of Shops of Special Characters/ Local Characters in the Same District

- 13.28 According to the 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.
- 13.29 The URA aims to preserve local characters in the redevelopment spectrum. The URA had previous experience in arranging shops of special characters/ local characters to return to the area for continuous operation upon redevelopment. For example, the URA Board had given special approval for the URA project at Kai Tak Road/ Sa Po Road (KC-015), to assist eligible operators of Thai restaurants and those long-established restaurants within the project KC-015 to return to rent the shops in the future development with concessionary rates for 5 years to continue their operations so as to preserve the local characters. For any shop with special characteristics possibly within KC-017, for instance those Chiu Chow/ Thai related businesses, the URA would understand views of those operators and consider appropriate arrangement similar to KC-015 for them to return to the area for operation to preserve local characters.

- 13.30 Besides, it is noted that a number of shops within the Scheme are market-related businesses adhered to the existence of KCM. There might be temporary interruption of these market activities during the construction and after the relocation of KCM. Subject to further verification of the business nature, the URA will continue to communicate with the affected business operators of market-related business to alleviate their concerns and to identify appropriate mitigation measures including possible interim and/or permanent locations to formulate transitional arrangement for certain business to continue their businesses in the area to minimise the social impacts.
- 13.31 The URA will also explore the possibility of speed up the construction of the commercial portion of KC-015 and to reserve some of the future non-domestic portion of the KC-015 redevelopment as an alternative option for the Chiu/Thai businesses to return to operate there so that it can facilitate the operators to return business in the same district earlier.

Mitigation Measures for Affected Tenants of KCM

Early liaison with FEHD on KCM Reprovisioning

- 13.32 Although FEHD will be responsible for the relocation of the affected tenants in KCM, the URA will assist in the communication among the relevant major stakeholders. In view of the potential impacts to the market stall tenants of the KCM on the reprovisioning proposal of the KCM, the URA has been in close liaison with FEHD and a Working Group has been set up between the URA and FEHD to identify the concerns from the tenants and to develop the mitigation measures for them. According to information from FEHD, the terms of existing tenancies of market stalls, the landlord (i.e. FEHD) and tenants are not required to make any compensation to the other party for tenancy termination with a written notice of not less than one month. Nevertheless, considering that the cooperation of tenants can facilitate the smooth implementation of the market development or reprovisioning plan under the Market Modernisation Programme for achieving the objectives of optimising land uses, benefitting the public and promoting district development, which meets the overall interest of the community, the Government would consider making concessionary arrangements for the tenants who choose to close

down the business or relocate to the reprovisioned KCM or other designated FEHD markets to continue operation.

- 13.33 Early engagement has been made between FEHD and the affected market stall tenants to deliver the reprovisioning information and answer their enquiries to ease their concerns. In addition, a leaflet containing the project information including the reprovisioning proposal and tentative completion date of the new GIC Complex was distributed to the market tenants by FEHD on 27 May 2022 for information. FEHD will continue to provide assistance to the market tenants during the project implementation stage.

Phasing Development for reprovisioning and minimum interruption

- 13.34 In order to minimise the impact to their business operation due to the construction works, the URA will carry out the redevelopment of the Scheme by phases, with an aim to complete the construction of the new GIC Complex at northern site (Site B) for reprovisioning of the KCM market facilities, before demolishing of the existing KCM as far as practicable. This would facilitate a continuation of market operations to alleviate the impacts to the market stall operators as well as other stakeholders including the shoppers/visitors to the wet market.
- 13.35 Simultaneously, the phasing redevelopment of the Scheme also aims to minimize disturbance in the reprovisioning of the existing GIC facilities affected by the Scheme before the existing KCMSB to be closed. It would avoid any interruption of services as far as practicable and operation of the existing GIC services and enable the community to continue to enjoy the services in need.
- 13.36 Upon approval of the Scheme by the CE in C, the URA will continue to liaise with relevant Government departments to ensure minimal disturbance and smooth relocation of the re-provisioned GIC facilities at subsequent project implementation stage.

Appendix I Photos of Non-domestic G/F Premises at Private Properties within the Scheme (as taken in June 2022)

Main site



Shop F1 & F2, 66 Nga Tsin Wai Road

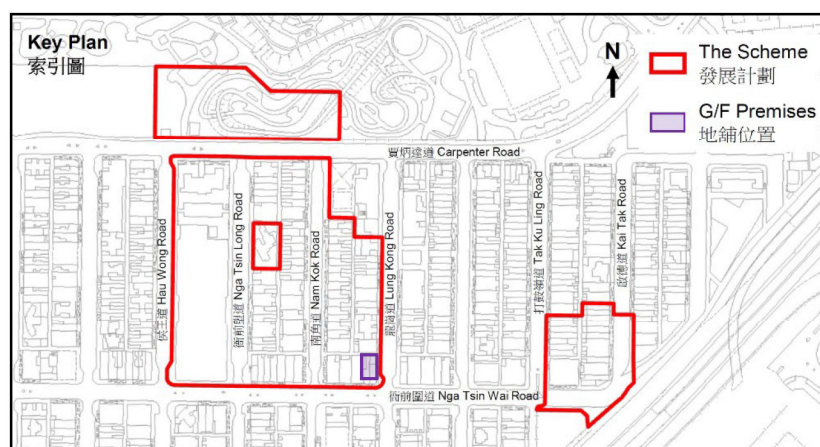


Shop D & E, 66 Nga Tsin Wai Road



Shop C, 66 Nga Tsin Wai Road

Shop A & B, 66 Nga Tsin Wai Road





68 Nga Tsin Wai Road



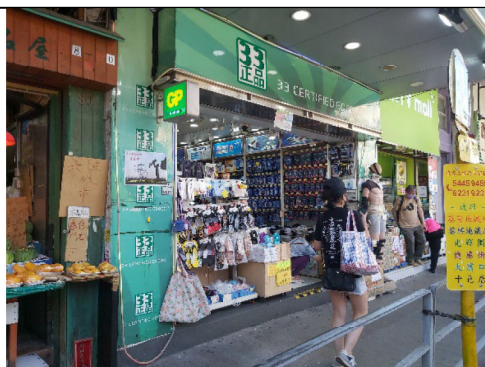
70 – 72 Nga Tsin Wai Road



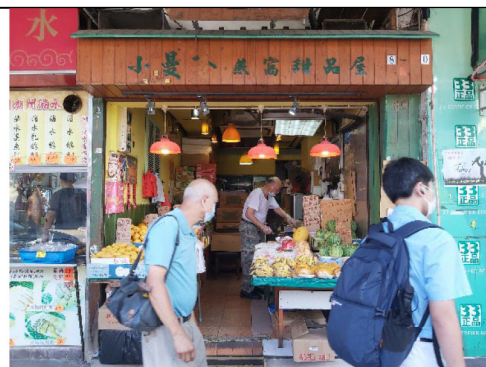
74 Nga Tsin Wai Road



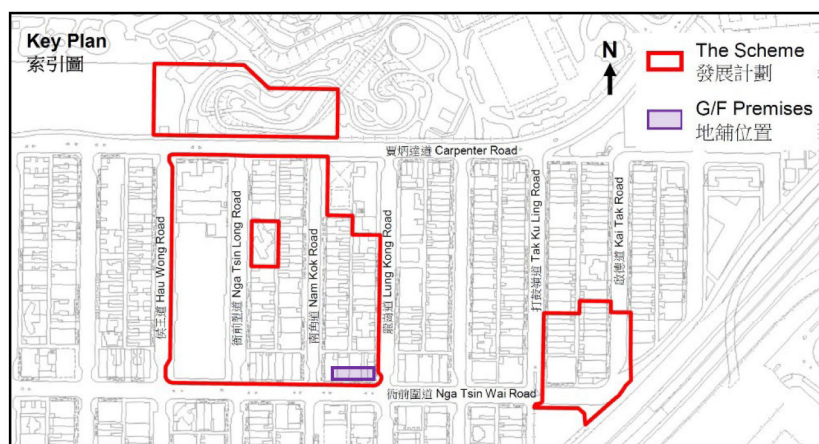
76 Nga Tsin Wai Road



Shop A, 78 – 80 Nga Tsin Wai Road



Shop B, 78 – 80 Nga Tsin Wai Road





Shop C, 78 – 80 Nga Tsin Wai Road



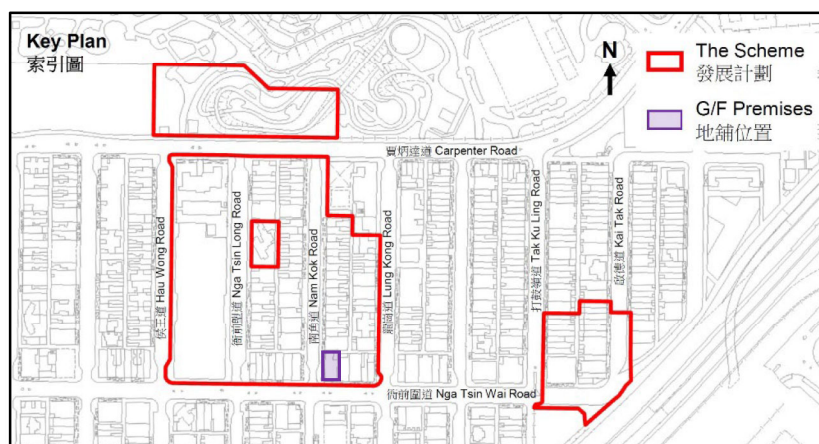
Shop D, 78 – 80 Nga Tsin Wai Road



Shop E & F, 78 – 80 Nga Tsin Wai Road



Shop G, 78 – 80 Nga Tsin Wai Road





Shop A, 84 Nga Tsin Wai Road



88 Nga Tsin Wai Road



92 Nga Tsin Wai Road

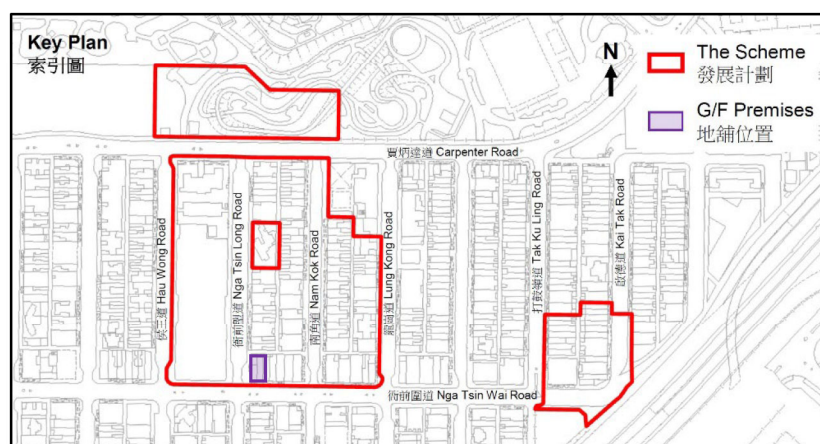




94 Nga Tsin Wai Road



96 Nga Tsin Wai Road





36 Nga Tsin Long Road



38 Nga Tsin Long Road



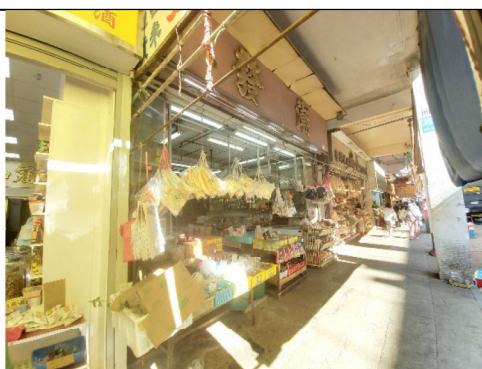
40 Nga Tsin Long Road



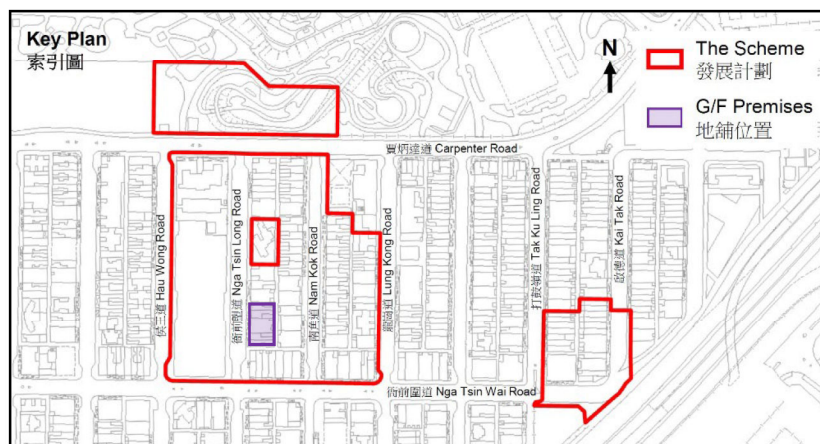
42 Nga Tsin Long Road



44 Nga Tsin Long Road



46 Nga Tsin Long Road





48 Nga Tsin Long Road



48A Nga Tsin Long Road



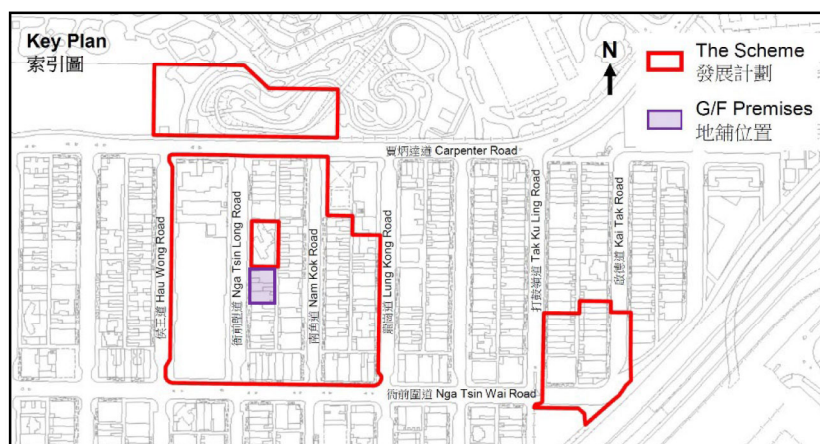
50 Nga Tsin Long Road



52 Nga Tsin Long Road



54 Nga Tsin Long Road





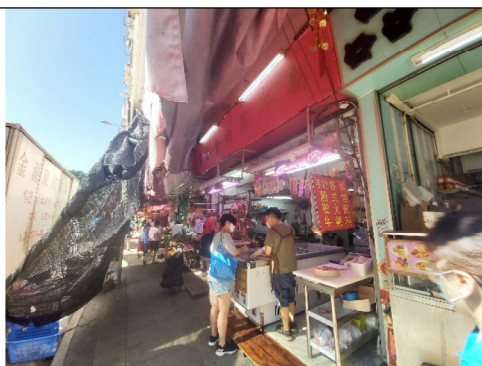
68 – 70 Nga Tsin Long Road



72 Nga Tsin Long Road



Shop A, 74 – 80 Nga Tsin Long Road



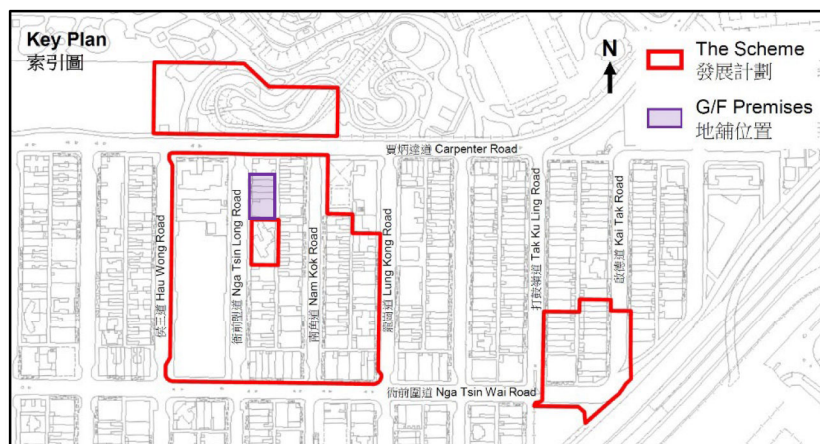
Shop B, 74 – 80 Nga Tsin Long Road



Shop C, 74 – 80 Nga Tsin Long Road

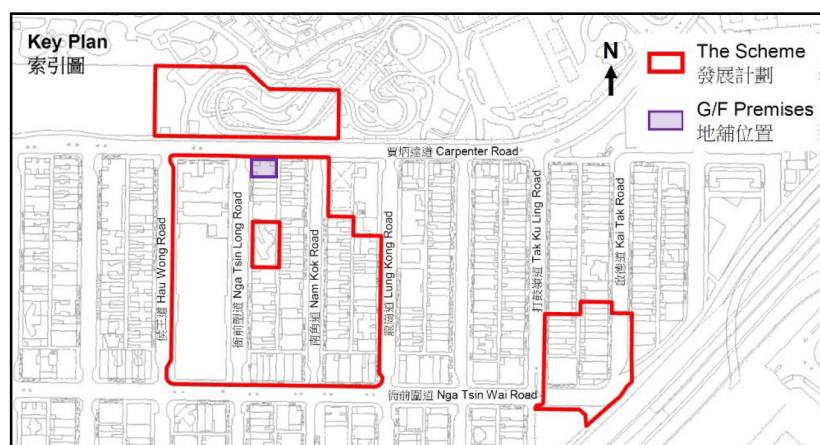


Shop D, 74 – 80 Nga Tsin Long Road





82 – 84 Nga Tsin Long Road





Shop A & B, 25 Nam Kok Road



Shop C, 25 Nam Kok Road



Shop D – F, 25 Nam Kok Road



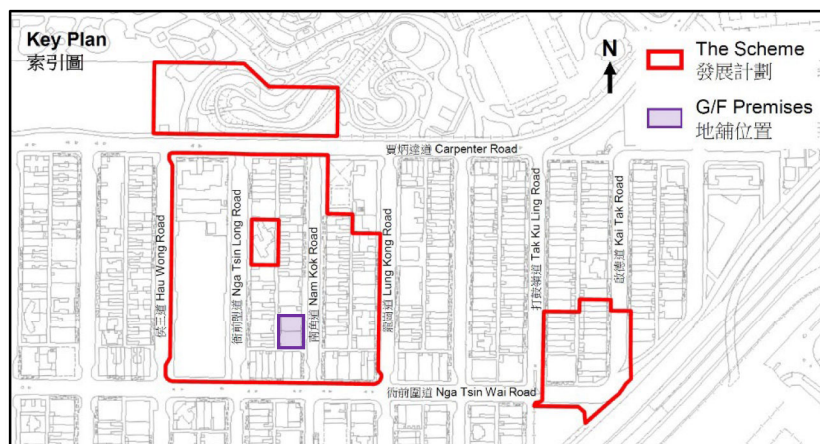
27 Nam Kok Road



Shop A, 29 – 31 Nam Kok Road



Shop B, 29 – 31 Nam Kok Road





33 Nam Kok Road



35 – 37 Nam Kok Road



39 – 41 Nam Kok Road



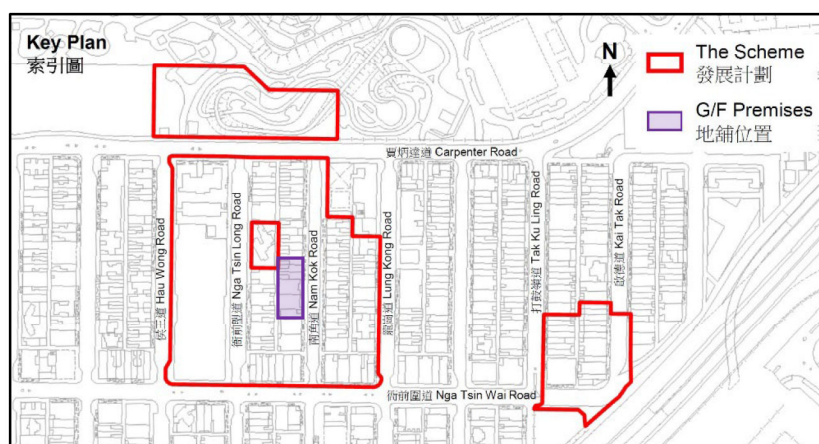
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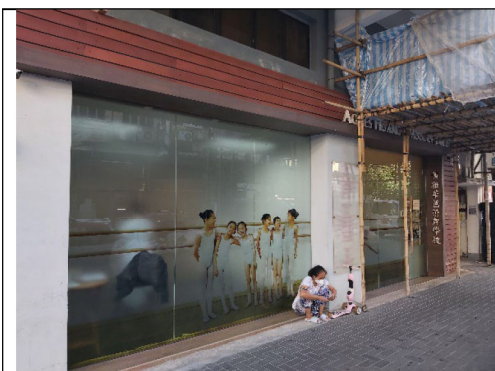


45 Nam Kok Road



47 Nam Kok Road





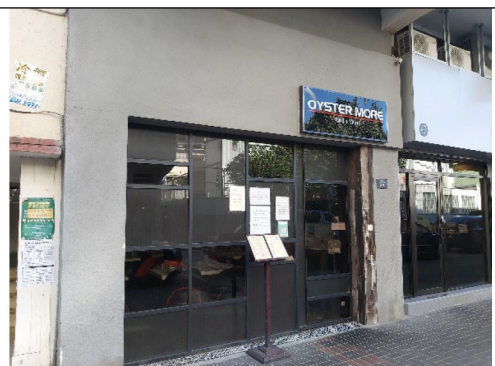
49 – 51 Nam Kok Road



53 Nam Kok Road



55 Nam Kok Road



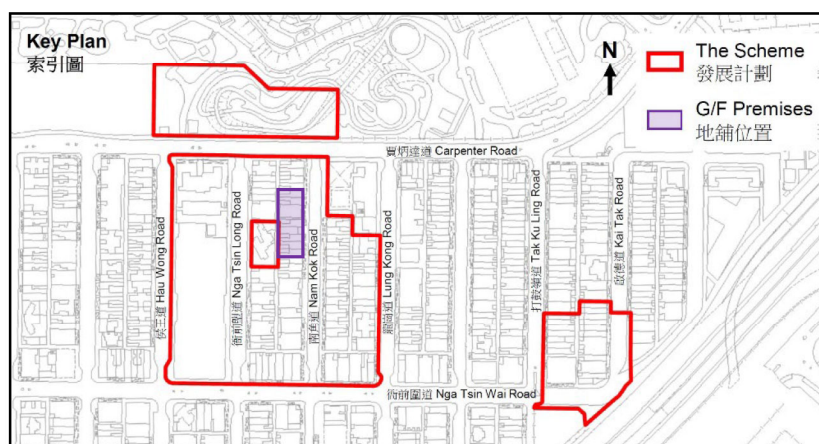
57 Nam Kok Road



59 – 61 Nam Kok Road



63 Nam Kok Road





65 Nam Kok Road



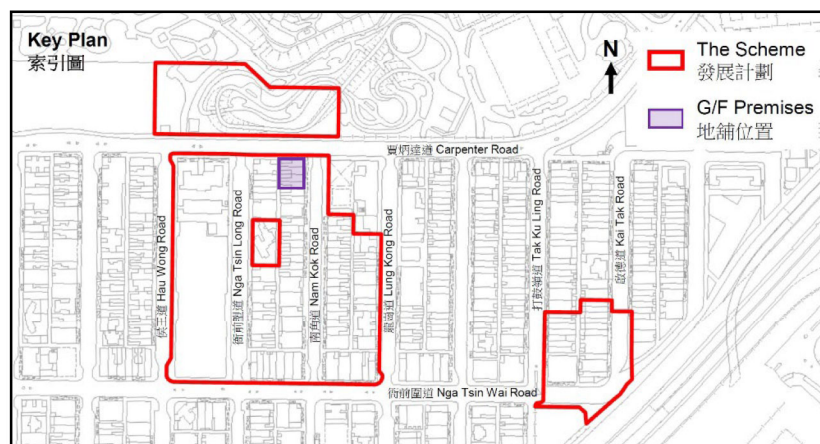
67 – 69 Nam Kok Road



71 Nam Kok Road



73 Nam Kok Road





30 – 32 Nam Kok Road



34 Nam Kok Road



36 Nam Kok Road



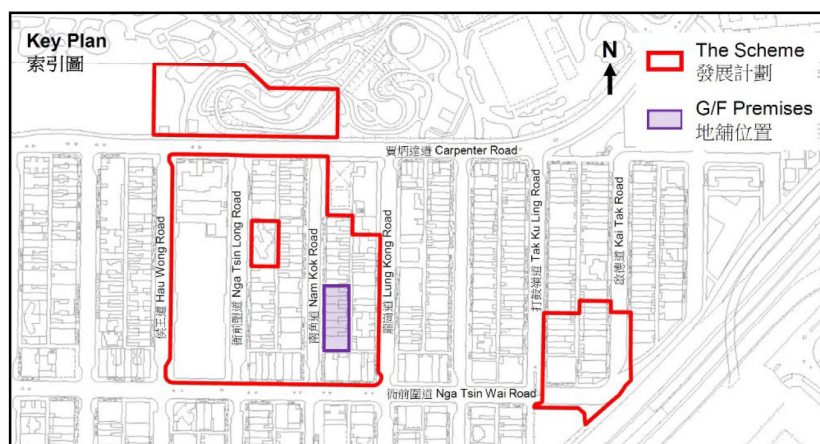
38 – 40 Nam Kok Road



42 Nam Kok Road



44 Nam Kok Road





46 Nam Kok Road



48 Nam Kok Road



50 Nam Kok Road



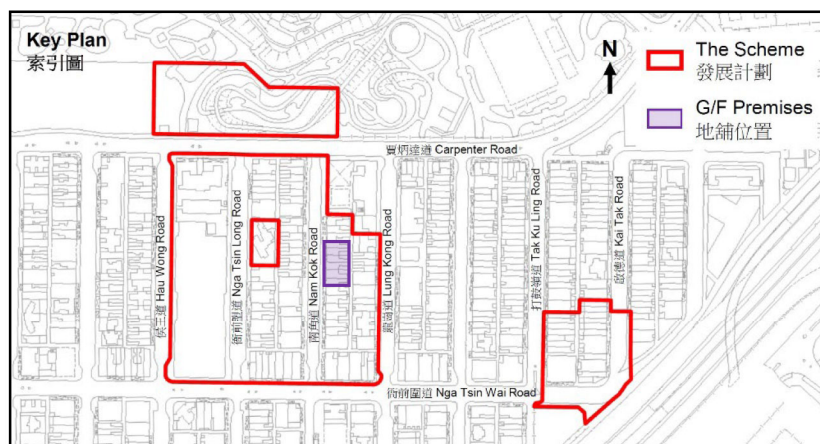
52 Nam Kok Road



54 Nam Kok Road



56 Nam Kok Road





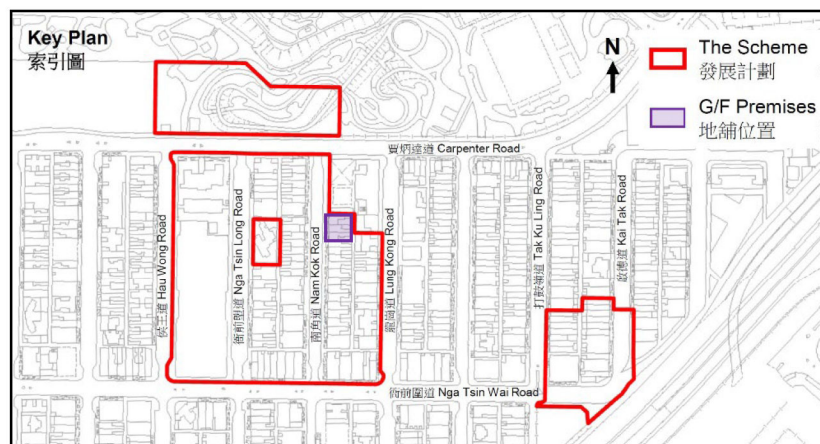
58 Nam Kok Road

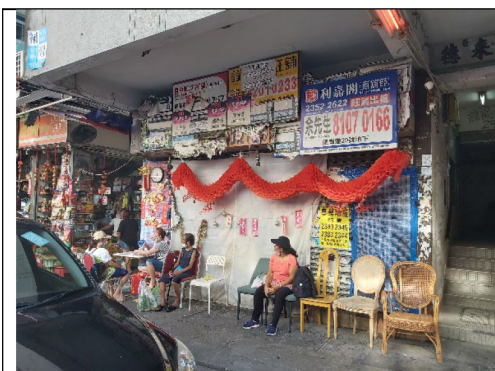


60 Nam Kok Road



62 Nam Kok Road





29 Lung Kong Road



31 Lung Kong Road



Shop A, 33 – 39 Lung Kong Road



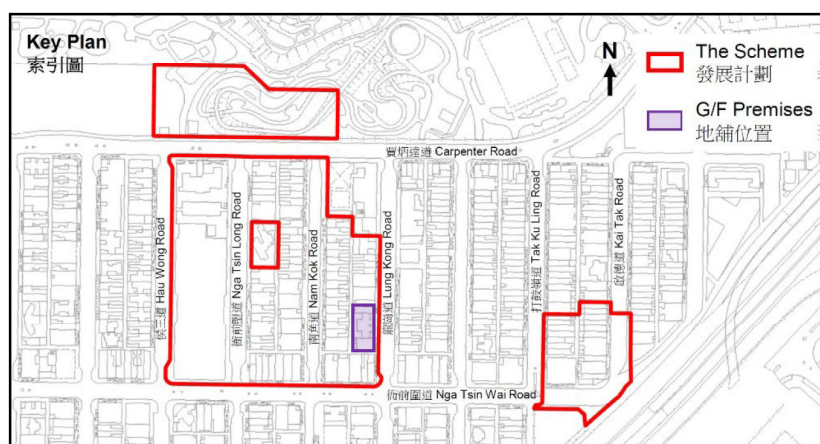
Shop B, 33 – 39 Lung Kong Road

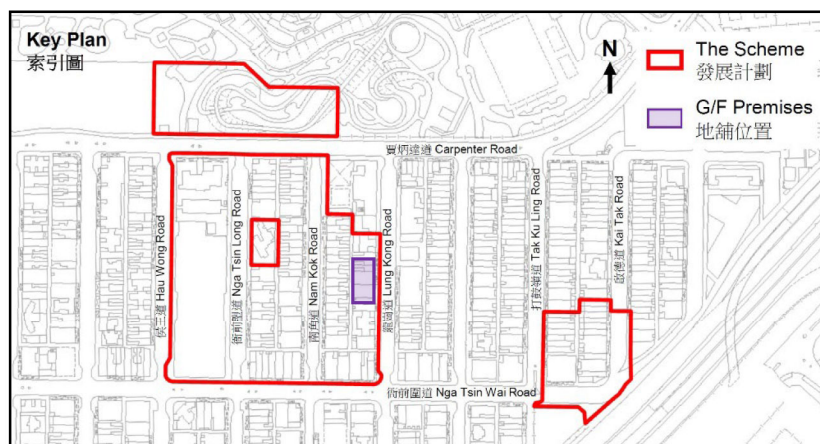


Shop C & D, 33 – 39 Lung Kong Road



41 Lung Kong Road







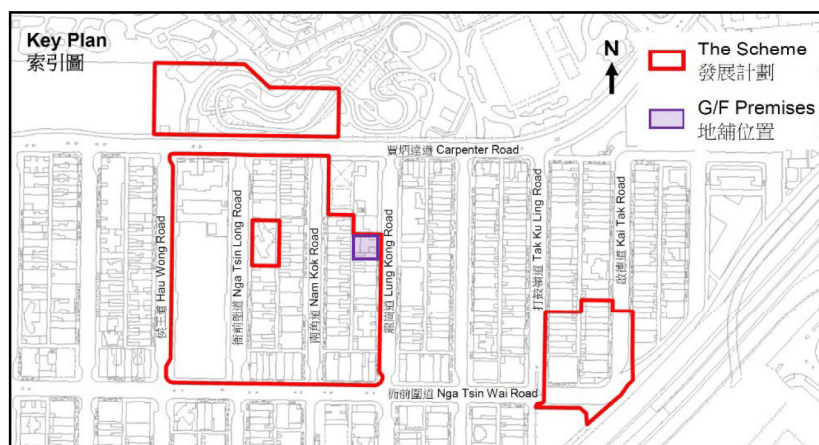
55 Lung Kong Road



57 Lung Kong Road



59 Lung Kong Road



Eastern site



26 – 28 Tak Ku Ling Road



30 – 32 Tak Ku Ling Road



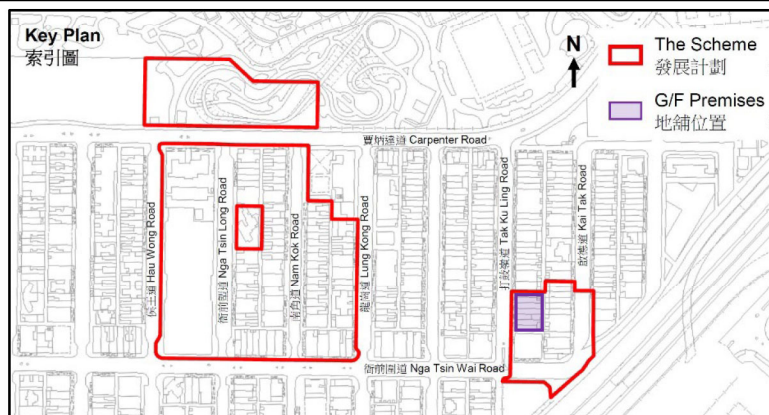
34 Tak Ku Ling Road

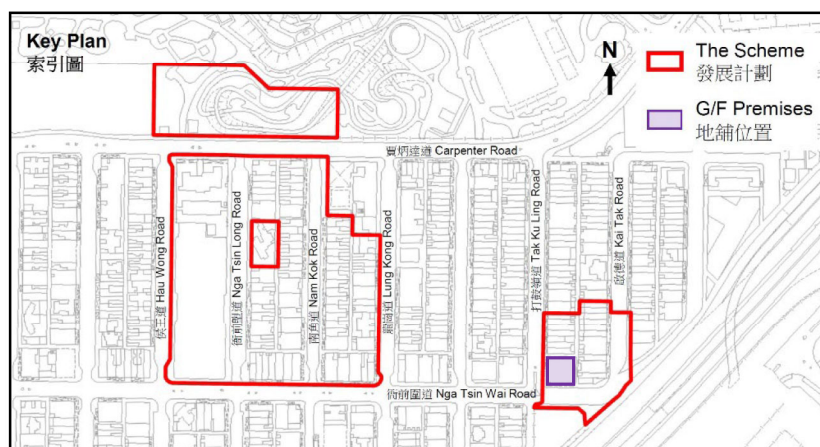


36 Tak Ku Ling Road



38 Tak Ku Ling Road







Shop 8 & 9, 30 Nga Tsin Wai Road



Shop 6 & 7, 30 Nga Tsin Wai Road



Shop 1 – 5, 30 Nga Tsin Wai Road



17 Kai Tak Road



19 Kai Tak Road



21 Kai Tak Road

