

Kai Ming Street / Wing Kwong Street

Development Project (KC-013)



Stage 1 Social Impact Assessment

March 2017

CONTENTS

	<i>Page</i>
1. INTRODUCTION	1
2. THE PROJECT AREA	2
3. HISTORICAL BACKGROUND	6
4. POPULATION & SOCIO-ECONOMIC CHARACTERISTICS	9
5. HOUSING & ENVIRONMENTAL CONDITIONS	14
6. CULTURAL & LOCAL CHARACTERISTICS, AND CHARACTERISTICS OF LOCAL BUSINESS ACTIVITIES	16
7. RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES	18
8. INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES	23
9. CONCLUSION	27

List of Figures

Figure 2.1 Location Plan

Figure 2.2 URA projects in the vicinity

Figure 3.1 Places with Historical Background and Local Character in To Kwa Wan

Figure 4.1 Boundary of To Kwa Wan South Constituency (G14) of the Kowloon City District and Tertiary Planning Unit (TPU) 244

Figure 4.2 Street Block Boundary of the Project (TPU/SB 244/07 and LSB244/01L)

Figure 7.1 GIC & Amenity Facilities within 500m Radius of Project Area

List of Tables

Table 6.1 Ground Floor Business Activities Facing Major Street

Table 7.1 Social Welfare Facilities within 500m Radius of the Project Area

1. INTRODUCTION

1.1 In 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"*.

1.2 The URS also states *"Early social impact assessments will be initiated and conducted by the DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project."* As the Project falls within the study area of Kowloon City DURF ("KC DURF") and the consultants for the KC DURF have completed a DURF SIA report of the Urban Renewal Plan for Kowloon City in 2014, reference has been made to the DURF SIA report, where appropriate, in preparation of this Stage 1 SIA.

According to the URS, the main elements of the Stage 1 SIA conducted by the URA before publication of a proposed project should include:-

- the population characteristics of the proposed project area;
- the socio-economic characteristics of the area;
- the housing conditions in the area;
- the characteristics of local business activities, including small shops and street stalls;
- the degree of overcrowding in the area;
- the availability of amenities, community and welfare facilities in the area;
- the historical background of the area;
- the cultural and local characteristics of the area;
- an initial assessment of the potential social impact of the proposed project; and
- an initial assessment of the mitigation measures required.

1.3 The Stage 2 SIA to be conducted after publication of the project will use factual information collected as part of the freezing survey to be conducted upon project commencement. The URS stipulates URA should submit the reports of both the Stage 1 and Stage 2 SIAs to the Secretary for Development (SDEV) when it submits a development project under section 24 of the Urban Renewal Authority Ordinance (URAO). It also stipulates the URA should release the reports for public information.

2. THE PROJECT BACKGROUND

- 2.1 The proposed development project (the Project) comprises Kai Ming Mansion at Nos. 4-24 Kai Ming Street (even nos.) and Eiver House at the corner of Nos. 26-28 Kai Ming Street (even nos.) and Nos. 29-33 Wing Kwong Street (odd nos.), To Kwa Wan, Kowloon City (**Figure 2.1**).
- 2.2 The Project is within the street block bounded by Wing Kwong Street to the south, Kai Ming Street to the northeast and a back lane to the west. It covers an area of about 1,749m², including portion of surrounding public pavement where some of the affected buildings overhang. The net site area used to calculate the development potential of the Project is about 1,311m². The existing buildings are 8 storeys high.
- 2.3 The Project falls within one of the "Proposed Redevelopment Priority Areas", in the KC DURF's Urban Renewal Plan. The KC DURF's Urban Renewal Plan recommended that in the "Proposed Redevelopment Priority Area", "redevelopment should be given priority as the urban renewal approach for the area". The DURF SIA, in particularly the community profile compiled for this Priority Area, will be taken into consideration in this report.
- 2.4 There are a number of URA projects in the proximity to the Project, including the Bailey Street / Wing Kwong Street project (KC-009) commenced under Section 26 of the URAO on 4 March 2016, and also the Hung Fook Street / Ngan Hon Street project (KC-010) under Section 25 of the URAO, and both Hung Fook Street / Kai Ming Street (KC-011) and Wing Kwong Street (KC-012) projects under Section 26 of the URAO commenced on 3 June 2016 (**Figure 2.2**).
- 2.5 In order to enhance community benefits under a holistic planning approach, it is intended to provide a through road extending from Wan On Street via URA Projects KC-009, KC-010, KC-011, KC-012 and KC-013 to Ngan Hon Street, and this Project will be giving out portions of the site for road network. An underground car park was proposed at KC-010 accommodating car parking spaces and loading/ unloading bays to serve the area bounded by Ngan Hon Street, To Kwa Wan Road, Wing Kwong Street and Sung On Street, as well as coach parking spaces. Such arrangement can maintain street fronts of the area by minimising the necessities of open up run in and out for individual developments, with the opportunities to improve streetscape and pedestrian walking environment as well as traffic circulation, and as a result for the overall connectivity enhancement. The Project is also proposed to include an open space of about 300sq.m to relief the currently overcrowded living environment within the locality.

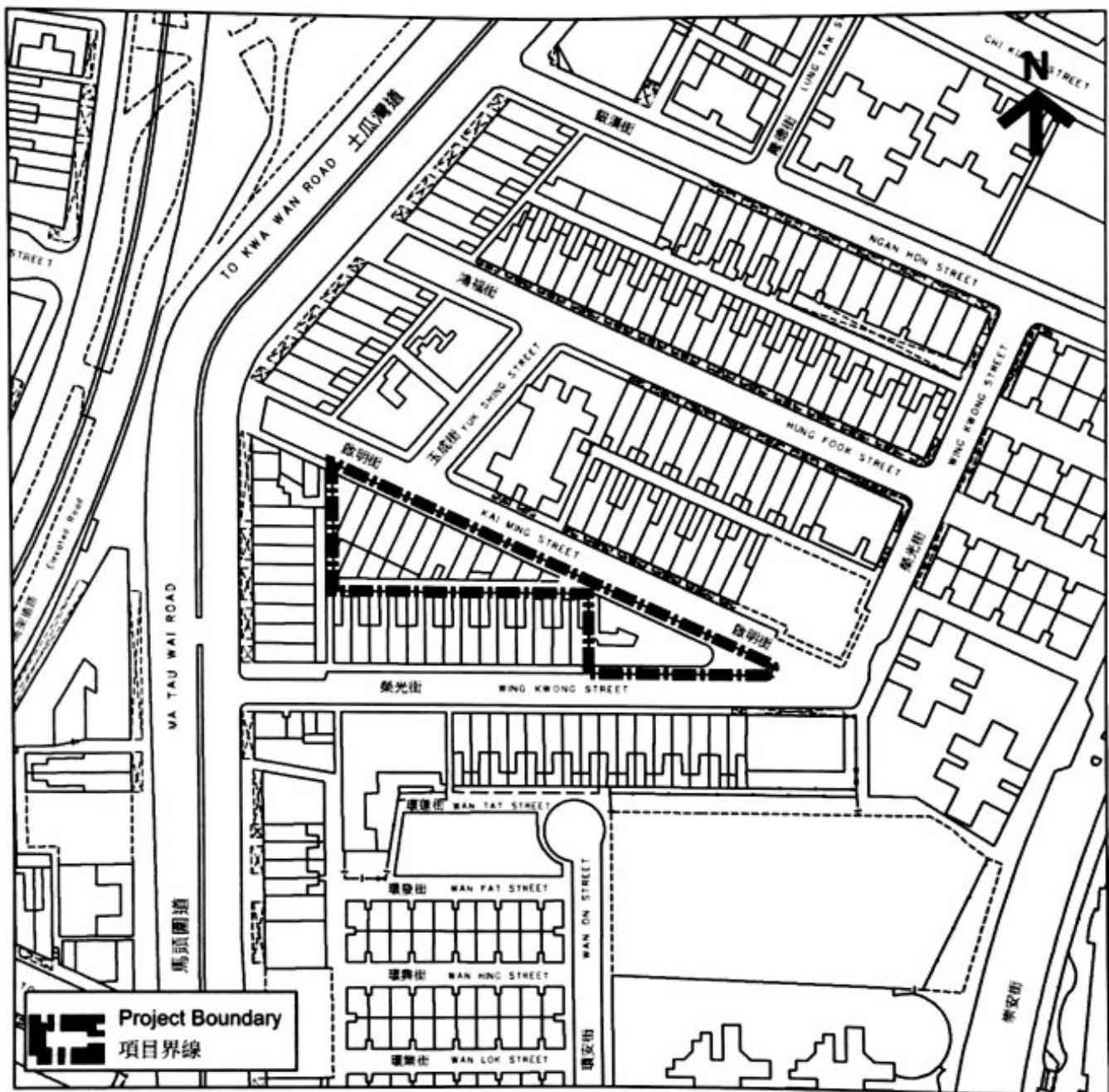


Figure 2.1 Location Plan

- 2.6 After independent planning and acquisition procedures, the Project is also intended to combine with the adjoining URA project, KC-012, for a holistic redevelopment with a single land grant document.
- 2.7 Across Kai Ming Street at the corner of Wing Kong Street is the Kai Ming Street Demand-Led Development Project (DL-8:KC) covering Nos. 41-51 Kai Ming Street (odd nos. only), which was commenced in response to the dangerous building condition found at Nos. 45, 47, 49 and 51 Kai Ming Street, where Buildings Department applied for a closure order issued on 30 August 2013 and demolition orders issued on 19 December 2013.

- 2.8 Further south of the Project is the URA Ma Tau Wai Road / Chun Tin Street Development Project (TKW/1/002) which commenced in response to the tragic collapse of No. 45J Ma Tau Wai Road on 29 January 2010, which caused loss of lives and seriously affected the structural integrity of adjacent buildings along Ma Tau Wai Road.
- 2.9 East of TKW/1/002 Project is another URA project - URA Chun Tin Street / Sung Chi Street Development Scheme (KC-008A) commenced on 6 May 2016. Figure 2.2 shows the location of URA projects in the vicinity.

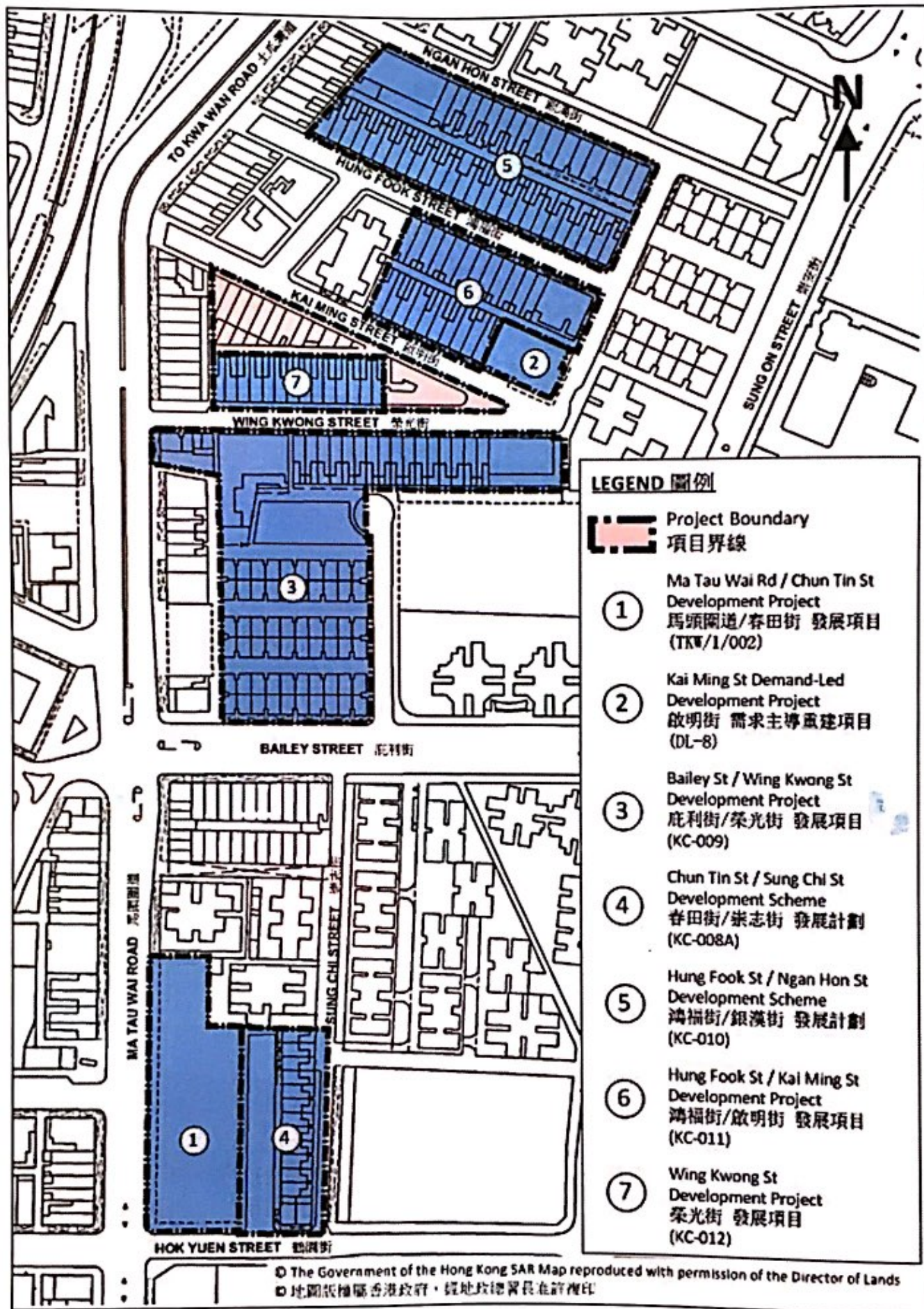


Figure 2.2 URA projects in the vicinity

3. HISTORICAL BACKGROUND

- 3.1 The origin of the name "To Kwa Wan" has two different narratives. One was named after the bay with plentiful crops of sweet potatoes ("To Kwa"). Another suggests that the Hoi Sum Island (in the middle of the sea) just opposite to To Kwa Wan was shaped like a "To Kwa".
- 3.2 Before 1864, To Kwa Wan was a bay lined by beaches and mud-flats and the only significant stream from the hinterland running towards the bay was Ma Hang Chung, which flowed closely along the existing Ma Hang Chung Road. Ma Tau Kok (means pier's headland) was the northern headland of the bay, which was probably named after the long pier of Kowloon Walled City nearby.
- 3.3 On the north-facing coast of the headland, there was a small settlement with 8 to 11 cottages bearing the same name as the headland. The quarries at Ma Tau Kok and To Kwa Wan had started to operate since mid-18th century and one of the quarries was located at the slope of a knoll named San Shan (means new quarry). San Shan Road was believed to commemorate the quarry and the settlements of stone-cutters nearby.
- 3.4 To the south of Ma Tau Kok, there was a string of villages along the coast of To Kwa Wan Bay sharing the name of To Kwa Wan Village. This agricultural and stone-cutters village was believed to be the largest village in the Hung Hom and To Kwa Wan area with over 400 people living in 1873.

Land Reclamation

- 3.5 The Project area was probably located near the coastline in the 1890s. Reclamation had been undertaken off the northern side of Ma Tau Kok and To Kwa Wan Bay since the late 1890s. The last phase of reclamation in To Kwa Wan was carried out in the 1960s and the reclaimed land was designated for residential development and industrial uses such as manufacturing, car-repairing, weaving, bleaching and dyeing, printing and electroplating.

Hoi Sham Island and Tin Hau Temple

- 3.6 Hoi Sum Island was originally a small island but was subsequently linked with the mainland by reclamation. In 1964, the Lung Mo Temple at the island was relocated into the Tin Hau Temple at No. 49 Ha Heung Road. Hoi Sum Island was developed as Hoi Sham Park with the landmark of Fishtail Rock. The Tin Hau Temple has been graded the Grade III status by the Antiquities Advisory Board.

Pak Tai Temple

- 3.7 The temple was originally located on a hillock, at the junction of the present Tsing Chau Street and Ma Tau Wai Road. According to the inscription on the incense burner, the temple was built in 1876. However, because of urbanization, the temple was demolished and a new temple was built at the present location in the 1930s. The temple had undergone major renovation in 2005.

Green Island Cement

- 3.8 Green Island Cement Company was founded in Macau in 1887. The company has set up a cement plant in Hung Hom, near the existing Hok Yuen Street and Hung Hom Road. The plant covered a large area with both rail and pier for raw materials and products transportation. It supplied cement for both local and overseas construction projects and provided support to the city development. The plant was moved and redeveloped into industrial and commercial blocks, while part of the pier still exists near the building named "Harbour Centre".

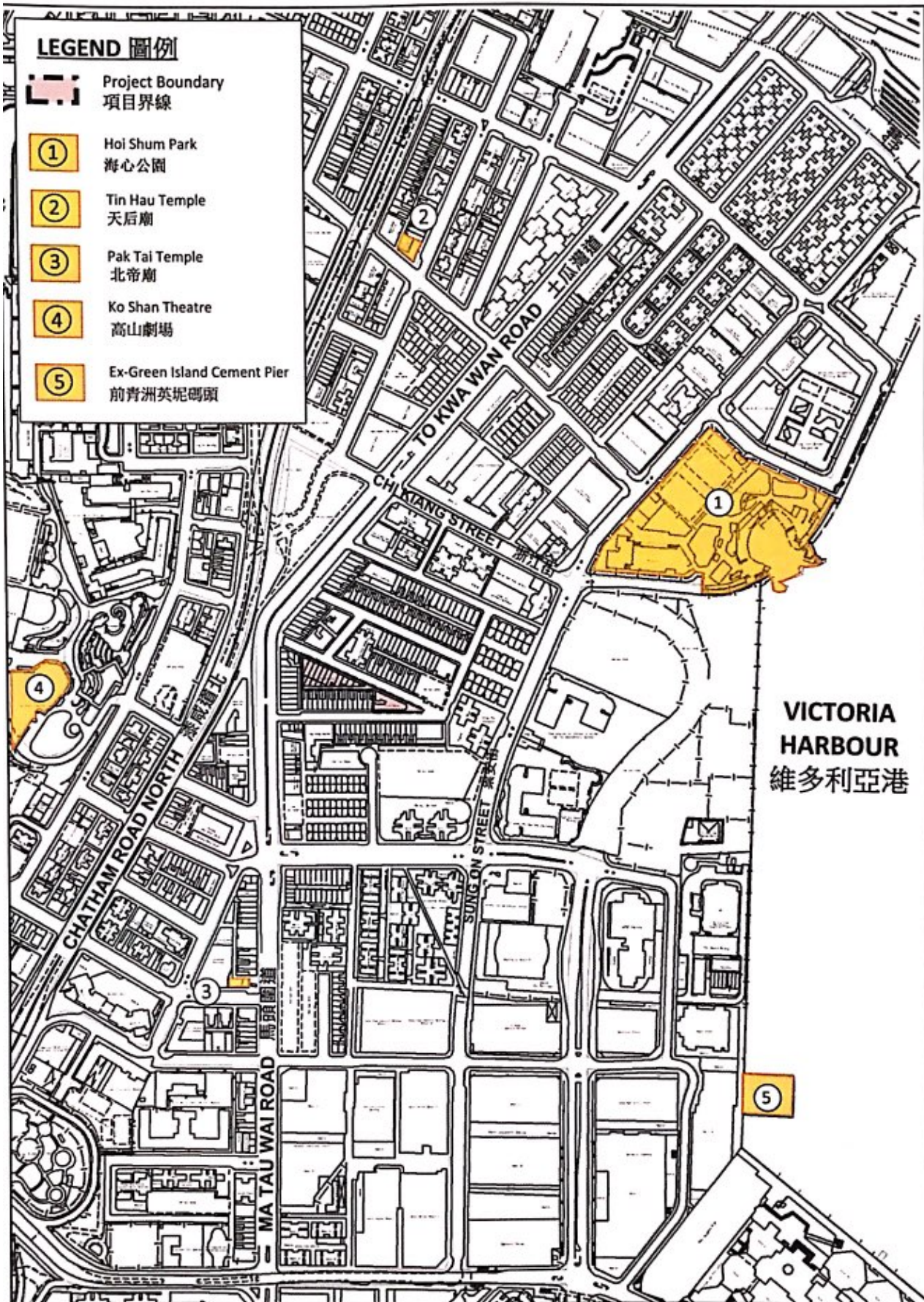


Figure 3.1 Places with Historical Background and Local Character in To Kwa Wan

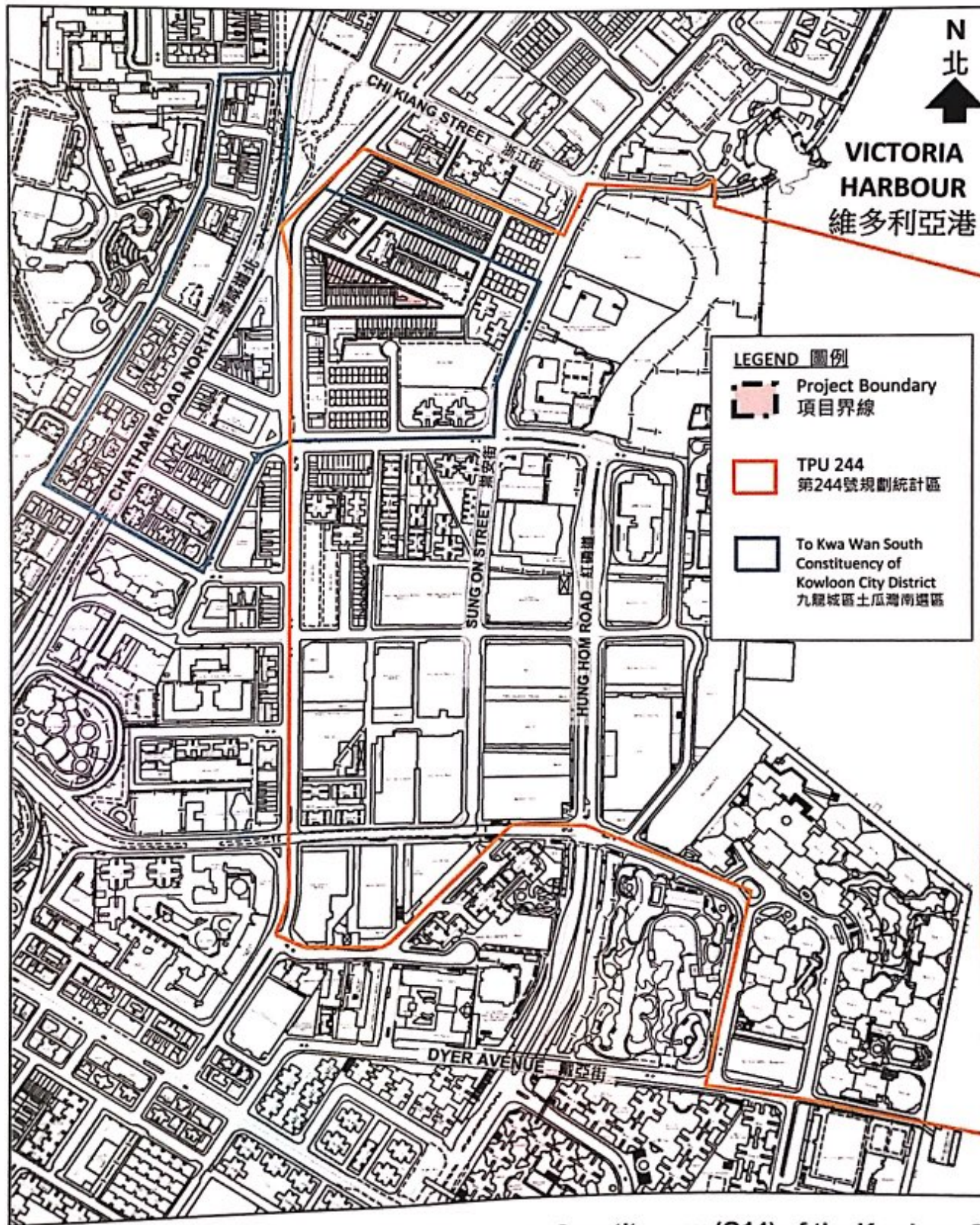
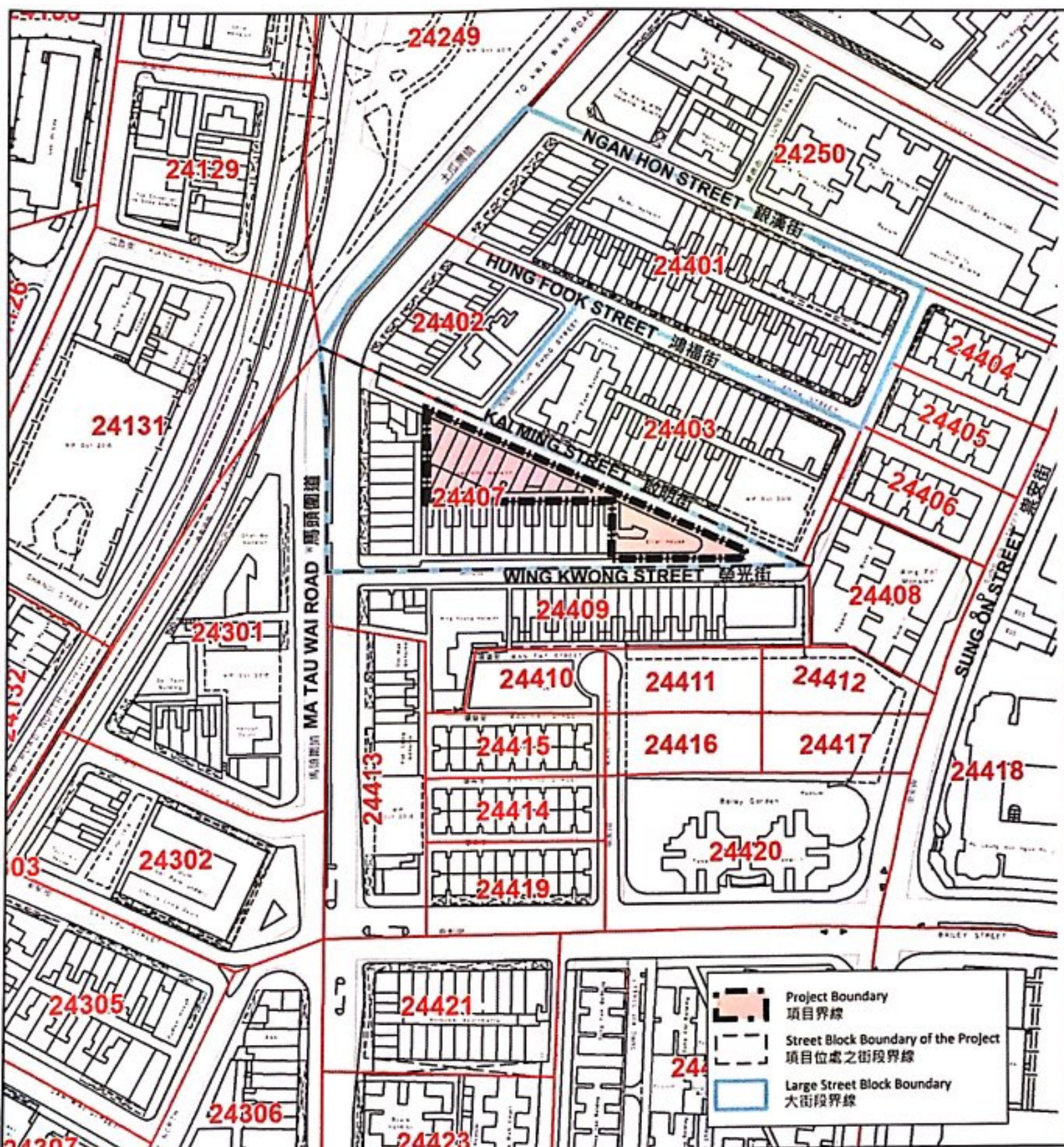


Figure 4.1 Boundary of To Kwa Wan South Constituency (G14) of the Kowloon City District and Tertiary Planning Unit (TPU) 244



- 4.3 The Project falls within To Kwa Wan South Constituency (G14) of the Kowloon City (KC) District (**Figure 4.1**). It lies within TPU/SB 244/07 and LSB 244/01L (**Figure 4.2**). Apart from existing buildings covered by the Project which fall within TPU/SB 244/07, the said LSB 244/01L covers also similar type of buildings within TPU/SBs 244/01 and 244/02.
- 4.4 The DURF SIA report has suggested that the average household size within its study area is around 2.6-2.9. However, such figure corresponds to the wide study area of KC DURF, which may be less representative for older, dilapidated buildings with sub-divided flats that are in need of redevelopment. Based on past URA experience, the average household size of those within the Project is estimated to be around 2.1. A tenure split of about 20% owner occupied and 80% tenanted households is assumed in the preparation of this report.
- 4.5 Given the background of the (general and non-obtrusive nature) source of the data available to carry out this Stage 1 SIA, the assessments derived should only be considered as indicative and for reference use only.

Overview of Housing & Population Characteristics of Kowloon City District

- 4.6 As revealed in the 2016 By-census, the KC District has a population of about 418,732. In term of monthly household income, the DURF SIA reported that the particular "Proposed Redevelopment Priority Areas" which covers the Project has a median monthly household income of \$18,068, which is much lower than the average of the whole KC District (i.e. \$25,500) and is the second lowest among the seven study areas of DURF. The DURF SIA explained that the low income level might be related to the residents' occupations and the high proportion of residents with low educational attainment.
- 4.7 The majority of the living quarters in KC District are in private housing blocks (about 81%); only about 18% of living quarters are in public rental housings / subsidized home ownership housings. The remaining living quarters (about 1%) are in other types of housing. Being built in the 1950s and 1960s, quite a number of private residential blocks in KC District appear to lack proper maintenance and management. The Building Conditions Survey (BCS) data for the entire KC District on private residential buildings with a building age of 30 years or above revealed relatively high percentages of "Varied" and "Poor" conditioned building blocks in the district.

Household Composition

- 4.8 According to the approved General Building Plans, the total number of residential units within the Project is 91. The degree of sharing of living quarters of the KC District as revealed in the Census is about 1.0. However, as subdivided units were observed within the Project, and based on past URA experience, the degree of sharing (or the "average number of domestic households per unit of quarters") is estimated to be around 2. Hence the total number of households may be around 182. This will be confirmed at the Freezing Survey to be reported in the Stage 2 SIA.
- 4.9 Applying the Census LSB proportion of singleton (36%), doubletons (9%) and 3-person or above households (55%), it gives a distribution of 66 singletons, 16 doubletons and 100 3-person or above households in the Project. The proportion of singleton households (36%) is higher than the territorial ratio (17%) while that of the doubleton households (9%) estimated from the LSB data is far lower than the territorial ratio (25%). On the other hand, the proportion of 3-person or above households (55%) is slightly lower than the territorial ratio of 58%.
- 4.10 Based on the assumption as stated in Para. 4.4 above, the average household size of those within the Project is estimated to be around 2.1, which is lower than the average household sizes of the KC District (2.8) and the territory (2.8). This 'smaller' household size compared to district and territorial data could be a result of the presence of many sub-divided units and/or cubicle apartments in URA projects.

Population

- 4.11 As stated in Paras. 4.4 and 4.8, the total number of households estimated to be residing within the Project is approximately 182. With an average household size of 2.1, the population is estimate to be around 385. The actual number of households, living quarters and population affected will all be verified by the results of the Stage 2 SIA.
- 4.12 The labour force participation rate (of age 15 and over) of the LSB data is 57%, which is slightly lower than the Census data of the KC District (59%) and the whole territory (60%).
- 4.13 The LSB data indicates a lower percentage of elderly residents over 65 (8.7%) than the KC District figures (16%) and for the whole territory (13%). This will be confirmed by the freezing survey, and the needs of this elderly group are expected to be manageable and extra attention would be paid to them.

Tenure of Accommodation

- 4.14 As explained in Para. 4.4 above, the assumption adopted is that about 20% of the households will be owner occupiers with 80% tenants. This assumption appears reasonable given that many redevelopment projects previously undertaken by URA contain sub-divided units, which are mainly rented out. The LSB data (which covers the Project and other residential buildings) shows 37% of owner occupiers, which is lower than the KC District data (57%) and the territorial data (52%).
- 4.15 The median monthly domestic household rent for all housing types in the To Kwa Wan South Constituency area is \$4,100. Median rent for the all housing types in KC District is \$2,900, and the territorial level is \$1,600. The much higher median rent for the Constituency area than the KC District and the territory is due to the presence of the new and modern private residential development in the Constituency area, such as Bailey Garden and other residential developments to the south of the Project. They are of much higher rent than the general old private housings and public housings.
- 4.16 In conclusion, the socio-economic characteristics that are derived from the latest available census result may not totally reflect the characteristics of those residing within this Project as the figure is limited by the inclusion of a large number of buildings in other SBs into the LSB boundary for the study. Non-obtrusive site observation indicates a number of units within the Project appear to have been converted into sub-divided units and poor living conditions were observed. The Stage 2 SIA to be conducted upon project commencement will give clearer and accurate information concerning those living and working within the Project.

5. HOUSING & ENVIRONMENTAL CONDITIONS

Building Age

- 5.1 The Project involves 16 street numbers and all the buildings have no lifts. They were completed between 1958 and 1963, with building age of over 50 years.

Building and Living Condition

- 5.2 The buildings within the Project are all under multiple ownerships (based on records in the Land Registry as of March 2017). Based on Home Affairs Department's website information as of March 2017, both Kai Ming Mansion and Eiver House have Owners' Corporations (OCs) for their effective management. According to URA's BCS, the buildings within the Project are in "Varied" and "Satisfactory" conditions ("Varied" being the 2nd worst category). The structural elements and building fabric have defects. The defects are not only localized but also noticed at some internal common areas (e.g. roof and staircase). Suspected Unauthorized Building Works (UBWs) can also be found on the roof and backyards of the buildings in the Project.
- 5.3 Based on the Building Department (BD)'s records as of March 2017, Eiver House has completed rehabilitation works carried out by Government Contractors under Operation Building Bright (OBB) Scheme (Category 2).
- 5.4 Once selected as OBB Category 2 target buildings, BD will arrange consultants and contractors engaged by the Government to carry out repair works stipulated in the repair orders on behalf of the owners. However, it is understood that these Category 2 works comprised mainly repairing defects (e.g. major cracks, spalling) in common or public areas of the buildings, such that repair works to the interior of private units are usually not been included. In general, the physical condition of these Category 2 buildings after repair works, are improved but they cannot be considered to have been comprehensively rehabilitated due to the nature of Category 2 works. Based on past URA's experience in rehabilitation works, even buildings that have undergone repair works need to undertake comprehensive building rehabilitation every 5-6 years in order to avoid deterioration.
- 5.5 A number of original units in the approved General Building Plans (GBPs) are suspected to be sub-divided into smaller units (sub-divided units). The living condition is considered crowded and not satisfactory, and also posing potential hazard on fire safety and hygiene problem.

Existing Uses

- 5.6 Based on non-obtrusive site observation, the ground floor units within the Project are used for non-domestic purpose (Para. 6.4 refers as well). The upper floor units appear to be used mainly for domestic purpose, which is in conformity with the use as permitted in the approved GBPs. Detail uses within the Project will be verified in the freezing survey and to be reported in the SIA Stage 2.

Degree of Overcrowding

- 5.7 The degree of sharing of living quarters of the KC District as revealed in the Census is about 1.0. As stated in Para. 4.4, this is not expected to be representative of the situation in the Project. The degree of sharing of about 1.0 for KC district is because of the district has public housing estates and some relatively newer private residential blocks completed after the 1970s or 1980s, which tend to have only "one household per living quarter".

6. CULTURAL & LOCAL CHARACTERISTICS, AND CHARACTERISTICS OF LOCAL BUSINESS ACTIVITIES

- 6.1 Unlike other parts of Kowloon City district such as Lung Shing area, To Kwa Wan area in Kowloon City district does not have a long history of inhabitation as well as specialized local industries. The area is dominated by large industrial/ commercial buildings to the east of Ma Tau Wai Road, along Hok Yuen Street East, Man Yue Street and Hung Hom Road. The majority of these buildings appear not to be engaged in manufacturing activities but mainly office, storage, workshop/showroom uses. In particular, jewellery and watch shops and workshops/ showrooms are concentrated in this area.
- 6.2 To Kwa Wan area has a significant concentration of light engineering workshops and car repair trades, where some similar business activities are found within the Project.
- 6.3 About 31 ground floor shops were observed within the Project on the days of site visits in March 2017. The shops are facing streets with direct vehicular access to either Wing Kwong Street or Kai Ming Street.
- 6.4 Majority of the shops are for retail, restaurant, grocery store, car services, engineering, services businesses and hair salon. Several shops were suspected vacant or unidentified, in which they were closed during several attempts of site visit. The location and nature of the business activities of the above mentioned 31 ground floor shop premises are listed in **Table 6.1**. The exact number of non-domestic operators / businesses would need to be verified by the results of the Stage 2 SIA.
- 6.5 Details of any unidentified uses / non-domestic uses on the ground floor and upper floors of the buildings within the Project will be recorded in the Freezing Survey upon commencement of the Project and reported in the Stage 2 SIA.

TV/Electronic Repairs
Food Store
TV/Electronic Repairs
Cake Shop
Stationary and Joss Paper Products
Restaurant
Frozen Meat and Grocery Store
Restaurant
Restaurant
Glass / Metal Engineering
Car Repair and Services
Grocery Store
<i>(Suspected Vacant / Unidentified)</i>
<i>(Suspected Vacant / Unidentified)</i>
Hair Salon
Car Services
Laundry
Engineering
<i>(Suspected Vacant / Unidentified)</i>
Car Repair and Services
Hair Salon
<i>(Suspected Vacant / Unidentified)</i>
<i>(Suspected Vacant / Unidentified)</i>
Grocery Store
Hair Salon
Chinese Clinic
Pet Shop
Air-conditioning Engineering
<i>(Suspected Vacant / Unidentified)</i>

7. RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES

- 7.1 **Figure 7.1** shows the location of various government, institution and community (GIC) facilities and public open spaces within the 500m radius area of the Project Area. There are a number of public open spaces near the Project Area (namely the Ko Shan Road Park, Hoi Sham Park, Fat Kwong Street Garden and Ho Man Tin East Service Reservoir Playground).
- 7.2 The major GIC facilities within 500m radius of the Project are the To Kwa Wan Market and Government Offices and Kowloon City Government Office. There are also many educational facilities, including primary schools and secondary schools in the proximity of the Project.
- 7.3 A wide range of existing social welfare facilities and services (refer to **Table 7.1**) are found in close proximity to the Project including family and child welfare services, social security services, services for the elderly, rehabilitation and medical social services. In future, subject to funding arrangement and support from Government Departments, there will also be a Neighbourhood Elderly Centre with URA's Kai Ming Street Demand-led Redevelopment Project (DL-8:KC), and about 1,000m² community facility space for as yet undecided uses within the URA's Ma Tau Wai Road / Chun Tin Street Development Project (TKW/1/002). Upon redevelopment, about 300sq.m at-grade open space will be provided within the combined KC-012 and KC-013 redevelopment site.
- 7.4 Given the large variety of social services, educational, recreational and amenity facilities are provided in the To Kwa Wan area as well as the provision of extra open spaces and GIC facilities in this Project and nearby URA projects, it is envisaged that the existing open space and GIC facilities and services can absorb the demand generated from the future residents of the Project. Opportunities for podium greening / landscaping and open space within the Project will also be explored. As far as the existing residents within the Project are concerned, some of them may need to look for their required GIC facilities in other location(s)/district(s) after their relocation. The Stage 2 SIA will look at this issue in detail.

Table 7.1: Social Welfare Facilities within 500m Radius of the Project Area

Service Unit	Operator	Address
A. Family and Child Welfare		
<u><i>Extended Hours Child Care Service</i></u>		
1. PLK Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten-cum-Nursery (IP)	Po Leung Kuk	G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon
<u><i>Emergency / Short-term Care in Small Group Home</i></u>		
2. TWGHs Emergency / Short-term Care in Small Group Home	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<u><i>Family Aide</i></u>		
3. To Kwa Wan Integrated Family Service Centre	Social Welfare Department	Unit 903, 9/F, Tokwawan Government Offices, 165 Ma Tau Wai Road, Kowloon
<u><i>Family Life Education</i></u>		
4. BGCAHK Kowloon City Family Life Education Unit	Boys' and Girls' Clubs Association of Hong Kong	G/F, Block G, Lok Man Sun Chuen, Tokwawan, Kowloon
<u><i>Foster Care</i></u>		
5. TWGHs Foster Care Service	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<u><i>Integrated Family Service Centre</i></u>		
6. To Kwa Wan Integrated Family Service Centre	Social Welfare Department	Unit 903, 9/F, Tokwawan Government Offices, 165 Ma Tau Wai Road, Kowloon
<u><i>Neighbourhood Support Child Care Project</i></u>		
7. TWGHs Nanny Buddy - Neighbourhood Support Child Care Project (Kowloon City)	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon

Service Unit	Operator	Address
<u><i>Occasional Child Care Service</i></u>		
8. PLK Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten-cum-Nursery (IP)	Po Leung Kuk	G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon
B. Social Security		
<u><i>Integrated Employment Assistance Programme for Self-reliance</i></u>		
9. HKLSS Integrated Employment Assistance Programme for Self-reliance	Hong Kong Lutheran Social Service, the Lutheran Church - Hong Kong Synod Limited	Room B, Unit 01, 9/F, Tower B, Hunghom Commercial Centre, Nos. 37-39 Ma Tau Wai Road, Hunghom, Kowloon
<u><i>Social Security Services</i></u>		
10. To Kwa Wan Social Security Field Unit	Social Welfare Department	7/F, To Kwa Wan Government Offices, 165 Ma Tau Wai Road, Kowloon City, Kowloon
C. Services for the Elderly		
<u><i>District Elderly Community Centre</i></u>		
11. Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Block H, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
<u><i>Integrated Home Care Services (Agency and District-based)</i></u>		
12. Hong Kong Sheng Kung Hui Hok Yuen Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council Limited	Unit 8, G/F, Wing Fai Mansion, 52 Wing Kwong Street, Hung Hom, Kowloon
13. Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre - Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council Limited	Shop No. 2 & 4-5, G/F, Tak Lee Court, 10 Ko Shan Road, To Kwa Wan, Kowloon
14. Hong Kong Sheng Kung Hui Lok Man Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council	Shop No. 2 & 4-5, G/F, Tak Lee Court, 10 Ko Shan Road, To Kwa Wan, Kowloon

Neighbourhood Elderly Centre

15. CSBS Tan Siu Lin Neighbourhood Elderly Centre	Chung Sing Benevolent Society	Shop 9-13 & 27, G/F, Wing Fai Mansion, 52 Wing Kwong Street, Hung Hom, Kowloon
---	-------------------------------	--

Support Team for the Elderly Based at District Elderly Community Centres

16. Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Block H, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
---	--	--

D. Rehabilitation and Medical Social Services

Integrated Community Centre for Mental Wellness

17. SRACP Vitality Place (Kowloon City) (1.1 Team)	Society of Rehabilitation and Crime Prevention Hong Kong	Unit 6 & 11A-B, 9/F, Tower B, Hunghom Commercial Centre, 37 Ma Tau Wai Road, Kowloon
--	--	--

Integrated Programme in Kindergarten-cum-Child Care Centre

18. PLK Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten-cum-Nursery (IP)	Po Leung Kuk	G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon
19. SA Lok Man Nursery School	Salvation Army	1/F, Block H, Lok Chi House, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon

E. Services for Offenders

Probation and Community Service Orders Office

20. Kowloon City Probation and Community Service Orders Office (2)	Social Welfare Department	11/F, To Kwa Wan Government Offices, 165 Ma Tau Wai Road, Kowloon City, Kowloon
--	---------------------------	---

F. Services for Young People

After School Care Programme

21. BGCAHK Lok Man Children and Family Integrated Activity Centre	Boys' and Girls' Clubs Association of Hong Kong	G/F, Block G, Lok Man Sun Chuen, To Kwa Wan, Kowloon
---	---	--

Service Unit	Operator	Address
<u>Children Centres with Reading/Study Rooms</u>		
22. BGCAHK Lok Man Children and Family Integrated Activity Centre	Boys' and Girls' Clubs Association of Hong Kong	G/F, Block G, Lok Man Sun Chuen, To Kwa Wan, Kowloon
<u>School Social Work Service (provided for all secondary schools and administered by offices shown below)</u>		
23. BBHK School Social Work Division	Boys' Brigade, Hong Kong	G/F, Block A, Lok Man Sun Chuen, To Kwa Wan, Kowloon

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by Social Welfare Department (Kowloon City), as of 30 September 2016.

8. INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES

Potential Social Impact

- 8.1 The living condition within the Project is unsatisfactory in general. There are suspected UBWs and a number of original units appear to be sub-divided resulting in crowded and unsatisfactory living environment. In this regard, the proposed redevelopment offers a chance of improving the living environment of the affected households, and continues the general renewal of the local area. The Project will support the "through-road" system proposed by other URA projects in the vicinity by giving out portions of the site for road network. Together with the proposed at-grade open space, the Project will offer the opportunities to improve both traffic accessibility and pedestrian connectivity, and subsequently the overall enhancement on the livability of the locality.
- 8.2 The Project, if implemented, will inevitably affect the domestic and non-domestic occupants within the Project. Generally, the most vulnerable resident groups in the Project are the elderly, the disabled, single parent families, low-income households, and those who rely heavily on their social network (including receiving support/care from their friends/relatives who live nearby). Upon implementation of the Project, the existing residents will be displaced to areas where they have to rebuild their social networks, whereas the existing shops will have to move to other locations to continue their businesses, depending on individual operator's needs.
- 8.3 During the freezing and SIA surveys, needy cases such as households with single elderly, elderly couples, family members with disability or new immigrants worrying about the impact of redevelopment on employment, living expenses and social network etc will be identified. The Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) will provide assistance to those in need. This SST is independent of the URA.

Mitigation Measures and Prevailing Compensation & Rehousing Policies

- 8.4 As the affected households are having an unsatisfactory living environment due to deteriorating building conditions within their units, the proposed Project, if implemented, should be considered acceptable by the affected residents.

-
- 8.5 Upon implementation, compensation based on the prevailing URA Policy would be offered to the affected owners. For affected tenanted households, rehousing or ex-gratia payment would be offered. Shortly after the freezing and SIA surveys, the URA will carry out briefing sessions to the owners and tenants to explain the URA compensation and rehousing policies.
- 8.6 In handling problems related to different kinds of livelihood problems, the SST, apart from offering counselling, will mobilise different community resources to liaise closely with Government departments and work with the URA to resolve the residents' and operators' problems and reduce their anxiety. The SST will also provide orientation assistance for those in needs after moving home such as familiarisation with new neighbourhood, accommodation and local facilities.
- 8.7 For the vulnerable groups (including the elderly, disabled and single parent families), arrangements for assistance such as child care/ foster services, domestic help services, etc. offered by the Social Welfare Department, and other social service agencies would be made. For the low-income households, arrangement could be made with the Hong Kong Housing Authority or the Hong Kong Housing Society on public rental housing allocation if they are eligible. In addition, if practicable, those vulnerable groups would be re-housed on compassionate ground as early as possible.

Prevailing Measures

- 8.8 The URA will offer an owner-occupier of domestic property the market value (valued on vacant possession basis) of his property plus an ex-gratia allowance, namely Home Purchase Allowance (HPA), for purchase of the property. The assessment of HPA is based on the 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.
- 8.9 The URA may also offer "flat-for-flat" (FFF) (subject to any changes in the relevant legislations) in a URA new development in-situ or in the same district or at available site(s) (as URA may select for the purpose provided that necessary approvals / authorization has been obtained at the time of FFF offer), as an additional choice to cash compensation to owner-occupiers of domestic units. 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 flat-for-flat arrangement or otherwise.

- 8.10 According to the new URS, the URA will offer an ex-gratia allowance to eligible elderly owners of tenanted domestic units on compassionate ground in exceptional circumstances such as elderly owners who rely on the rental income from their properties for a living.
- 8.11 Tenants who are not allocated re-housing due to various reasons or who decline re-housing, may receive ex-gratia payments. The amount of ex-gratia payment will be dependent on, amongst other things, whether the tenancies commenced before the date of the freezing survey and continued, or commenced on or after the freezing survey.
- 8.12 In case where tenants were threatened not to have their tenancies renewed, the URA will explain to the owners that they would not get more compensation by evicting the tenants. The URA has also introduced the "Domestic Tenants Compassionate Assistance Programme" to take care of those domestic tenants whose tenancies commenced before the freezing survey of the Project and who was required by their landlord to move out from the affected properties due to expiry or termination of their tenancies and before URA acquired the properties successfully.
- 8.13 For owner-occupied non-domestic properties, the market value of the affected property 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 the above two allowances. For owners of tenanted or vacant non-domestic properties, the market value 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.
- 8.14 For non-domestic tenants of non-domestic properties, an ex-gratia allowance of 3 times the rateable value of the affected property will be offered. An additional payment of EGBA is also payable to tenants who commenced occupying the premises for business before the date of freezing survey. The amount is calculated at a rate of 0.1 times the rateable value for each year that the affected property has been in operation up to a maximum of 30 years, and subject to a maximum amount of HK\$500,000 and a minimum amount of HK\$70,000. Non-domestic tenants may lodge a claim for business loss in lieu of the above two allowances.

- 8.15 According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable.
- 8.16 Details of the current acquisition, compensation and rehousing policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Project commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.
- 8.17 The Stage 2 SIA to be conducted after the Freezing Survey will further assess the impact of the Project in detail on both domestic and non-domestic occupants and propose mitigation measures. It may also be able to highlight the psychological stress and worry for some of the affected within the Project. Special measures may have to be adopted under exceptional circumstances.

9. CONCLUSION

- 9.1 The local community and the surrounding neighbourhoods are likely to experience gains and losses due to the proposed redevelopment. Residents, business operators and their employees within the Project will be affected in different ways and to various degrees depending on their particular circumstances. Those who currently live in overcrowded or poor building condition within the Project may welcome the opportunity to improve their living environment through cash compensation or rehousing if eligible; whilst others (e.g. some business operators) may prefer to remain undisturbed and maintain the status quos. The various degrees of concerns and social impacts to the affected residents, business operators and their employees within the Project will be assessed in the Stage 2 SIA in details.
- 9.2 This Stage 1 SIA study can only provide a general profile of the Project. Based on past URA experience of similar scale and context of redevelopment projects, it can be expected that there will be some sharing of living quarters and a relatively low average household income for those within the Project. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the freezing survey. The needs of the affected households will be assessed and appropriate arrangements to minimise major adverse social impact, if any, from the Project will be proposed in the Stage 2 SIA.
- 9.3 For the non-domestic uses, a number of ground floor shops are witnessed in the Project, whereas the upper floor non-domestic uses, if any, are to be recorded in the freezing survey upon commencement of the Project under section 23 of the URAO. The ground floor business activities are commonly found in the surrounding area. It is possible for most of them to be relocated to other areas where the respective uses are permissible in both lease and planning terms, and in compliance with the DMC of the buildings. The needs of the affected non-domestic occupants will be assessed in the Stage 2 SIA.

URBAN RENEWAL AUTHORITY

March 2017



© The Government of the Hong Kong SAR Map reproduced with permission of the Director of Lands
 © 此圖由地政總局提供，經地政總局局長許可後刊印

