

Kim Shin Lane/ Fuk Wa Street

Development Project (SSP-017)



Stage 2 Social Impact Assessment

November 2021

Content

1	INTRODUCTION	1
2	BACKGROUND.....	3
3	POPULATION AND HOUSEHOLD CHARACTERISTICS	7
4	SOCIO-ECONOMIC CHARACTERISTICS	13
5	HOUSING.....	16
6	EMPLOYMENT STATUS AND PLACE OF WORK	21
7	EMPLOYMENT AND ECONOMIC IMPACTS	23
8	SOCIAL NETWORK.....	25
9	EDUCATIONAL NEEDS OF CHILDREN	27
10	GROUPS WITH SPECIAL NEEDS	30
11	BUSINESS IMPACT.....	34
12	MITIGATION MEASURES	42

Appendix I Photos of Non-domestic G/F Premises within the Project

List of Figures

Figure 2.1	Location Plan
Figure 2.2	Domestic Households' Views on the Proposed Redevelopment
Figure 3.1	Percentage of Units Subdivided in 680 Surveyed Domestic GBP Units
Figure 3.2	Population Pyramid
Figure 4.1	Monthly Household Income
Figure 4.2	HKSAR Resident Status
Figure 4.3	Year of Occupation at Current Premises
Figure 5.1	Occupancy Status of Households
Figure 5.2	Location Preference of New Accommodation for Owner- occupiers
Figure 5.3	Flat Size Preference of New Accommodation for Owner- occupiers
Figure 5.4	Building Age Preference of New Accommodation for Owner- occupiers
Figure 5.5	Preference of New Accommodation for Tenants
Figure 6.1	Employment Status of Affected Residents
Figure 8.1	Nature of Anticipated Impact on Social Network
Figure 9.1	Type of Schools Attended by Students
Figure 9.2	Single Trip Travelling Cost to School
Figure 9.3	Single Trip Travelling Time to School

Figure 10.1	Elderlies' Aspirations on Living Environment
Figure 11.1	Occupancy Status of Business Operators
Figure 11.2	Nature of Existing Businesses
Figure 11.3	Size of Premises as Claimed by Operators
Figure 11.4	Business Operators' Views on the Proposed Redevelopment
Figure 11.5	Years of Business Operation
Figure 11.6	Main Reasons for Operating at the Existing Premises
Figure 11.7	Main Concerns on Relocation of Business Operators

List of Tables

Table 2.1	Results of FS and SIA surveys for Domestic Households
Table 3.1	Population and Household Characteristics within the Project
Table 3.2	Sub-division of GBP Units for Domestic Use
Table 3.3	Sub-division Rate of Sub-divided Domestic GBP Units for Domestic Use
Table 3.4	Population by Age Groups
Table 3.5	Distribution of Household Size
Table 4.1	Distribution of Household Income
Table 6.1	Percentage Share of Place of Work of Employed Persons
Table 7.1	Anticipated Impacts on Employment and Economic Conditions
Table 8.1	Anticipated Impacts on Social Network
Table 10.1	Distribution of Elderly Residents
Table 11.1	Number of Business Operators Surveyed within the Project
Table 11.2	Results of FS and SIA Survey for Business Operators
Table 11.3	Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business
Table 12.1	Breakdown of SST Contacts by Client Groups
Table 12.2	Nature of Problems Identified Among the SST Contacts
Table 12.3	Nature of Enquiries
Table 12.4	Calculation of Special Ex-gratia Allowance for "Domestic Tenants Compassionate Assistance Programme"
Table 12.5	Calculation of Ex-gratia Business Allowance

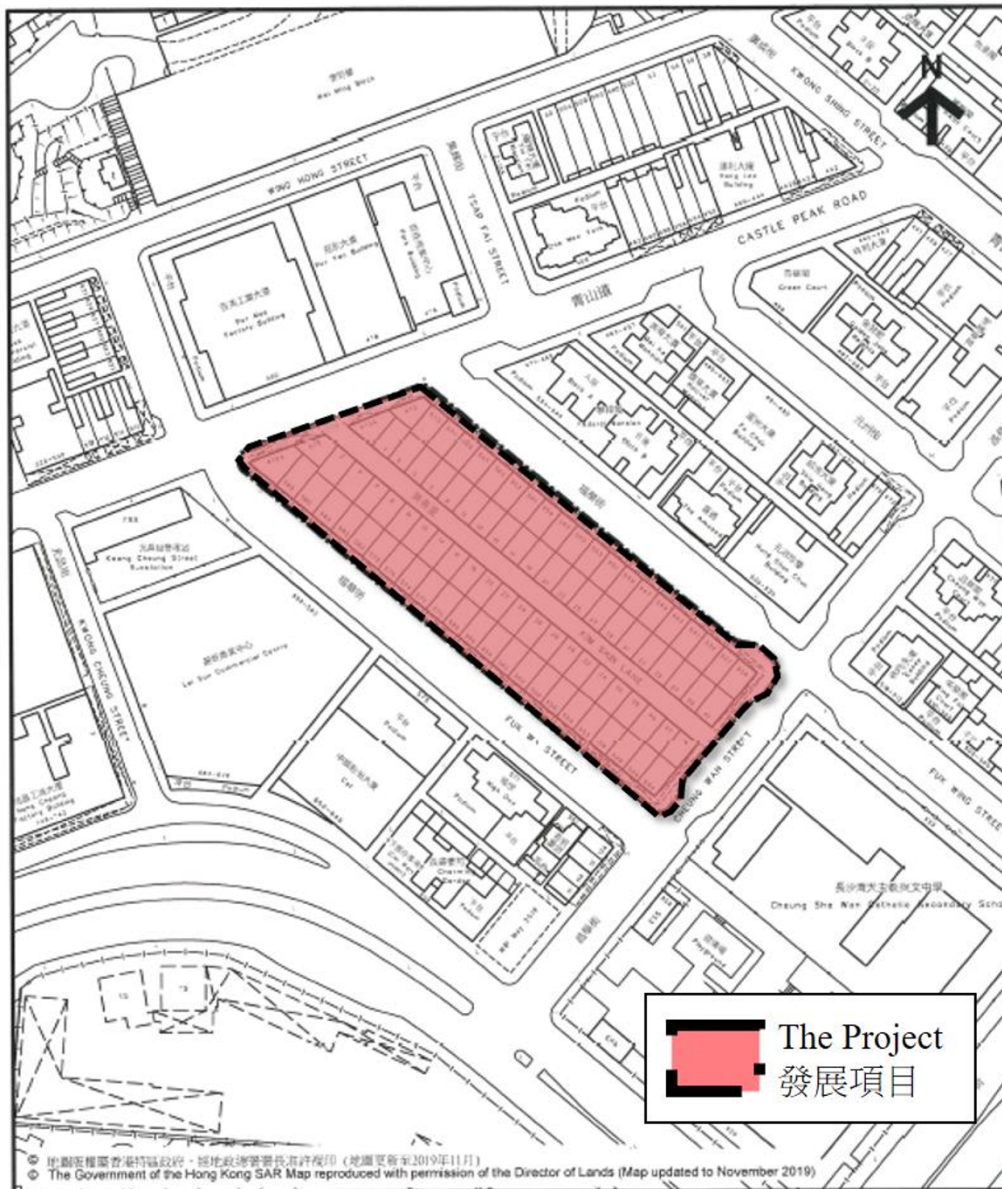
1 INTRODUCTION

- 1.1 The Urban Renewal Strategy (“URS”) issued by the Government in February 2011 stated that the Urban Renewal Authority (“URA”) will carry out Social Impact Assessment (“SIA”) studies in the form of “a *Stage 1 social impact assessment* *before the publication of any proposed redevelopment project in the Government Gazette*”, and “a *Stage 2 social impact assessment* *after the proposed project has been published in the Government Gazette*”. This Stage 2 SIA is prepared by the URA for the proposed Kim Shin Lane/ Fuk Wa Street Development Project (“the Project”).
- 1.2 On 24 September 2021, the URA published in the Government Gazette the commencement of Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) by the way of development project under section 26 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 24 September 2021.
- 1.3 This Stage 2 SIA is based on the factual data and opinions collected as part of the freezing survey for this Project conducted from 24 to 26 September 2021, and follow-up survey visits by appointments conducted up to 15 October 2021. 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.
- 1.4 The Salvation Army has been commissioned by the Urban Renewal Fund (“URF”) to act as the Social Service Team (“SST”) for this Project. They are tasked to provide assistance and advice to residents and business operators affected by the Project. 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.

2 BACKGROUND

- 2.1 Under a “planning-led” holistic approach in urban renewal works, the Kim Shin Lane / Fuk Wa Street Development Project (SSP-017) and the adjacent Cheung Wah Street / Cheung Sha Wan Road Development Scheme (the Scheme) (SSP-018) have been identified for redevelopment to formulate a comprehensive land-use restructuring together and to create more planning gains at district level. As SSP-018 will be implemented under Section 25 of the URAO separately; it does not form part of this Project and will be covered by another Stage 2 SIA report.
- 2.2 The Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) (the Project) is located in Sham Shui Po District, and is bounded by Fuk Wing Street to the northeast, Cheung Wah Street to the southeast, Fuk Wa Street to the southwest and Castle Peak Road to the northwest (**Figure 2.1**). The Project involves 90 street numbers and comprises of Nos. 1 to 44 Kim Shin Lane, Nos. 535 to 573 Fuk Wing Street (odd numbers only), Nos. 544 to 588 Fuk Wa Street (even numbers only), and Nos. 473 to 475A Castle Peak Road (odd numbers only).

Figure 2.1 Location Plan

Freezing Survey Results

- 2.3 As of 15 October 2021, the Freezing Survey (“FS”) of the Project successfully surveyed 1,497 domestic households and 123 operators. **Table 2.1** shows the results of FS and SIA surveys.
- 2.4 Of the 1,497 surveyed households, 1,182 of them have completed the whole or part of the SIA questionnaire, whilst 25 households did not respond/refused to respond to the SIA questionnaire. The remaining 290 households had not returned 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 had not returned the SIA questionnaire would be categorised as “No SIA questionnaire returned” in the analysis.

Table 2.1 Results of FS and SIA surveys for Domestic Households (as of 15 October 2021)

	No. of Households
Surveyed households in the Freezing Survey	1,497
Breakdown by response to the SIA questionnaire	
Households responded to the whole/ part of SIA questionnaire	1,182
Households did not respond/refused to respond to the SIA questionnaire	25
Households with no SIA questionnaire returned	290 Note 1
Total	1,497

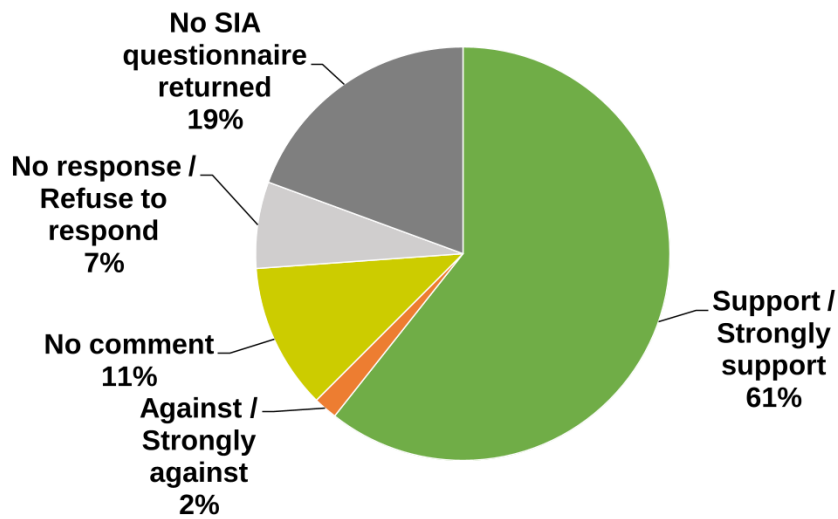
Note 1: To minimize face-to-face interactions and thus the risk of contracting and spreading COVID-19, households were asked to return the SIA questionnaire separately after the freezing survey. As of 15 October 2021, there were in total 290 surveyed households who had not yet returned the SIA questionnaire.

2.5 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 11.

Domestic Households’ Views on the Proposed Redevelopment

2.6 As shown in **Figure 2.2**, of the total 1,497 surveyed households, 391 households (about 26%) had no response/ refused to respond to this question or had not returned the SIA questionnaire. For the remaining households, 908 of them (about 61%) either **strongly supported or supported** the proposed redevelopment, while only 28 (about 2%) households were either strongly against or against the proposed redevelopment. 170 households (about 11%) expressed no comment to the proposed redevelopment. These views collected from the FS only indicate 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 (1,497 surveyed households as of 15 October 2021)



Opinions on Current Living Environment

2.7 About 51% of the surveyed 1,497 households indicated that their accommodations are occasionally or frequently affected by outdoor air pollution/air quality, about 50% on poor indoor air quality/flow, and about 49% on noise nuisance. In terms of living environment, about 60% and 50% of the surveyed 1,497 households indicated that the common area of buildings are 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 2016 Population By-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 Project according to the approved General Building Plans (“GBP”) is 720. In which, 40 units were not entered and unable to be surveyed. The remaining 680 units forms the basis of this social impact assessment. The population and household characteristics within the Project is listed in **Table 3.1** below.

Table 3.1 Population and Household Characteristics within the Project (as of 15 October 2021)

Number of Successfully Surveyed Units for Domestic Use	1,541 units Note 1
Number of Households	1,497 households Note 2
Population	3,149 persons Note 2
Average Household Size	About 2.1 persons per household (lower than the territorial level of 2.8 persons per household)
Degree of Sharing	About 0.97 (1,497 households / 1,541 surveyed units) (similar to the territorial level of 1.0 for private permanent housing.)

Note 1: Some households occupied more than 1 unit, please refer to Table 3.2 for details. Including non-subdivided GBP units, cubicles, sub-divided units and rooftop structures.

Note 2: 15 persons from 13 vacant households were recorded during the FS. Their information and expressed views were included and reflected in this SIA2.

Sub-division

- 3.3 The assessment is required to consider the subdivision rate of subdivided domestic GBP units for domestic use. Referring to **Table 3.2** and **Figure 3.1**, subdivision of domestic GBP units is common within the Project. There are 353 (about 52%) out of the surveyed 680 domestic GBP units are founded to be subdivided. With reference to **Tables 3.2 and 3.3**, 182 and 986 households (in total 1,168 households) were living in cubicles and sub-divided units respectively (in total 1,211 actual units). If these 1,211 actual units in total are considered as “sharing” of the original 353 GBP units, the sub-division rate of GPB units is about 3.43 (1,211 actual units / 353 GBP units). In addition, the

degree of sharing for domestic households living in subdivided domestic GBP units is about 3.31 (1,168 households / 353 GBP units). For domestic households living in non-subdivided domestic GBP units, the degree of sharing is about 1.0 (321 households / 322 units).

Table 3.2 Sub-division of GBP Units for Domestic Use (as of 15 October 2021)

		Number of GBP Units		Number of Actual Units	Number of Households	
Surveyed Domestic GBP units for domestic use	(a) Non-subdivided		322		322	321 Note 1
	(b) Subdivided	<i>(i) Units for cubicles</i>	353	41	169 cubicles	148 Note 2
		<i>(ii) Units for self-contained subdivided units with independent facilities</i>		302	981 subdivided units	963 Note 3
		<i>(iii) Units for both cubicles and self-contained subdivided units with independent facilities</i>		10	36 cubicles and 25 subdivided units	57 Note 4
	Sub-total		675		1,533	1,489
Surveyed Domestic GBP units for non-domestic use		5		N/A	N/A	
Surveyed Rooftop structures for domestic use		N/A		4	4	
Un-surveyed domestic GBP units		40		N/A	N/A	
Total no. of domestic GBP units		720		N/A	N/A	
Surveyed Non-domestic GBP units for domestic/ mixed use	(a) Non-subdivided		1		1	1
	(b) Subdivided		2		2 cubicles and 1 subdivided units	3
	Sub-total		Non-Domestic: 3		4	4
Total		N/A		1,541	1,497	

Note 1: 1 household occupied 2 GBP units.

Note 2: 10 households occupied 31 cubicles.

Note 3: 15 households occupied 33 subdivided units.

Note 4: 1 household occupied 3 cubicles and 1 household occupied 3 subdivided units respectively.

Figure 3.1 Percentage of Units Subdivided in 680 Surveyed Domestic GBP Units (as of 15 October 2021)

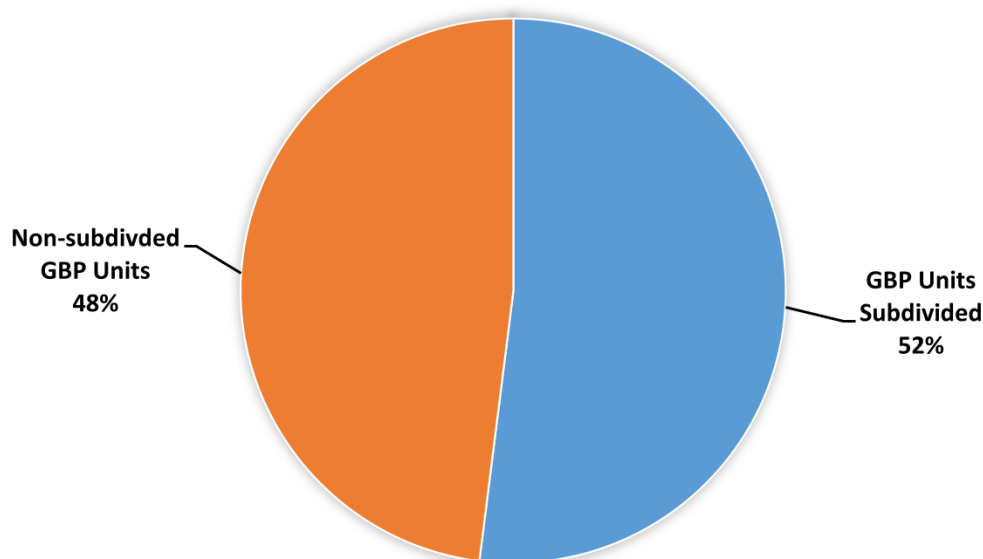


Table 3.3 Sub-division Rate of Sub-divided Domestic GBP Units for Domestic Use (as of 15 October 2021)

No. of GBP Units	No. of Sub-divided Units	No. of Cubicles
353	1,006	205
Total Sub-divided Units/Cubicles	1,211	
Sub-division rate of GBP Units to Actual Units	1:3.43	

Population

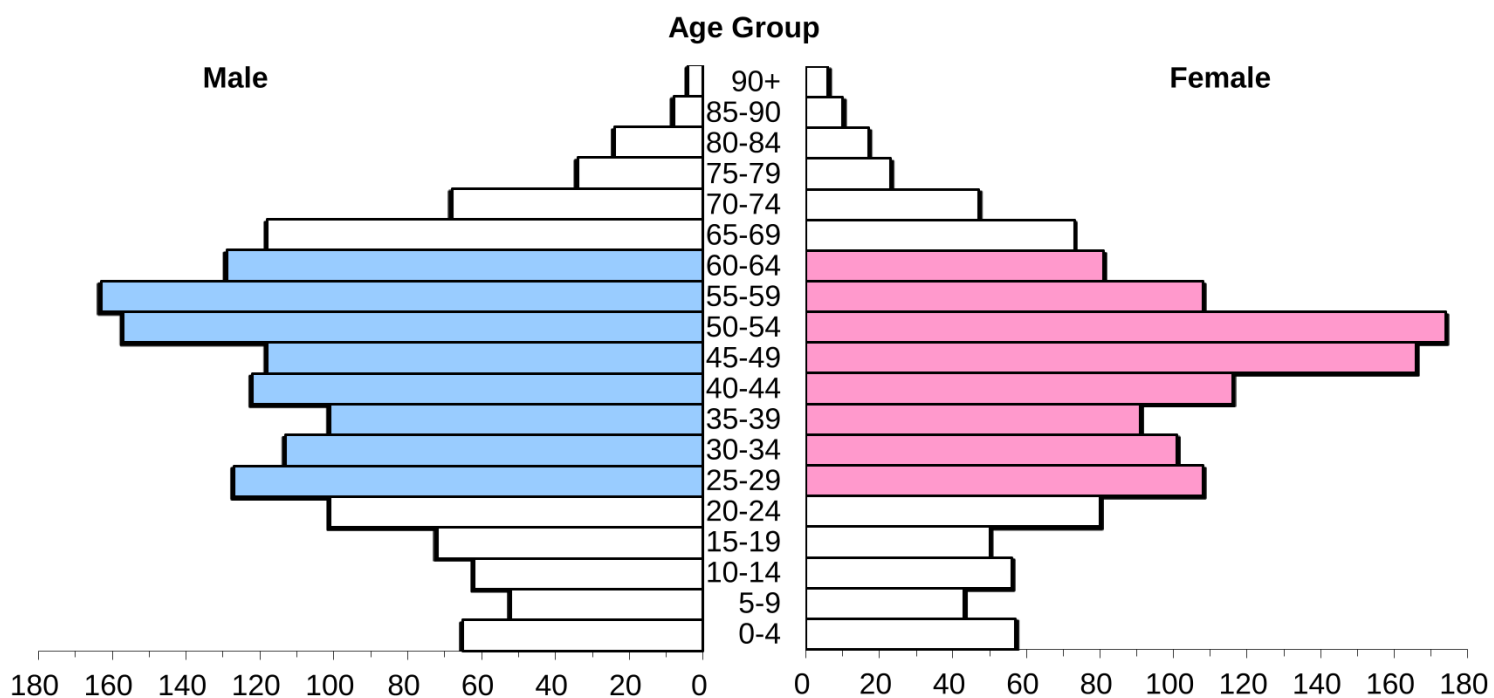
3.4 As of 15 October 2021, a total of 3,149 residents were recorded in the FS, including 1,680 males, 1,452 female, and 17 residents who did not provide the information. The distribution gives a ratio of about 116 male residents to every 100 female residents. **Table 3.4** and **Figure 3.2** show the population by age groups and population pyramid of the surveyed population respectively. With reference to **Table 3.4**, the age distribution of the population within the Project is comparable to the territorial-wide level.

Table 3.4 Population by Age Groups (as of 15 October 2021)

Age Group	Within the Project	Territorial-wide level	Comparison

0-14 (Children)	10.6%	11%	Similar
15-24 (Youth)	9.6%	11%	Slightly lower
25-64 (Economically active age group)	63%	62%	Similar
65+ (Elderlies)	13.8%	16%	Slightly lower
No response	3%	N/A	N/A
Total	100.0%	100%	

Figure 3.2 Population Pyramid (as of 15 October 2021)



3.5 The distribution of surveyed household sizes is shown in **Table 3.5**. The percentage of 1-person households within the Project is much higher than the territory-wide level while percentages of other household sizes within the Project are similar or lower than the territory-wide level. The housing needs of these households will be discussed in Sections 5 and 12.

Table 3.5 Distribution of Household Size (as of 15 October 2021)

Household Size (Persons)	Within the Project	Territorial-wide level	Comparison
1	44.3%	18%	Much higher
2	26.0%	27%	Similar
3	13.0%	24%	Lower
4	11.2%	20%	Lower
5	3.6%	8%	Lower
6 or above	1.9%	3%	Lower
Total	100%	100%	

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 (HK\$)
(1,497 Surveyed Households as of 15 October 2021)

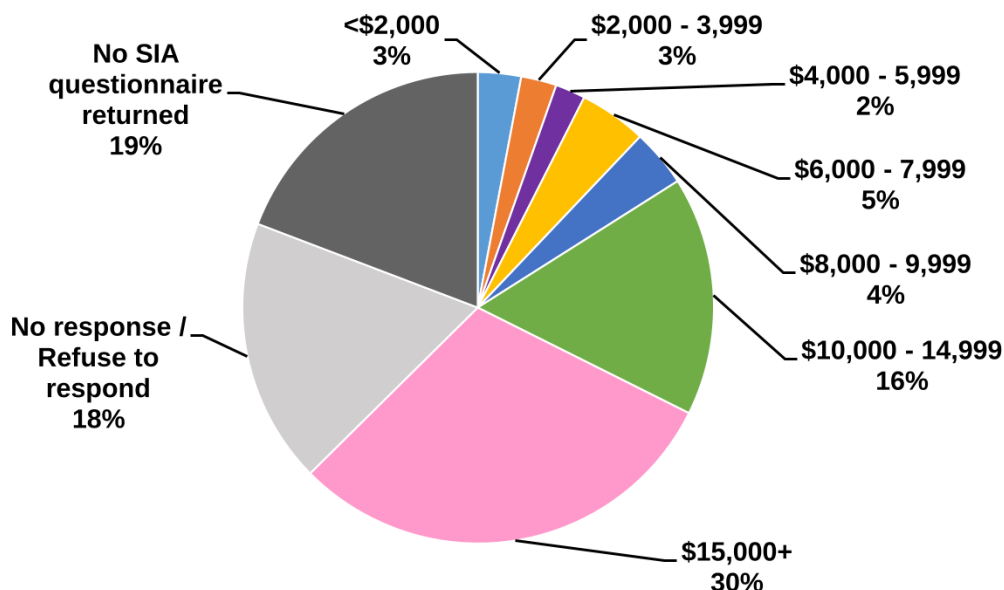


Table 4.1 Distribution of Household Income
(1,497 Surveyed Households as of 15 October 2021)

	Within the Project	Territorial-wide level	Comparison
Monthly household income less than HK\$10,000	16.2%	19%	Lower
Monthly household income less than HK\$4,000	5.3%	6%	Similar
Comprehensive Social Security Assistance ("CSSA") Recipients	9.2% (137 households)	8.2% ¹ (as of August 2021)	Slightly higher

¹ Sources:

Social Welfare Department press release – CSSA caseload for August 2021.

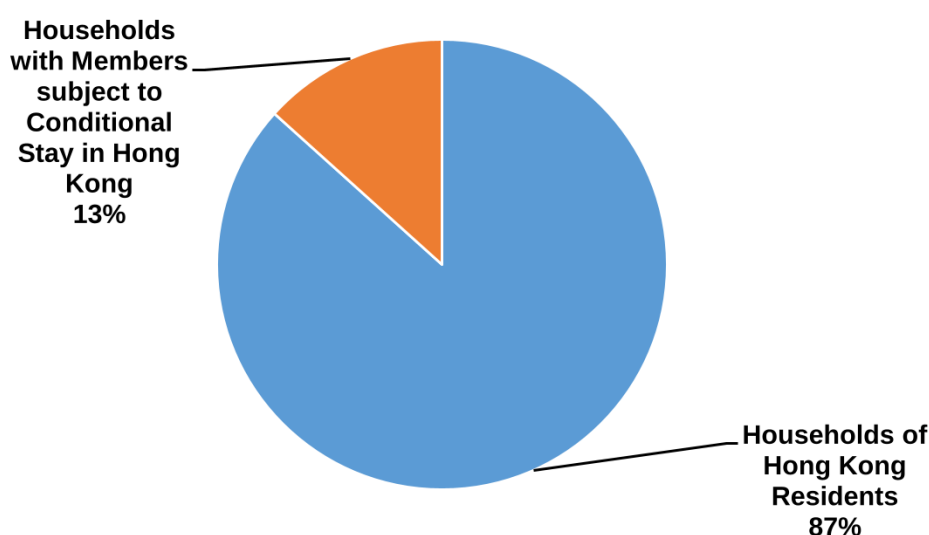
Census and Statistics Department website – Statistics on Domestic Households (June to August 2021).

- 4.2 With reference to **Table 4.1**, the percentage of CSSA recipients within the Project was slightly higher than the territorial-wide level. The URA and the SST will pay particular attention and to 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 Project commenced, the URA has set up hotlines for residents' enquiry and more direct assistance to those seeking help. For details, please refer to paragraph 12.7.

Residence

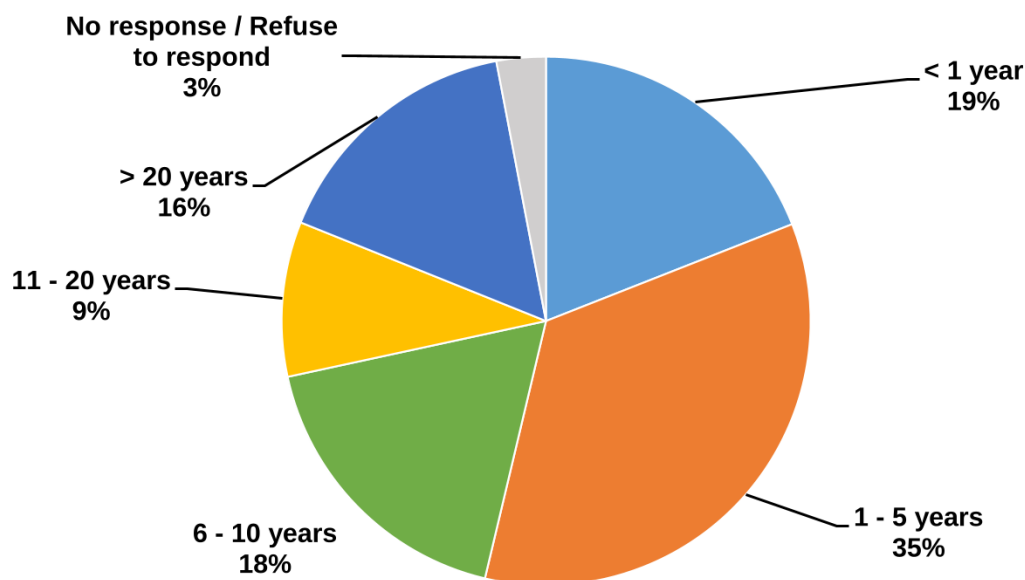
- 4.3 As shown in **Figure 4.2**, 199 households (about 13% of 1,497 surveyed households) were of members subject to conditional stay in Hong Kong. These households include in total 307 residents subject to conditional stay and thus they may not be eligible for public rental housing under the Hong Kong 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
(1,497 Surveyed Households as of 15 October 2021)



4.4 The number of years of residency is shown in **Figure 4.3**. A total of 238 households (about 16%) had lived within the Project continuously for over 20 years. These households might find it more difficult to adjust to a new living environment caused by the high dependency on the social network, existing educational, medical and community facilities in the district. To mitigate potential inconvenience induced during clearance, the URA would offer “Flat-for-Flat” (“FFF”) option to eligible owner-occupiers, and rehousing options to eligible tenants. 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 Section 5 and 12.

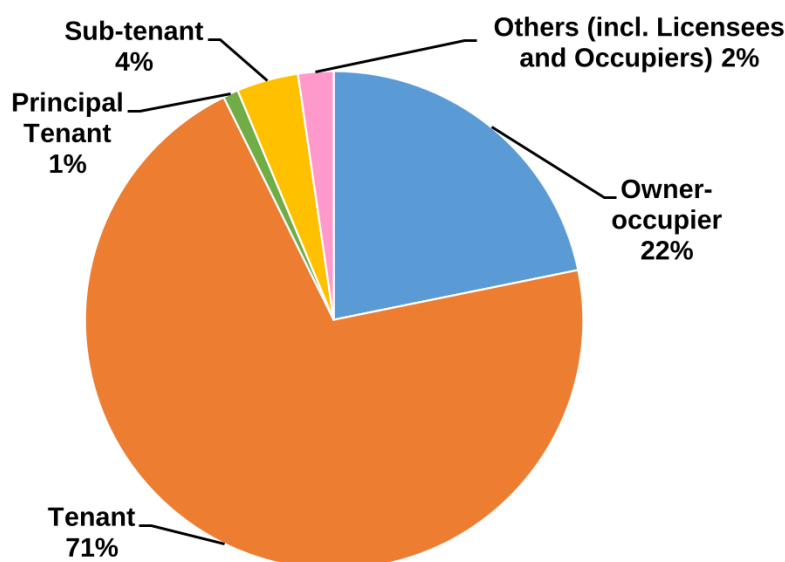
**Figure 4.3 Year of Occupation at Current Premises
(1,497 Surveyed Households as of 15 October 2021)**



5 HOUSING

- 5.1 **Figure 5.1** shows the occupancy status of households². There are 325 owner-occupier households (about 22%) and 1,172 tenant households (about 78%) (including tenants, principal tenants, sub-tenants while other occupancy status is included for analysis purpose). Tenants living within the Project may generate a demand for rehousing services should the Project be approved by the Secretary for Development (SDEV) for implementation and subject to their eligibilities for rehousing.
- 5.2 Four (4) rooftop structures were found within the Project. According to the approved GBPs, roofs of all the buildings within the Project should be open roofs without domestic units. All the rooftop structures are suspected to be unauthorised structures. For households identified at the rooftops, their occupancy status and eligibilities for compensation are subject to verification upon approval of the Project and subject to meeting the eligibility criteria adopted by the HKHA in rehousing and other specific criteria³, if applicable.

**Figure 5.1 Occupancy Status of Households
(1,497 Surveyed Households as of 15 October 2021)**



² 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.

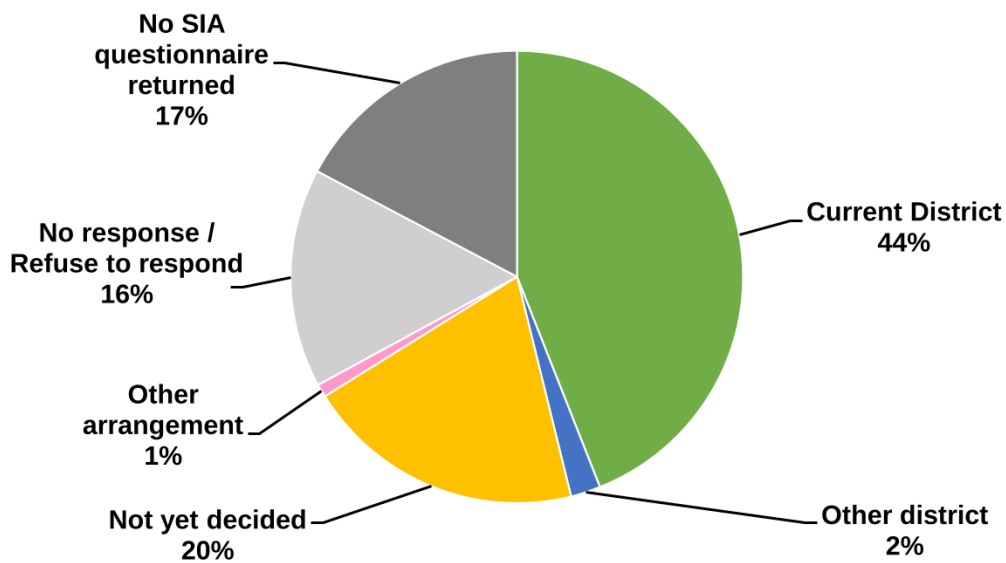
³ The relevant specific criteria are listed in the URA website:
<https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>

Re-housing Needs and Location Preference

Affected Owner-occupiers (325 Households as of 15 October 2021)

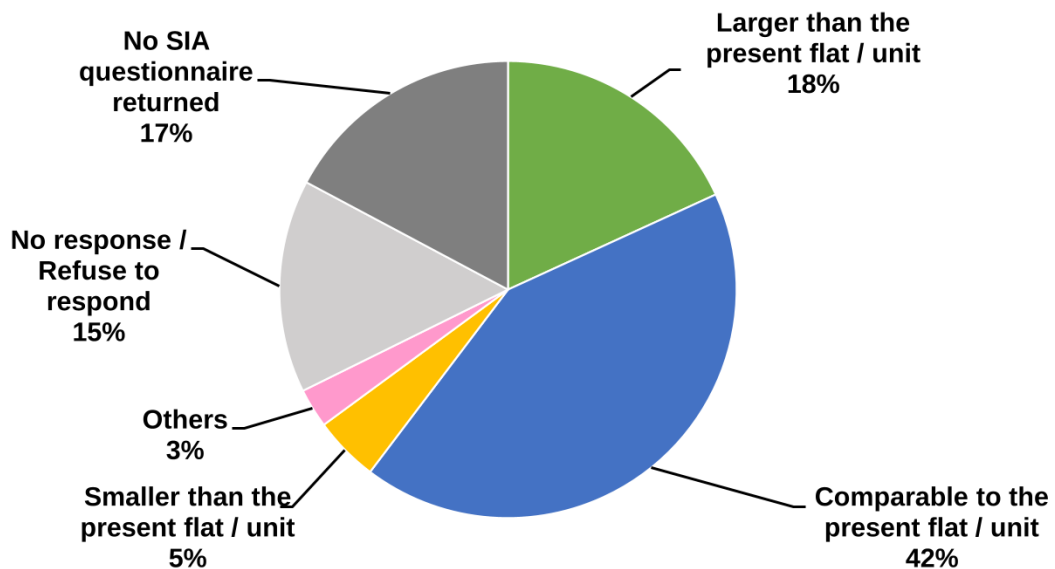
5.3 **Figure 5.2** shows the 325 surveyed owner-occupiers' preference of finding new accommodations. 143 surveyed owner-occupiers (about 44%) preferred to find alternative accommodations in the existing district (i.e. Sham Shui Po District).

Figure 5.2 Location Preference of New Accommodation for Owner-occupiers (325 Surveyed Owner-Occupier Households as of 15 October 2021)



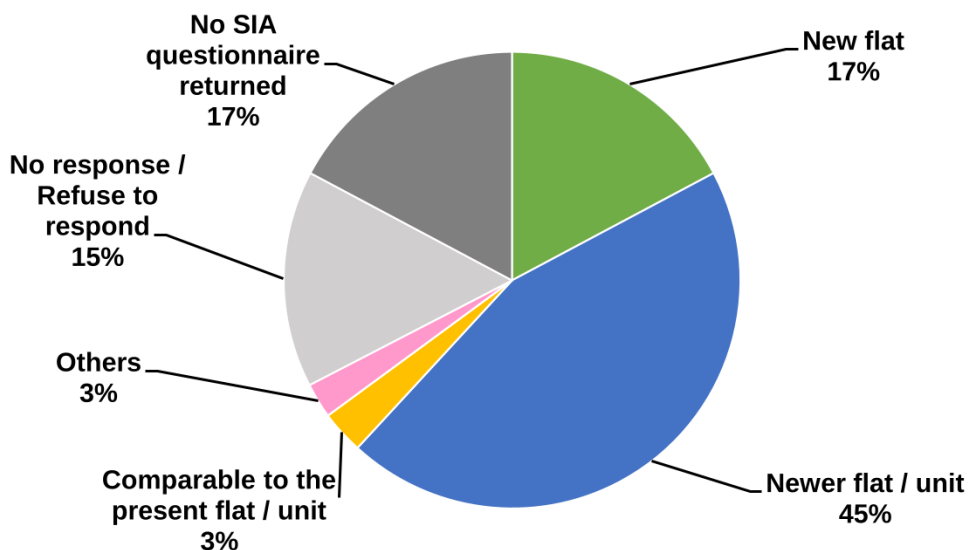
5.4 **Figure 5.3** shows the owner-occupier households' preference on flat size for the new accommodation.

Figure 5.3 Flat Size Preference of New Accommodation for Owner-occupiers (325 Surveyed Owner-Occupier Households as of 15 October 2021)



5.5 **Figure 5.4** shows the owner-occupier households' preference on building age for the new accommodation. 56 households (about 17%) prefer new units as alternative accommodation.

Figure 5.4 Building Age Preference of New Accommodation for Owner-occupiers (325 Surveyed Owner-Occupier Households as of 15 October 2021)

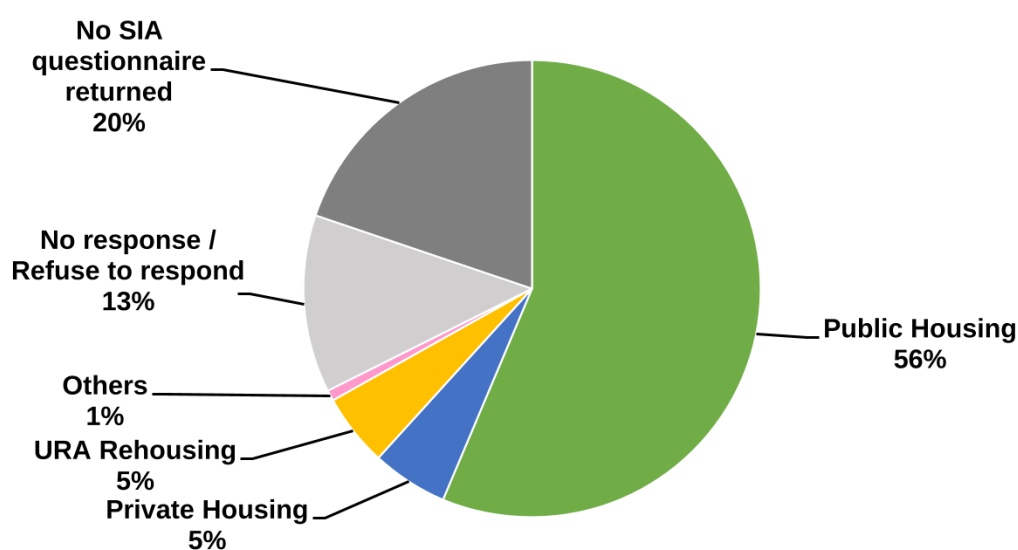


5.6 Subject to the approval by the Secretary for Development to implement the Project, the URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance (namely home purchase allowance). It is believed that the affected owner-occupiers will be able to buy a newer flat of similar size in the same district. For those affected owner-occupiers expressing their desire to move to a new flat, URA will offer FFF option for them (subject to eligibility) 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 paragraphs 12.12 and 12.13.

Affected Tenants (1,172 Households as of 15 October 2021)

5.7 **Figure 5.5** shows the 1,172 surveyed tenants' preference on new accommodations. 658 surveyed tenant households (about 56%) preferred rehousing at public rental housing provided by either the HKHA or the HKHS.

Figure 5.5 Preference of New Accommodation for Tenants (1,172 Surveyed Tenanted Households as of 15 October 2021)



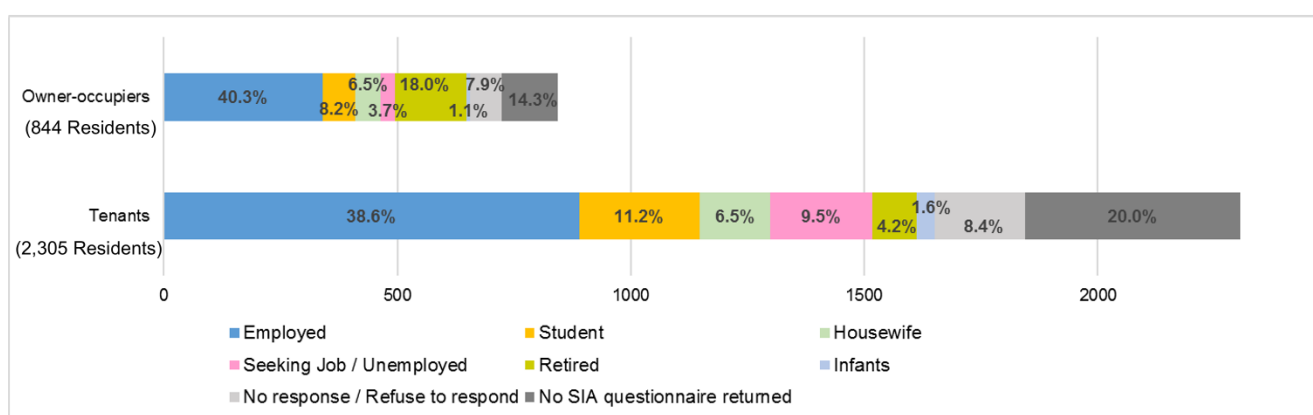
- 5.8 According to the agreement made between the URA and the HKHA and the HKHS, the HKHA and HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats in available estates to cater for the potential demand. Subject to the availability of rehousing flats, the URA will endeavour to arrange allocation of rehousing flats for the eligible tenants in West Kowloon 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 3,149 surveyed residents (including 844 residents in owner-occupier households and 2,305 residents in tenant households).

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

Figure 6.1 Employment Status of Affected Residents (3,149 Residents in 1,497 Surveyed Households as of 15 October 2021)



6.3 The unemployment rate within the Project of surveyed owner occupiers was about 3.7%, which is similar to the seasonally adjusted territorial-wide rate of 4.5% recorded between July and September 2021⁴. However, a higher unemployment rate of about 9.5% was recorded for the surveyed tenants. This group of unemployed residents within the Project 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. If the Project is approved by the SDEV and is to be implemented, eligible households will be subject to the URA’s prevailing compensation policies. The SST and the URA “Project Engagement” Programme would offer appropriate assistance in order to

⁴ Source: Census and Statistics Department website – Unemployment and underemployment statistics for July – September 2021.

alleviate concerns of the residents. Section 12 will further explain the mitigation measures.

6.4 **Table 6.1** shows the percentage share of place of work of employed persons within owner-occupier and tenant households.

Table 6.1 Percentage Share of Place of Work of Employed Persons (1,229 Surveyed Employed Residents as of 15 October 2021)

	Employed persons in owner-occupier households (340 residents)	Employed persons in tenant households (889 residents)
Sham Shui Po	18.8%	25.4%
Hong Kong Island	12.4%	10.1%
Yau Tsim Mong	11.2%	10.3%
Wong Tai Sin, Kwun Tong & Kowloon City	11.5%	6.3%
Kwai Tsing & Tsuen Wan	9.1%	8.2%
Other Districts in the New Territories	9.7%	6.9%
Not fixed	21.2%	28.8%
Outside Hong Kong	3.5%	1.3%
No response/ Refuse to respond	2.6%	2.7%

6.5 It is found that a higher proportion of employed residents are working within the same district, i.e. Sham Shui Po District. The URA understands that employed tenants who are working within the Sham Shui Po District may have economic concerns arising from higher transportation costs if they were to be rehoused/ 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 325 surveyed domestic owner-occupier households and 1,172 tenant households.

Table 7.1 Anticipated Impacts on Employment and Economic Conditions (1,497 Surveyed Households as of 15 October 2021)

		Owner-occupiers (325 households)	Tenants (1,172 households)
Employment Condition	Positive Impact	5.8%	3.5%
	No Impact	52.4%	50.0%
	Negative Impact	8.9%	11.7%
	No response/ Refuse to respond	15.7%	14.8%
	No SIA questionnaire returned	17.2%	20.0%
Economic Condition	Positive Impact	11.7%	5.8%
	No Impact	33.3%	32.4%
	Negative Impact	17.5%	25.6%
	No response/ Refuse to respond	20.3%	16.2%
	No SIA questionnaire returned	17.2%	20.0%

7.2 For impact on employment, the majority of surveyed households (about 52% for owner-occupiers and about 50% for tenants) anticipated no impact caused by the proposed redevelopment. For those expressing negative impacts (about 9% for owner-occupiers and about 12% for tenants), their major concerns include 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 better 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, the majority of surveyed households (about 33% for owner-occupiers and about 32% for tenants) anticipated no impact caused by the proposed redevelopment. Households anticipating negative impacts on economic condition (about 18% for owner-occupiers and about 26% for tenants) mainly concerned about less savings, less cash flow and increased expenditure caused by the proposed redevelopment. The URA will offer timely assistance to those residents with financial difficulty with the support of SST.
- 7.4 After commencement of the Project, the URA had organized 2 sessions of online live public briefings on 29 September 2021 and 6 sessions of physical public briefings on 5 and 6 October 2021 to affected owners and tenants and the concerned public to explain about the Project, 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 Project is approved by the SDEV and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. Section 12 will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the "Project Engagement" Programme.

8 SOCIAL NETWORK

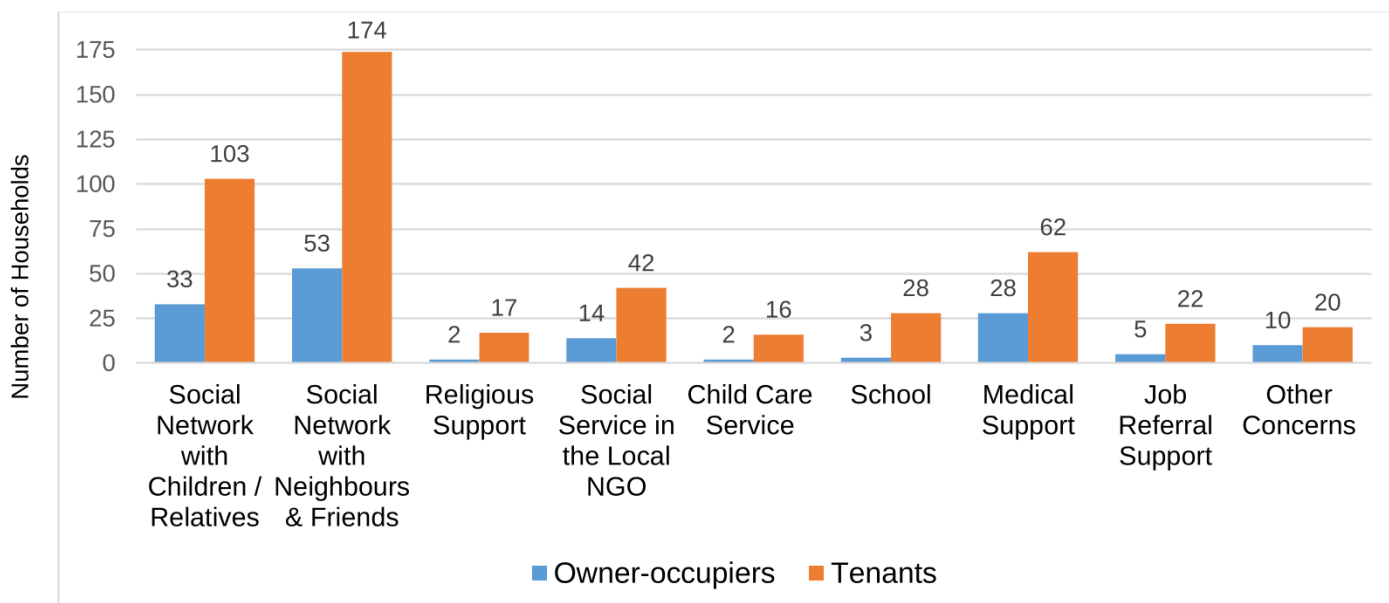
8.1 **Table 8.1** showed that about 46% of surveyed owner-occupier households and about 44% of surveyed tenant households anticipated NO impacts on their social network by the proposed redevelopment. Only 25% and 23% of owners and tenant households anticipated some impacts. The percentage of owner-occupiers considering to have impact on their social network is slightly higher than the tenants.

Table 8.1 Anticipated Impacts on Social Network (1,497 Surveyed Households as of 15 October 2021)

	Owner-occupiers (325 households)	Tenants (1,172 households)
No Impact	45.8%	44.4%
Affected	24.6%	22.7%
No response/ Refuse to respond	12.3%	13.0%
No SIA questionnaire returned	17.2%	20.0%

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

Figure 8.1 Nature of Anticipated Impact on Social Network (as of 15 October 2021)

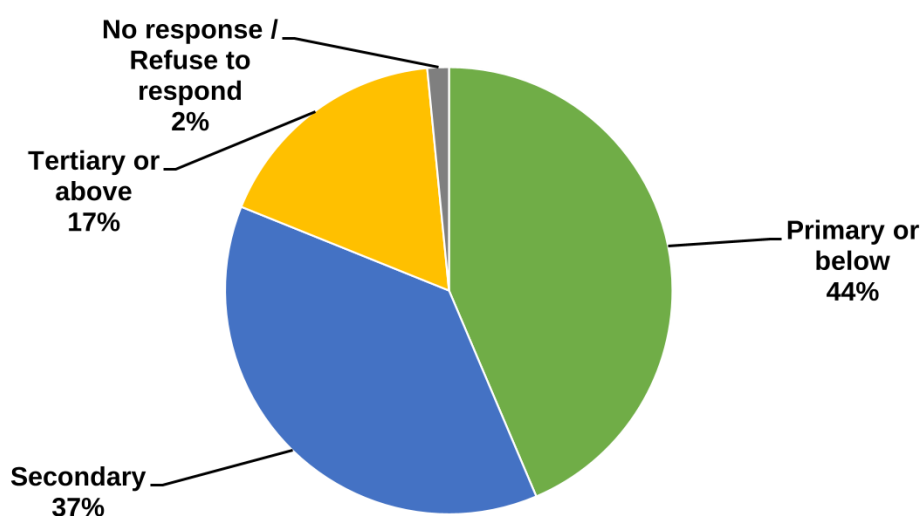


- 8.3 With reference to **Figure 8.1**, the major concerns by the residents were on social network with their children, relatives, friends and neighbours. The URA and the SST understand the difficulty and effort required by the residents to establish/ re-establish these social support. To address these needs, for eligible owner-occupiers, 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 tenanted 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, medical support and social services. Therefore, 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/ re-establishment of social support.

9 EDUCATIONAL NEEDS OF CHILDREN

9.1 The survey identified 328 students residing within the Project, including 69 students (about 21%) from owner-occupier households and 259 students (about 79%) from tenant households. **Figure 9.1** presented the type of schools being attended by students living within the Project.

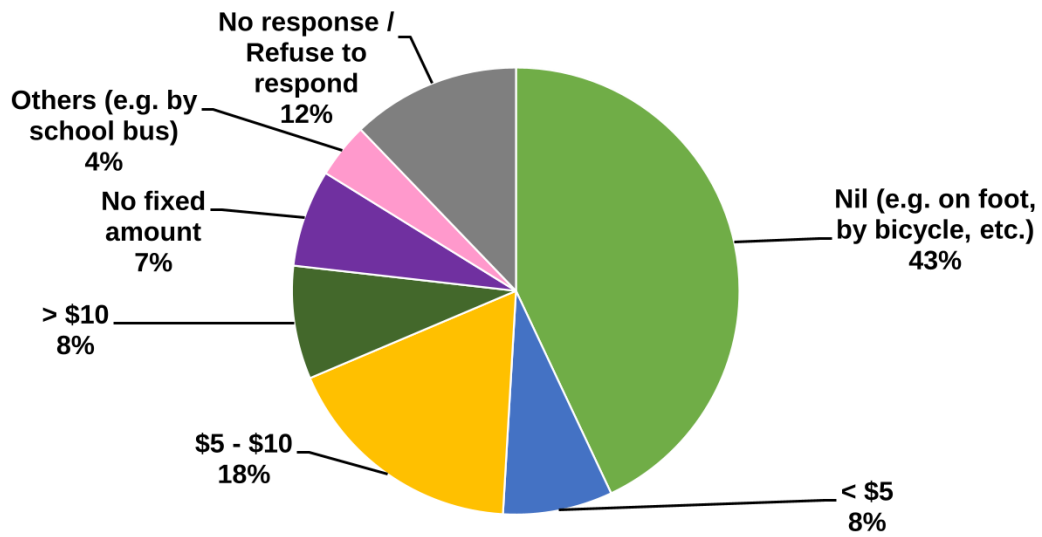
Figure 9.1 Type of Schools Attended by Students
(328 Surveyed Students as of 15 October 2021)



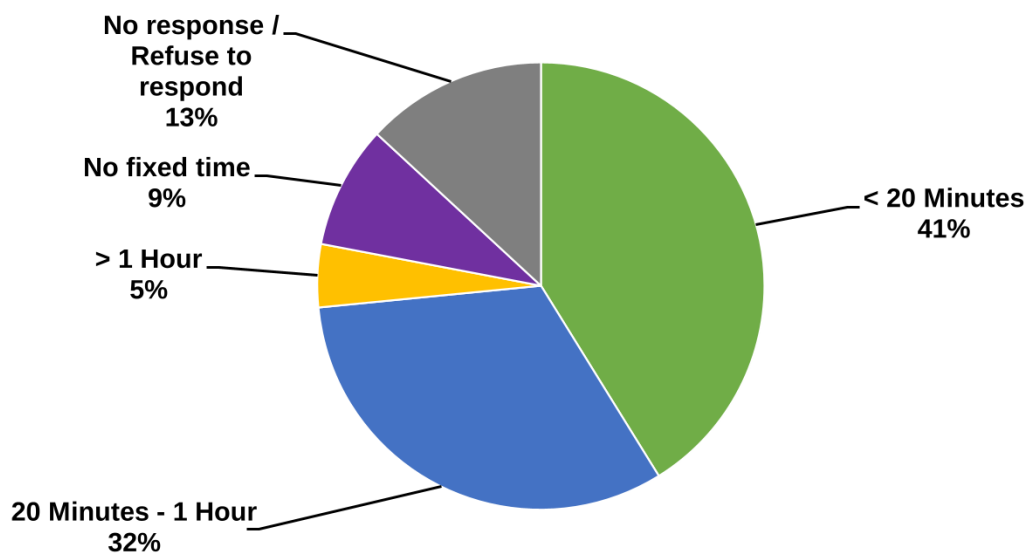
9.2 Of the 235 students who answered their districts of schools, 150 of them (about 64%) are studying in the Sham Shui Po District while 25 of them (about 11%) are studying in other districts within Kowloon.

9.3 **Figures 9.2** and **9.3** presented the single trip travelling cost and time to schools of surveyed students respectively. About 69% of surveyed students spent at most \$10 for travelling to school while about 73% of them could arrive their schools in at most 1 hour.

**Figure 9.2 Single Trip Travelling Cost to School
(328 Surveyed Students as of 15 October 2021)**



**Figure 9.3 Single Trip Travelling Time to School
(328 Surveyed Students as of 15 October 2021)**



9.4 With reference to **Figure 9.1**, Of the 328 students, 143 (about 44%) were studying in kindergartens or primary schools. Impact of the Project on this group of students may be greater as these students may need to change 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. Relocation away from this area may cause inconvenience especially for primary and kindergarten students. The URA with the assistance of the SST, will assist the affected families during the acquisition and rehousing stages to meet the educational needs of their children as much as possible. If necessary, appropriate assistance, resources and services from relevant Government departments will be sought.

10 GROUPS WITH SPECIAL NEEDS

10.1 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 Project.

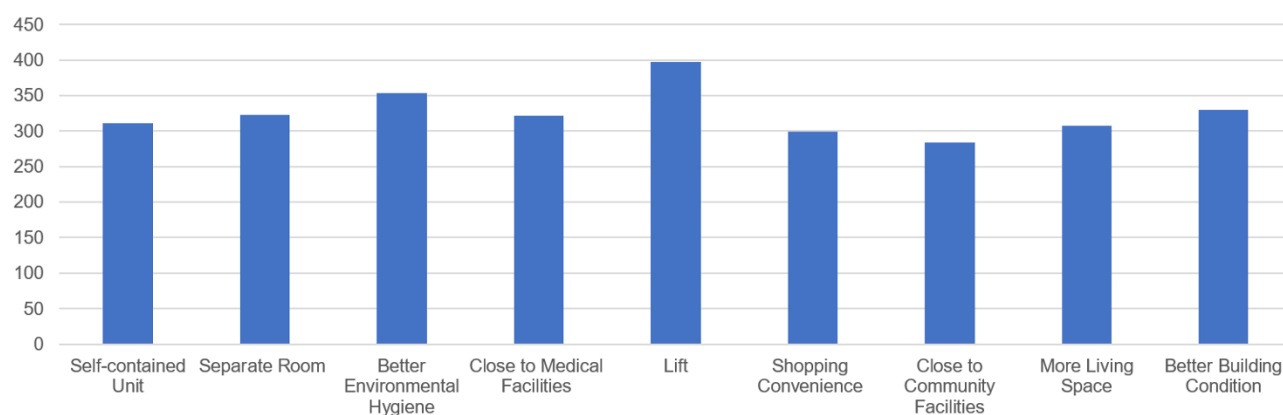
Table 10.1 Distribution of Elderly Residents (as of 15 October 2021)

Total number of Elderly and Households	
Total No. of Elderly Residents	434 persons (about 14% of surveyed residents)
Total No. of Households with Elderlies	358 households (about 24% of surveyed households)
Household Sizes	
Singleton Households	132 households (132 elderly residents)
Doubleton Households	25 households (50 elderly residents)
Others	201 households (252 elderly residents)
Occupancy Status	
Owner-occupiers	167 households (about 51% of surveyed owner-occupiers)
Tenants	191 households (about 16% of surveyed tenants)

10.3 With reference to **Table 3.3**, the percentage of elderly residents within the Project (about 14%) was slightly lower than the territorial level of about 16%. 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 rehoused. The URA and the SST will make effort to alleviate their anxiety by providing information on the arrangement of rehousing and the new environment surrounding the estate. The SST and the URA "Project Engagement" team will pay special attention to the 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 (Weighted Rating from 1-5) (as of 15 October 2021)



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, convenience to medical facilities, separate room, self-contained unit and more living space. The compensation provided to owners, and the rehoused units with better facilities, safety, hygiene and building condition provided to eligible tenants by the URA could address their aspirations.

Persons with Disability

- 10.6 Sixty-three (63) residents with disabilities (about 2% of the 3,149 surveyed residents) were recorded in the survey. Their disabilities mainly relate to mental health, wheelchair access, hearing and visual impairment. These residents mainly concerned medical support, counselling support and disability access/facility. For tenanted households, if these residents do not meet the rehousing eligibility, rehousing for disabilities may be considered on compassionate grounds.

Single-parent Families

- 10.7 Fifty-eight (58) single-parent families (about 4% of the 1,497 surveyed households) including 7 owner-occupiers and 51 tenanted households. Seventy-one (71) children were identified in the survey. These families mainly concerned more living space, better living environment, school and child care service. The SST and the URA "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 Fifty-six (56) of the 1,497 surveyed households (about 4%) were recorded to be ethnic minority groups, which was lower than the district-wide and territorial-wide percentages of about 6% and about 8% respectively. Major ethnicities included Pakistanis (17 households), Nepal (7 households), Indonesia (6 households), Thailand (6 households) and Vietnam (5 households). The remaining included 2 Indian households and 1 Sri Lankan household, and other countries which were not specified or not responded.
- 10.9 All 56 households are tenant households. Of these, 4%, 21% and 27% of households of ethnic minorities' anticipated negative impact on their employment, economic condition or social network respectively.

- 10.10 Some households of ethnic minorities are living in clusters of actual units which implied a certain level of social support among neighbours. For tenanted households of ethnic minorities who prefer 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 eligibility for rehousing based on their locational preference as far as practicable.
- 10.11 The URA had organized 6 sessions of physical public briefings on 5 and 6 October 2021 with instant English interpretation to assist households of ethnic minorities to understand the planning procedures of the Project and the prevailing compensation and rehousing policies. Households of ethnic minorities could also access the project briefing videos in English about the Project 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 Urdu, Tagalog, Hindi, Thai, etc.) on the URA website to facilitate the ethnic minorities to understand the policies, their interests and to alleviate their concerns.

11 BUSINESS IMPACT

11.1 According to the FS, there are 123 business operators. The details are shown in **Table 11.1**.

Table 11.1 Number of Business Operators Surveyed within the Project (as of 15 October 2021)

			Number of GBP Units	Number of Actual Units	Number of Business Operators
Surveyed Non-domestic GBP units	Non-subdivided	For non-domestic use	61	60	59 Note 1
		For mixed use		1	1
	Subdivided	For non-domestic use	21	52	52
		For mixed use		1	1
Surveyed Non-domestic GBP units for domestic use			1	N/A	N/A
Un-surveyed non-domestic GBP units			7	N/A	N/A
Total no. of non-domestic GBP units			90	N/A	N/A
Surveyed Domestic GBP units	Non-subdivided	For non-domestic use	N/A	5	5
		For mixed use		2	2
	Subdivided	For non-domestic use	N/A	3	3
		For mixed use		0	0
Total			N/A	124	123

Note 1: 1 business operator occupying 2 non-domestic GBP units

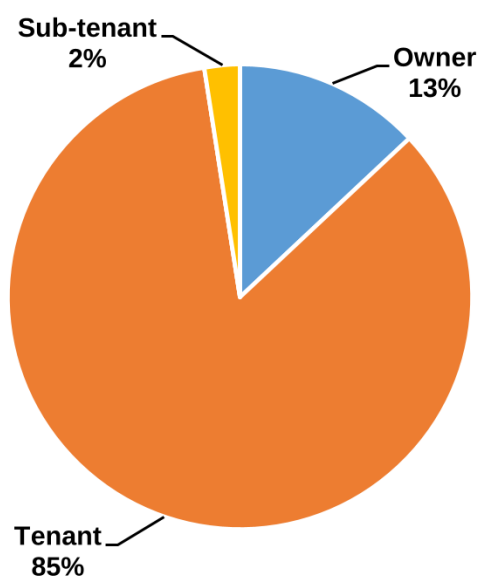
11.2 Of the 123 business operators, 92 of them have completed the whole or part of the SIA questionnaire; whilst 3 households refused to respond to the SIA questionnaire. The remaining 28 households did not return the SIA questionnaire. For operators did not respond or refused to respond to the whole 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 11.2** shows the breakdowns of all these 123 records from the business operators.

Table 11.2 Results of FS and SIA Survey for Business Operators (as of 15 October 2021)

	No. of Business Operators
Surveyed operators in the Freezing Survey	123
Breakdown by response to the SIA questionnaire	
Operators responded to the whole/ part of the SIA questionnaire	92
Operators refused to respond to the SIA questionnaire	3
Operators with no SIA questionnaire returned	28 ⁵
Total	123

11.3 As shown in **Figure 11.1**, out of the 123 survey operators, 16 (about 13%) were owner operators, 104 (about 85%) were tenant operators, and 3 operators (about 2%) were sub-tenants.

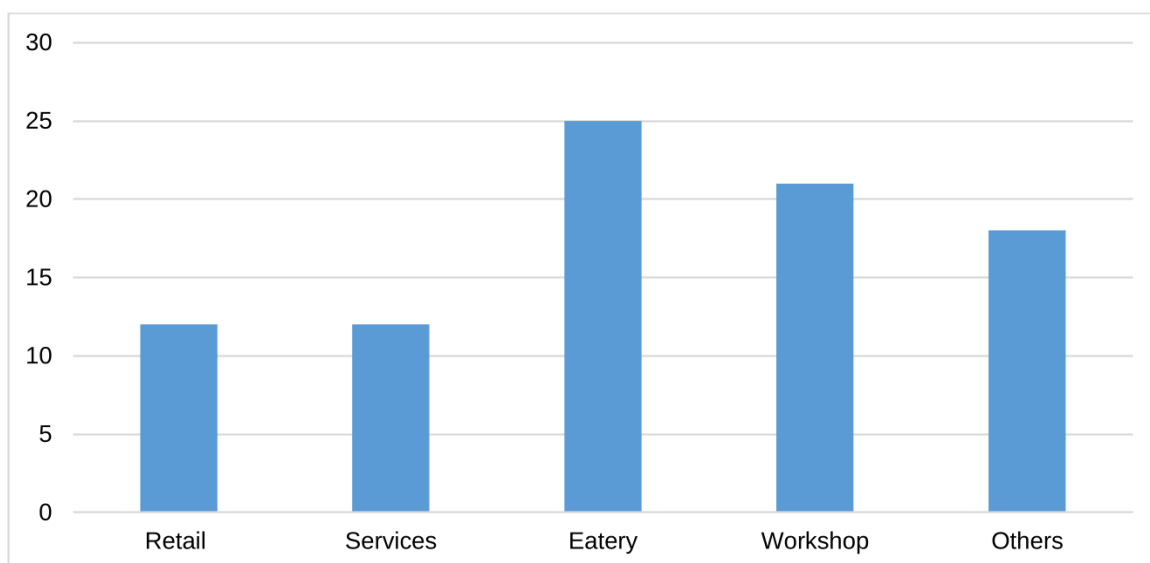
Figure 11.1 Occupancy Status of Business Operators (123 Surveyed Operators as of 15 October 2021)



⁵ To minimize face-to-face interactions and thus the risk of contracting and spreading COVID-19, operators were asked to return the SIA questionnaire separately after the freezing survey. As of 15 October 2021, there were in total 28 surveyed operators who had not yet returned the SIA questionnaire.

11.4 **Figure 11.2** shows the nature of existing businesses of the interviewed operators. The types of business identified within the Project are commonly found in ground floor premises in Sham Shui Po district, such as retail shops, eateries and services. It is possible for most of these operators, particularly shops selling daily necessities or general service provision, to find suitable premises in the same district to continue to their businesses.

**Figure 11.2 Nature of Existing Businesses
(123 Surveyed Operators as of 15 October 2021)**



Remarks: 31 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

11.5 Five (5) ground floor premises were occupied by vehicle repair services and these operators classified their businesses as “service” or “workshop”. Other operators replied their businesses as “workshops” included metal workshop, interior design and food process related businesses. Operators who classified their businesses as “Others” included storage, warehouse, and money exchange, etc. One shop operator is an Non-Government Organisation (ie. Cheung Sha Wan Kai Fong Welfare Association) and the operator chose to classify its nature of business as “Others”.

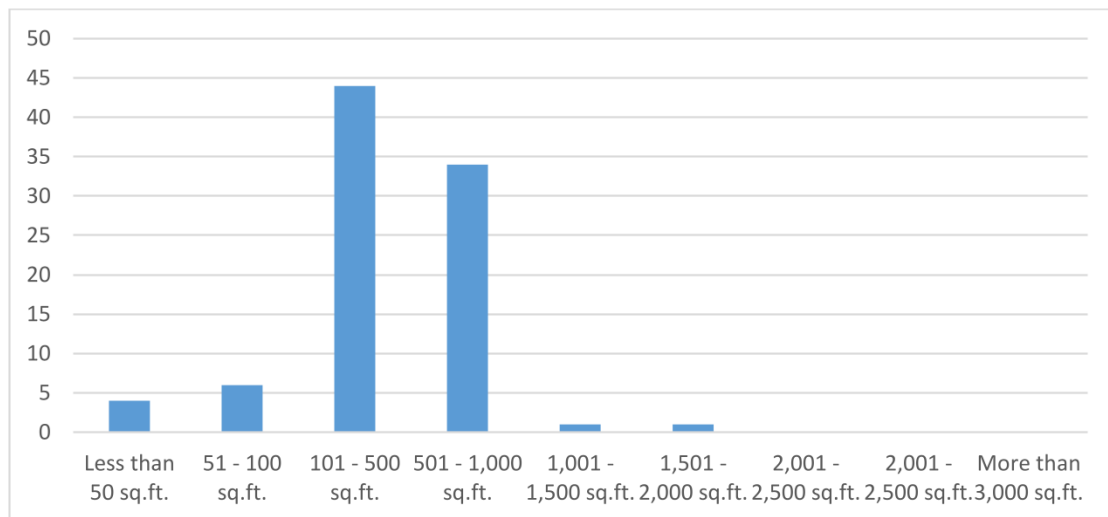
11.6 For the 5 operators who are engaging vehicle repair service or workshop, they may need to find alternative non-domestic premises, which can satisfy their various operational requirements and the respective uses are permissible in both the lease and planning terms, and in compliance with the Deed 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.

11.7 Among the 123 survey operators, 10 of them indicated that their shops are chain stores or have other branches. Less impact is anticipated with the compensation provided by the URA.

11.8 The size of premises for operators are shown in **Figure 11.3**. The exact size of the premises can only be confirmed subject to detailed survey after the approval of the Project by the SDEV.

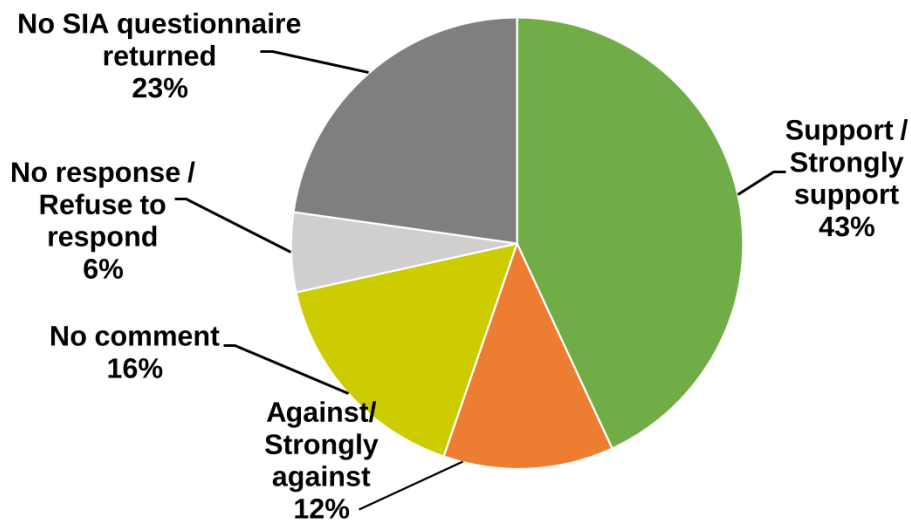
Figure 11.3 Size of Premises as Claimed by Operators (123 Surveyed Operators as of 15 October 2021)



Remarks: 33 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

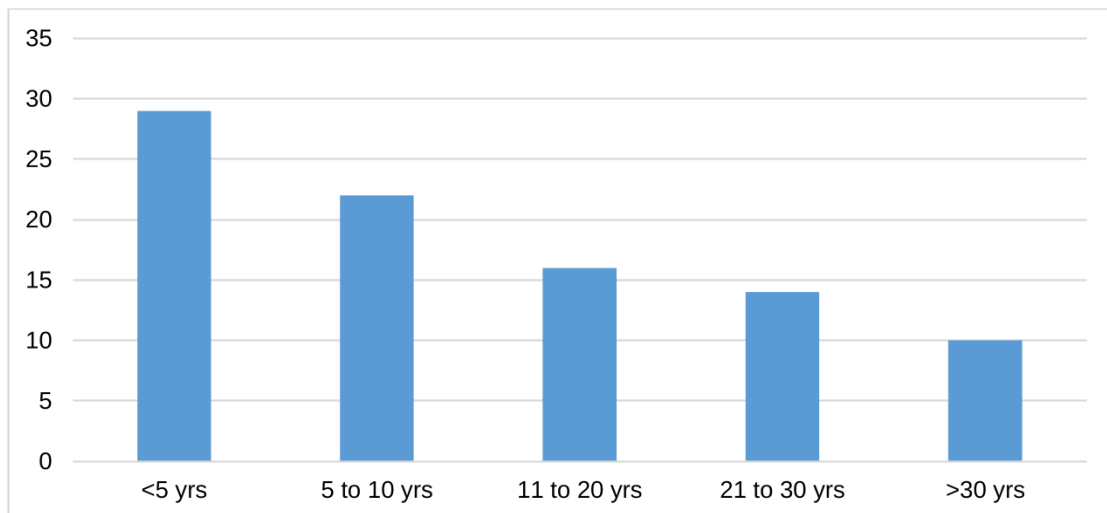
11.9 **Figure 11.4** shows the business operators’ views on the proposed redevelopment. Among the 123 survey operators, 53 interviewed business operators (about 43%) strongly supported or supported the proposed redevelopment, while 15 interviewed business operators (about 12%) were against and strongly against the proposed redevelopment. Majority of those supported the Project considered that the building condition was poor and the building should be redeveloped to bring better local environment. Majority of those not supporting the Project responded that the Project would affect their business operations.

Figure 11.4 Business Operators' Views on the Proposed Redevelopment (123 Surveyed Operators as of 15 October 2021)



11.10 **Figure 11.5** shows the years of operation of their existing businesses that more than half of the operators (67 out of 123 operators) had operated their businesses at the existing premises for less than 20 years.

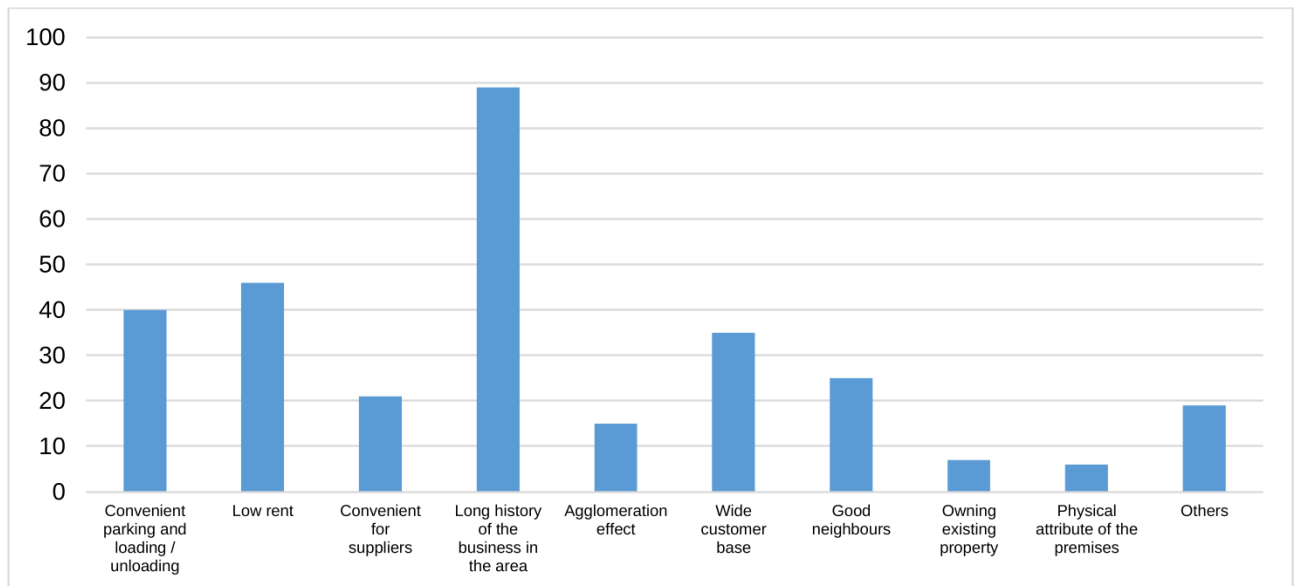
Figure 11.5 Years of Business Operation (123 Surveyed Operators as of 15 October 2021)



Remarks: 32 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

11.11 **Figure 11.6** shows the business operator’s main reasons for operating at the existing premises. Each operator can choose more than one reasons. Operators who chose to answer “Others” in this question refers to reasons including living nearby, high ceiling height, many take-out customers, etc.

Figure 11.6 Main Reasons for Operating at the Existing Premises (as of 15 October 2021)



Remarks: Each operator can chose more than 1 reason.

11.12 **Table 11.3** summarizes the satisfaction level of their business/ business performance, the opinion of interpersonal relationship and business network established from the existing business. There were the highest percentage of operators considered that they were satisfied with their business performance, interpersonal relationship and business network respectively.

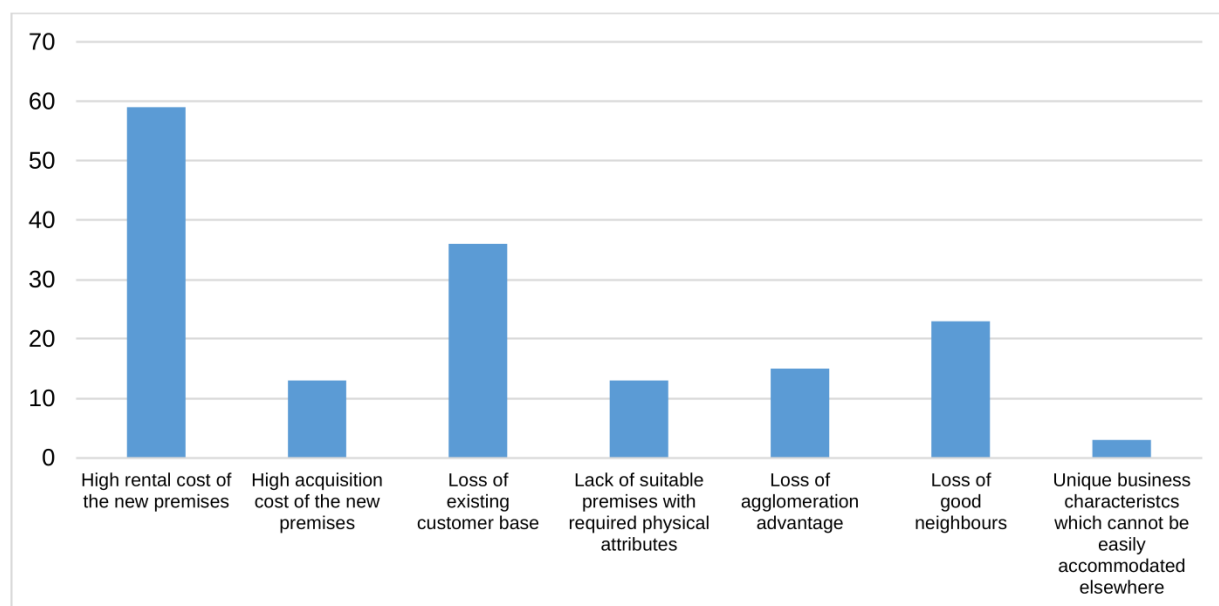
Table 11.3 Operators' Satisfaction of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business (123 Surveyed Operators as of 15 October 2021)

		Business Operators
Satisfaction Level of Business Performance	Very Satisfied	8.9%
	Satisfied	35.8%
	Neither Satisfied nor Dissatisfied	20.3%
	Dissatisfied	4.9%
	Very Dissatisfied	0.0%
	Others	0.8%
	No response/ Refuse to respond	6.5%
	No SIA questionnaire returned	22.8%
Opinion of Interpersonal Relationship	Very Satisfied	19.5%
	Satisfied	43.1%
	Neither Satisfied nor Dissatisfied	9.8%
	Dissatisfied	0.0%
	Very Dissatisfied	0.0%
	Others	0.0%
	No response/ Refuse to respond	4.9%
	No SIA questionnaire returned	22.8%
Opinion of Business Network	Very Satisfied	8.9%
	Satisfied	35.0%
	Neither Satisfied nor Dissatisfied	24.4%
	Dissatisfied	2.4%
	Very Dissatisfied	0.0%
	Others	0.0%
	No response/ Refuse to respond	6.5%
	No SIA questionnaire returned	22.8%

11.13 On the future intention of the operators if the proposed Project is implemented, 53 interviewed business operators (about 43%) responded that they would like to continue their businesses nearby; 6 operators (about 5%) said they would continue business elsewhere; whilst 25 interviewed business operators (about 20%) have not yet decided.

11.14 **Figure 11.7** shows the interviewed business operators' major concerns on relocation. Each operator can choose more than one concerns. Among which, high rental cost and loss of existing customer base are the major concerns to the surveyed operators.

**Figure 11.7 Main Concerns on Relocation of Business Operators
(as of 15 October 2021)**



Remarks: Each operator can chose more than 1 concern.

11.15 Sixty-six (66) interviewed business operators (about 54%) expressed that they wanted to meet URA staff and SST for assistance. Sixty-two (62) interviewed business operators (about 50%) 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 Project to enable them to relocate and continue operation in the same district as far as practicable. Six and five interviewed business operators (about 5% and 4%) had expressed that their employees had major concern on the proposed redevelopment, of which they were worry about unemployment and less convenient to come to work after relocation of the business respectively. The SST and the URA “Project Engagement” team will pay attention to the needs of staff and alleviate their concerns. Section 12 will further explain the details of these mitigation measures.

12 MITIGATION MEASURES

Social Service Team

12.1 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 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 4 November 2021, the SST has successfully contacted 682 households and 96 business operators. A breakdown of the contacts is listed in **Table 12.1**.

Table 12.1 Breakdown of SST Contacts by Client Groups (as of 4 November 2021)

Client Groups	Number of Contacts
Domestic Tenants	478
Domestic Owners	197
Business Operators	96
Domestic Households with no Claimed Occupancy Status	7
Total	778

12.2 **Table 12.2** summarised the nature of identified problems.

Table 12.2 Nature of Problems Identified Among the SST Contacts (as of 4 November 2021)

Problem or Enquiry Nature	Number of Enquiries
Domestic Tenants	
a) Unclear on compensation and rehousing policies	467
b) Evicted by owners/ outrageous rent rise	7
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	4
Domestic Owners	
a) Unclear on compensation policies	194
b) Worry about compensation not enough to purchase another flat in the same district	3
Business Operators	
a) Unclear on compensation policies	96
Domestic Households with no Claimed Occupancy Status	7
Total	778

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

Public Briefing

12.4 To prevent the spread of the epidemic and to avoid gathering, the URA has arranged two sessions of live broadcast public briefing with interactive session via online video platform on 29 September 2021. The public briefing aimed to inform all the stakeholders, including owners, tenants and business operators affected, and the public on the details of the Project, as well the adjacent Scheme SSP-018, and to obtain public views on the Project and Scheme. About 570 views (live broadcast on 29 September 2021) and 3,040 views (as of 26 October including live broadcast and archive) were recorded for the online video platform public briefing sessions. Six sessions of physical public briefing were also organized on 5 and 6 October 2021 for stakeholders who had made appointments in advance. The total attendance of the 6 physical public briefings was about 357 persons. Questions on Freezing Survey, planning, acquisition

and compensation and rehousing issues were addressed at the meeting. Those present were also informed that owners would not get more compensation by evicting tenants identified in the Freezing Survey. Video clips of briefing sessions have been archived and stakeholders can gain access to it by visiting the designated websites on or before 24 November 2021.

Project Engagement Programme

- 12.5 From a URA's Project commencement to commencing acquisition and rehousing arrangement after SDEV's approval of Project 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.
- 12.6 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. 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.

Enquiries and Hotline Services

- 12.7 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 350 enquiries had been received between 24 September 2021 and 4 November 2021. The subject matters of the enquiries are summarised in **Table 12.3**.

Table 12.3 Nature of Enquiries (as of 4 November 2021)

Subject Matters of Enquiries	
Project information, progress, timetable and planning procedures of urban renewal	4%
Acquisition Compensation and rehousing policies	26%
Household Survey (e.g. registration arrangement, briefing arrangement)	63%
Others	7%
Total enquiries: 350	100%

12.8 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.

12.9 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 Project. 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 Sham Shui Po District, e.g. through organizing a re-union gathering for displaced residents;
- the displaced residents have established connections in their new neighbourhood, e.g. programs on getting to know the local facilities in new community and visitation to the social service providers in the new neighbourhood.

12.10 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 Project are resolved in a timely manner.

Prevailing Acquisition, Compensation and Rehousing Policy

12.11 At the online and physical public briefings held on 29 September, 5 and 6 October 2021, general principles in property acquisition, for tenant rehousing and ex-gratia allowance based on the URA's prevailing policies were fully explained.

Domestic Properties

12.12 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, 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 rateable value of the property. In addition to applicable allowance(s) mentioned

above, URA will offer an incidental cost allowance (“ICA”) 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.

- 12.13 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 URA may select for the purpose provided that necessary approval/ authorization has been obtained at the time of FFF offer), as an alternative 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 flat-for-flat arrangement or otherwise.
- 12.14 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.
- 12.15 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>.
- 12.16 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.

12.17 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 Project 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 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 12.4** 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 accordance with the Annual Rental Index for Class A Domestic Properties publicized by the Rating and Valuation Department (“RVD”) 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 12.4 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

- 12.18 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 in paragraph 12.19 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, 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. URA will also offer ICA to owners of non-domestic properties (other than industrial property) to assist their payment of expenditure relating to the purchase of a non-domestic replacement property and the legal cost incurred in the sale of the affected properties to URA
- 12.19 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 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 12.5** below.

Table 12.5 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 accordance with the Annual Rental Index for Retail Properties publicized by the RVD in April each year)
More than 10 years (maximum of 30 years)	Additional HK\$10,000 for each completed year







12.20 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 according to paragraph 12.19 above, can apply for the URA's Special EGBA, the amount of which is equivalent to EGBA mentioned in paragraph 12.19 above.

12.21 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.

12.22 The acquisition, compensation and rehousing policies are subject to prevailing policies at the time of issuing acquisition offer. The 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.

Appendix I Photos of Non-domestic G/F Premises within the Project (October 2021)

附錄 I 發展項目內的地舖照片 (2021 年 10 月)

	
<p>535 Fuk Wing Street / 福榮街 535 號</p>	<p>Shop A, 535 Fuk Wing Street / 福榮街 535 號 A 舖</p>
	
<p>Shop B, 535 Fuk Wing Street / 福榮街 535 號 B 舖</p>	<p>Shop C, 535 Fuk Wing Street / 福榮街 535 號 C 舖</p>
	
<p>537 Fuk Wing Street / 福榮街 537 號</p>	<p>539 Fuk Wing Street / 福榮街 539 號</p>



541 Fuk Wing Street / 福榮街 541 號



543 Fuk Wing Street / 福榮街 543 號



545 Fuk Wing Street / 福榮街 545 號



547 Fuk Wing Street / 福榮街 547 號



549 Fuk Wing Street / 福榮街 549 號



551 Fuk Wing Street / 福榮街 551 號



553 Fuk Wing Street / 福榮街 553 號



555 Fuk Wing Street / 福榮街 555 號



557 Fuk Wing Street / 福榮街 557 號



559 Fuk Wing Street / 福榮街 559 號



561 Fuk Wing Street / 福榮街 561 號



563 Fuk Wing Street / 福榮街 563 號



565 Fuk Wing Street / 福榮街 565 號



567 Fuk Wing Street / 福榮街 567 號



569 Fuk Wing Street / 福榮街 569 號



571 Fuk Wing Street / 福榮街 571 號



573 Fuk Wing Street / 福榮街 573 號



473 Castle Peak Road / 青山道 473 號



473 Castle Peak Road / 青山道 473 號



473 Castle Peak Road / 青山道 473 號



473A Castle Peak Road / 青山道 473A 號



473A1 Castle Peak Road / 青山道 473A1 號



Shop A3, 473A Castle Peak Road / 青山道 473A 號 A3 舖



475 Castle Peak Road / 青山道 475 號



475B Castle Peak Road / 青山道 475B 號



475C Castle Peak Road / 青山道 475C 號



Shop A, 475A Castle Peak Road / 青山道 475A 號 A 舖



Shop B, 475A Castle Peak Road / 青山道 475A 號 B 舖



Shop C, 475A Castle Peak Road / 青山道 475A 號 C 舖



544 Fuk Wa Street / 福華街 544 號



Shop B, 544 Fuk Wa Street / 福華街 544 號 B 舖



Shop C, 544 Fuk Wa Street / 福華街 544 號 C 舖



Shop D, 544 Fuk Wa Street / 福華街 544 號 D 舖



546 Fuk Wa Street / 福華街 546 號



548 Fuk Wa Street / 福華街 548 號



550 Fuk Wa Street / 福華街 550 號



550 Fuk Wa Street / 福華街 550 號



552 Fuk Wa Street / 福華街 552 號



554 Fuk Wa Street / 福華街 554 號



556 Fuk Wa Street / 福華街 556 號



558 Fuk Wa Street / 福華街 558 號



560 Fuk Wa Street / 福華街 560 號



562 Fuk Wa Street / 福華街 562 號



564 Fuk Wa Street / 福華街 564 號



566 Fuk Wa Street / 福華街 566 號



568 Fuk Wa Street / 福華街 568 號



570 Fuk Wa Street / 福華街 570 號



572 Fuk Wa Street / 福華街 572 號



574 Fuk Wa Street / 福華街 574 號



576 Fuk Wa Street / 福華街 576 號



578 Fuk Wa Street / 福華街 578 號



580 Fuk Wa Street / 福華街 580 號



582 Fuk Wa Street / 福華街 582 號



584 Fuk Wa Street / 福華街 584 號



586 Fuk Wa Street / 福華街 586 號



588 Fuk Wa Street / 福華街 588 號



588 Fuk Wa Street / 福華街 588 號



588A Fuk Wa Street / 福華街 588A 號



588B Fuk Wa Street / 福華街 588B 號



1 Kim Shin Lane / 兼善里 1 號



3 Kim Shin Lane / 兼善里 3 號



5 Kim Shin Lane / 兼善里 5 號



5 Kim Shin Lane / 兼善里 5 號



7 Kim Shin Lane / 兼善里 7 號



7B Kim Shin Lane / 兼善里 7B 號



9A Kim Shin Lane / 兼善里 9A 號



9B Kim Shin Lane / 兼善里 9B 號



11A Kim Shin Lane / 兼善里 11A 號



11B Kim Shin Lane / 兼善里 11B 號



13A Kim Shin Lane / 兼善里 13A 號



13B Kim Shin Lane / 兼善里 13B 號



15 Kim Shin Lane / 兼善里 15 號



17 Kim Shin Lane / 兼善里 17 號



19 Kim Shin Lane / 兼善里 19 號



21 Kim Shin Lane / 兼善里 21 號



23 Kim Shin Lane / 兼善里 23 號



25 Kim Shin Lane / 兼善里 25 號



27 Kim Shin Lane / 兼善里 27 號



27A Kim Shin Lane / 兼善里 27A 號



29 Kim Shin Lane / 兼善里 29 號



29 Kim Shin Lane / 兼善里 29 號



31 & 33 Kim Shin Lane / 兼善里 31 及 33 號



35 Kim Shin Lane / 兼善里 35 號



37 Kim Shin Lane / 兼善里 37 號



39 Kim Shin Lane / 兼善里 39 號



41 Kim Shin Lane / 兼善里 41 號



Shop B, 41 Kim Shin Lane / 兼善里 41 號 B 舖



Shop C & D, 41 Kim Shin Lane / 兼善里 41 號 C 及 D 舖



2 Kim Shin Lane / 兼善里 2 號



4 Kim Shin Lane / 兼善里 4 號



6 Kim Shin Lane / 兼善里 6 號



8 Kim Shin Lane / 兼善里 8 號



8A Kim Shin Lane / 兼善里 8A 號



10 Kim Shin Lane / 兼善里 10 號



12A Kim Shin Lane / 兼善里 12A 號



12B Kim Shin Lane / 兼善里 12B 號



14 Kim Shin Lane / 兼善里 14 號



16A Kim Shin Lane / 兼善里 16A 號



16B Kim Shin Lane / 兼善里 16B 號



18 Kim Shin Lane / 兼善里 18 號



20A Kim Shin Lane / 兼善里 20A 號



20B Kim Shin Lane / 兼善里 20B 號



22 Kim Shin Lane / 兼善里 22 號



22A Kim Shin Lane / 兼善里 22A 號



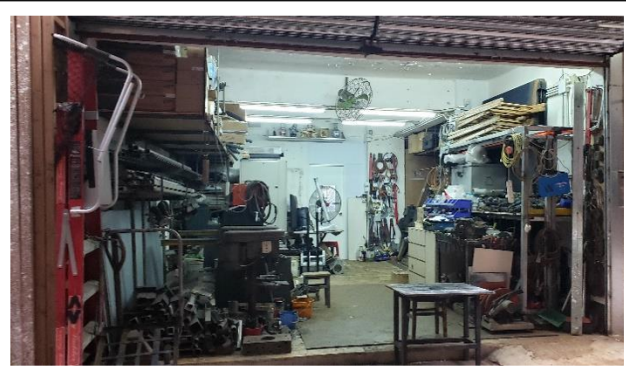
24 Kim Shin Lane / 兼善里 24 號



26 Kim Shin Lane / 兼善里 26 號



28 Kim Shin Lane / 兼善里 28 號



30 Kim Shin Lane / 兼善里 30 號



32 Kim Shin Lane / 兼善里 32 號



34 Kim Shin Lane / 兼善里 34 號



36 Kim Shin Lane / 兼善里 36 號



38 Kim Shin Lane / 兼善里 38 號



40 Kim Shin Lane / 兼善里 40 號



42 Kim Shin Lane / 兼善里 42 號



44 Kim Shin Lane / 兼善里 44 號



44A2 Kim Shin Lane / 兼善里 44A2 號



44A3 Kim Shin Lane / 兼善里 44A3 號