



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

Ming Lun Street / Ma Tau Kok Road (KC-018)

**Stage 2 Social Impact Assessment
November 2022**

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1 INTRODUCTION

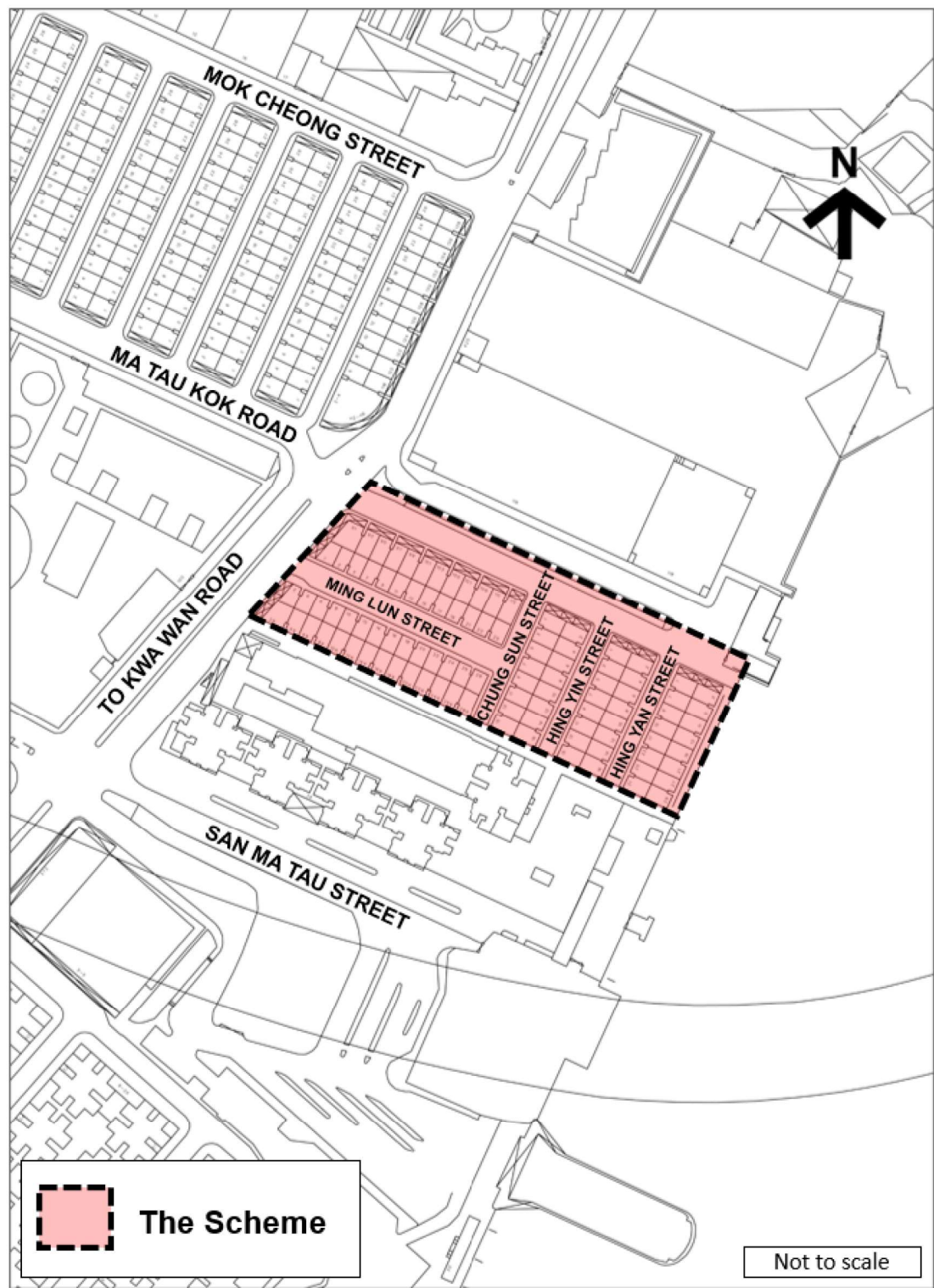
- 1.1 The Urban Renewal Strategy (“ URS ”) issued by the Government in February 2011 stated that the Urban Renewal Authority (“ URA ”) will carry out Social Impact Assessment (“ SIA ”) studies in the form of “ a Stage 1 social impact assessment … … before the publication of any proposed redevelopment 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 Ming Lun Street / Ma Tau Kok Road Development Scheme (“ the Scheme ”).
- 1.2 On 7 October 2022, the URA published in the Government Gazette the commencement of Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) by the way of development scheme under Section 25 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 11 October 2022.
- 1.3 This Stage 2 SIA is based on the factual data and opinions collected as part of the freezing survey for this Scheme conducted from 7 October 2022 to 9 October 2022, and follow-up survey visits by appointments conducted up to 21 October 2022.
- 1.4 According to paragraph 37 of the URS, this Stage 2 SIA report should include:
- the population characteristics of the residents affected by the proposed project;
 - the socio-economic characteristics of the affected residents;
 - the rehousing needs of the affected tenants;
 - the relocation needs of the affected shop operators;
 - the housing preferences of the affected owners and tenants;
 - the employment status of the affected owners and tenants;
 - the place of work of the affected owners and tenants;
 - the social networks of the affected owners and tenants;
 - the educational needs of children of the affected families;
 - the special needs of the elderly;

-
- the special needs of the disabled;
 - the special needs of single-parent families, particularly those with small children;
 - a detailed assessment of the potential social impact of the proposed project; and
 - a detailed assessment of the mitigation measures required.
- 1.5 The Hong Kong Lutheran Social Service has been commissioned by the Urban Renewal Fund (“URF”) to act as the Social Service Team (“SST”) for this Scheme. They are tasked to provide assistance and advice to residents and business operators affected by the Scheme. Cases requesting assistance and those identified in the course of the SIA analysis as requiring assistance have been referred to the SST for their follow-up actions.
- 1.6 The Scheme falls within the “5-Street” area of the “5-Street” and “13-Street” area, To Kwa Wan as defined in the Urban Renewal Plan (URP) prepared by Kowloon City District Urban Renewal Forum (KC DURF) published in 2014. Under the URP of KC DURF, the area is recommended as “*Redevelopment Priority Area*”. DURF recommended to sub-divide the “Comprehensive Development Area (CDA)” site at “5-Street” into two portions based on the existing residential building portion and the industrial / commercial building portion. The DURF SIA, in particular the community profile compiled for this Priority Area, will be taken into consideration in this report.

2 BACKGROUND

- 2.1 The Scheme is located in Kowloon City District, which is broadly bounded by Ma Tau Kok waterfront to the east, Grand Waterfront to the south, To Kwa Wan Road to the west and Ma Tau Kok Road to the north (**Figure 2.1**).
- 2.2 The Scheme, also known as the “5-Street” area, covers 101 street numbers of buildings comprising Nos. 91-113 Ma Tau Kok Road (odd numbers), Nos. 1-28A Ming Lun Street, Nos. 1-15 Chung Sun Street (odd numbers), Nos. 1-16 Hing Yin Street, Nos. 1-17 Hing Yan Street, and Nos. 19-31 Hing Yan Street (odd numbers). The Scheme area also involves five public streets, including Ma Tau Kok Road (part), the whole of Ming Lun Street, Chung Sun Street, Hing Yin Street, Hing Yan Street, the existing Kowloon City District Council Sitting-out Area as well as the surrounding public pavement. The total gross site area of the Scheme is about 11,430 sq.m. Subject to site survey and detailed design, the net site area for Plot Ratio (PR) calculation is about 10,496 sq.m.
- 2.3 The Scheme forms part of the proposed holistic redevelopment with the adjoining land parcels at To Kwa Wan Road / Ma Tau Kok Road which will be implemented under the separate To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019). A separate Stage 2 SIA has been prepared for the To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019).
- 2.4 In addition, in July 2022, URA received a petition letter with over 600 signatures from a group of owners of “5-street area”, expressing their concern on the poor living environment and decaying problems, and urging the URA to redevelop the “5-street area”. Given no detail information on petitioners are provided, URA was unable to identify their identity.

Figure 2.1 Location Plan



Freezing Survey Results

- 2.5 As of 21 October 2022, the Freezing Survey (“FS”) of the Scheme successfully surveyed 989 domestic households and 125 operators. **Table 2.1** shows the results of FS and SIA surveys.
- 2.6 Of the 989 surveyed households, 855 of them have completed the whole or part of the SIA questionnaire; while 10 households did not respond/refused to respond to the SIA questionnaire. The remaining 124 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 21 October 2022)

	No. of Households
Surveyed households in the Freezing Survey	989
Breakdown by response to the SIA questionnaire	
Households responded to the whole/ part of SIA questionnaire	855
Households did not respond/refused to respond to the SIA questionnaire	10
Households with no SIA questionnaire returned	124 ¹
Total	989

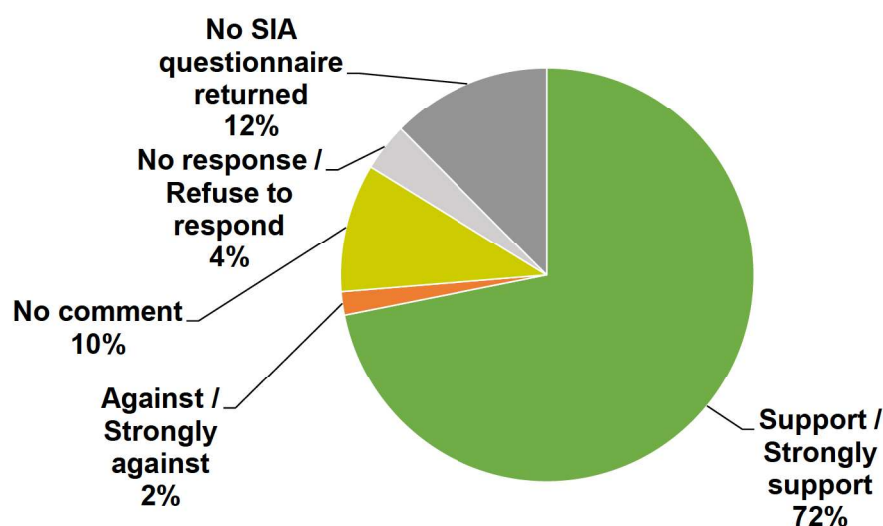
- 2.7 The detailed breakdowns of surveyed and un-surveyed units will be illustrated in Section 3. Regarding non-domestic uses, the details will be illustrated in Section 11.

¹ To minimize face-to-face contact and risk of spreading COVID-19, households were asked to return the SIA questionnaire separately after the freezing survey. As of 21 October 2022, there were in total 124 surveyed households had not yet returned the SIA questionnaire.

Domestic Households' Views on the Proposed Redevelopment

- 2.8 As shown in **Figure 2.2**, of the total 989 surveyed households, 161 households (about 16%) had no response/ refused to respond to this question or had not returned the SIA questionnaire. For the remaining households, 711 of them (about 72%) either strongly supported or supported the proposed redevelopment, while 18 (about 2%) households were either strongly against or against the proposed redevelopment. Ninety-nine (99) households (about 10%) 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 (989 surveyed households as of 21 October 2022)



Opinions on Current Living Environment

- 2.9 About 61% and 58% of the surveyed 989 households indicated that their accommodations are affected or frequently affected by water infiltration/leakage and outdoor air pollution/ poor air quality. Moreover, about 57% and 52% of the surveyed households also indicated concrete spalling and affected by noise nuisance at their units respectively. In terms of living environment, about 66% and 52% of the surveyed households indicated that the common area of buildings is of poor hygiene condition and staircases/ corridors were obstructed.

3 POPULATION AND HOUSEHOLD CHARACTERISTICS

- 3.1 Except stated otherwise, the territorial levels or numbers used for comparison in this report are based on the 2021 Population Census, and the assessments will be based on the latest available information for comparison where appropriate.
- 3.2 The total number of domestic units in the Scheme according to the approved General Building Plans (“GBP”) is 798. The population and household characteristics within the Scheme are listed in **Table 3.1** below.

Table 3.1 Population and Household Characteristics within the Scheme (as of 21 October 2022)

Number of Successfully Surveyed Units for Domestic Use	1,005 units Note 1
Number of Households	989 households Note 2
Population	2,234 persons Note 2
Average Household Size	About 2.3 persons per household (lower than the territorial level of 2.7 persons per household)
Degree of Sharing	About 0.98 (989 households / 1,005 surveyed units) (similar to the territorial level of 1.00 for private permanent housing.)

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

Note 2: 26 persons from 26 vacant households were recorded during the FS. Their information and expressed views were included and reflected in this SIA2.

- 3.3 Subdivision of domestic GBP units for domestic use shall also be taken into account to analyse the degree of sharing. Referring to **Table 3.2** and **Figure 3.1**, 140 (about 19%) out of the surveyed 752 domestic GBP units were founded to be subdivided for domestic use. With reference to **Table 3.2**, 42 and 312 households (i.e. total 354 households) were living in cubicles and sub-divided units respectively. If these 354 households in total are considered as “sharing” of the original 140 GBP units, the degree of sharing is about 2.53. For domestic households living in non-subdivided domestic GBP units, the degree of sharing is 1.00 (536 households / 536 units). No surveyed non-domestic GBP units are for domestic use.

Table 3.2 Sub-division of GBP Units for Domestic Use (as of 21 October 2022)

			Number of GBP Units		Number of Actual Units	Number of Households
Surveyed Domestic GBP units for domestic use	(a) Non-subdivided		536		536 Note 1	536 Note 1
	(b) Subdivided	(i) Units for cubicles	140	12	37 cubicles	32 Note 2
		(ii) Units for self- contained sub-divided units with independent facilities		124	318 sub- divided units	308 Note 3
		(iii) Units for both cubicles and self- contained sub-divided units with independent facilities		4	10 cubicles and 4 sub- divided units	14 Note 4
	Sub-total		676		905	890
	Surveyed Domestic GBP units for non-domestic use			76		N/A
Surveyed Rooftop structures for domestic use			N/A		100	99 Note 5
Un-surveyed domestic GBP units			46		N/A	N/A
Total no. of domestic GBP units			798		N/A	N/A
Surveyed Non-domestic GBP units for domestic/ mixed use			N/A			
Total			N/A		1,005	989

Note 1: Including 12 domestic GBP units occupied by 12 households/operators for both domestic and non-domestic use (mixed use).

Note 2: 5 households occupied 10 cubicles.

Note 3: 10 households occupied 20 sub-divided units.

Note 4: 10 households occupied 10 cubicles; 4 households occupied 4 sub-divided units.

Note 5: Out of the 100 units, 1 household occupied both upper floor unit and 1 rooftop structure for domestic uses. 99 households occupied 99 rooftop structures for domestic uses.

Figure 3.1 Percentage of Units Subdivided in 752 Surveyed Domestic GBP Units (as of 21 October 2022)

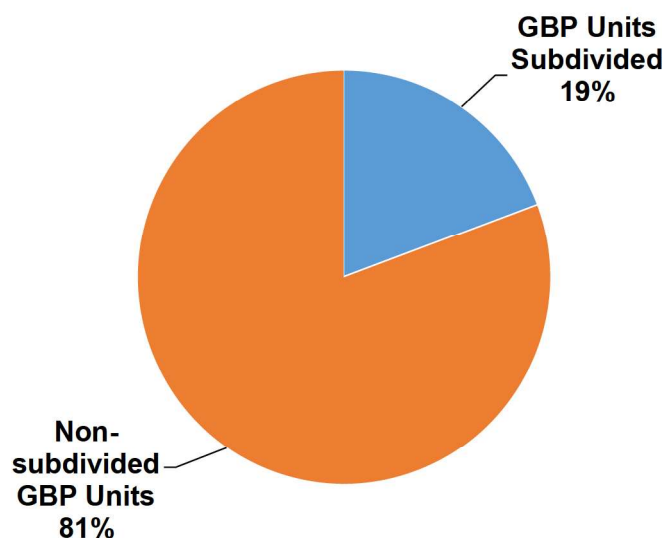


Table 3.3 Sub-division Rate of Sub-divided Domestic GBP Units for Domestic Use (as of 21 October 2022)

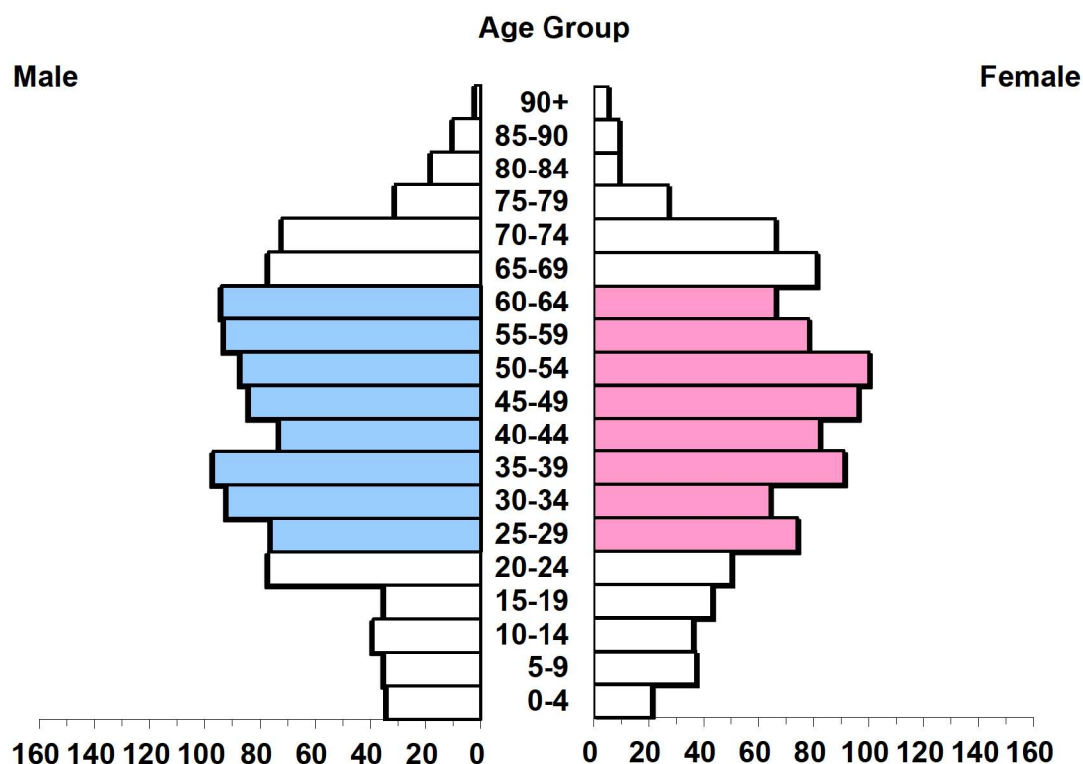
		Number of Actual Units	Number of Households
No. of Subdivided Domestic GBP Units		140	
Sub-divided Units/ Cubicles for Domestic Uses	<i>Sub-divided Units</i>	322	312
	<i>Cubicles</i>	47	42
	Total	369	354
Sub-division Rate of Domestic GBP Units to Actual Units		1 : 2.64	<i>N/A</i>
Degree of Sharing for Households living in Subdivided Domestic GBP Units		<i>N/A</i>	1: 2.53

Population

- 3.4 As of 21 October 2022, a total of 2,234 residents were recorded in the FS, including 1,150 males, 1,063 female, and 21 residents who did not provide the information. The distribution gives a ratio of about 108 male residents to every 100 female residents. **Table 3.3** and **Figure 3.4** show the population by age groups and population pyramid of the surveyed population respectively while 72 residents (about 3%) did not provide their age information. With reference to **Table 3.3**, the age distribution of the population within the Scheme is similar to the territorial-wide level.

Table 3.4 Population by Age Groups (as of 21 October 2022)

Age Group	Within the Scheme	Territorial-wide level	Comparison
0-14 (Children)	9%	11%	Slightly lower
15-24 (Youth)	9%	8%	Similar
25-64 (Economically active age group)	61%	61%	Same
65+ (Elderlies)	18%	20%	Slightly lower
Age information not provided	3%	N/A	N/A
Total	100%	100%	N/A

Figure 3.2 Population Pyramid (as of 21 October 2022)

3.5 The distribution of surveyed household sizes is shown in **Table 3.5**. The percentage of 1-person households within the Scheme is much higher than the territorial-wide level while percentages of other household sizes within the Scheme are similar or lower than the territorial-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 21 October 2022)

Household Size (Persons)	Within the Scheme	Territorial-wide level	Comparison
0 (vacant)	3%	N/A	N/A
1	36%	20%	Higher
2	27%	29%	Slightly lower
3	17%	24%	Lower
4	11%	17%	Lower
5	3%	7%	Lower
6 or above	3%	3%	Same
Total	100%	100%	N/A

4 SOCIO-ECONOMIC CHARACTERISTICS

Income Level

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

Figure 4.1 Monthly Household Income (HK\$)
(989 Surveyed Households as of 21 October 2022)

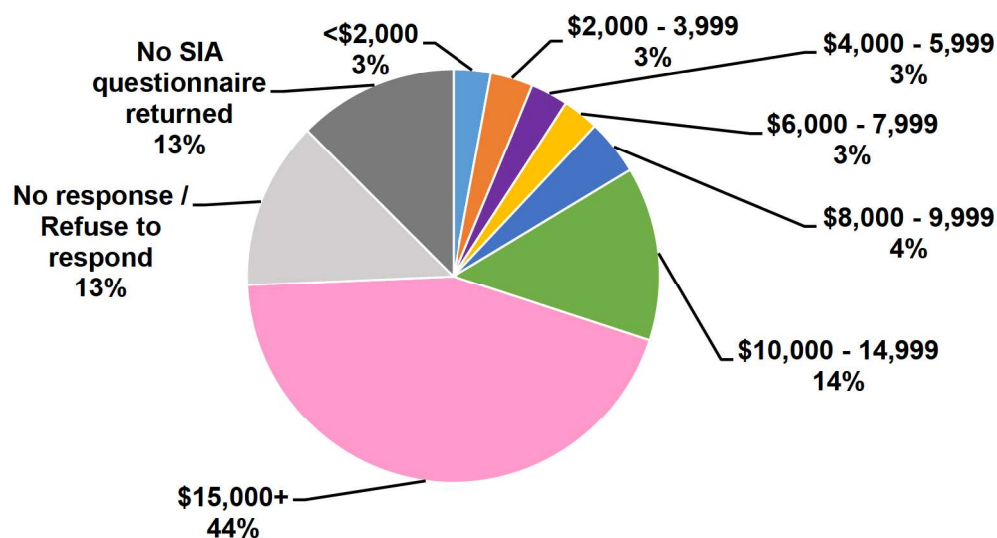


Table 4.1 Distribution of Household Income
(989 Surveyed Households as of 21 October 2022)

	Within the Scheme	Territorial-wide level	Comparison
Monthly household income less than HK\$10,000	16%	21% ²	Lower
Monthly household income less than HK\$4,000	6%	8% ³	Lower
Comprehensive Social Security Assistance ("CSSA") Recipients	5.5% (54 households)	8% ⁴ (as of October 2022)	Lower

² Source: Census and Statistics Department website - Quarterly Report on General Household Survey (April to June 2022).

³ Source: Census and Statistics Department website - Quarterly Report on General Household Survey (April to June 2022).

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

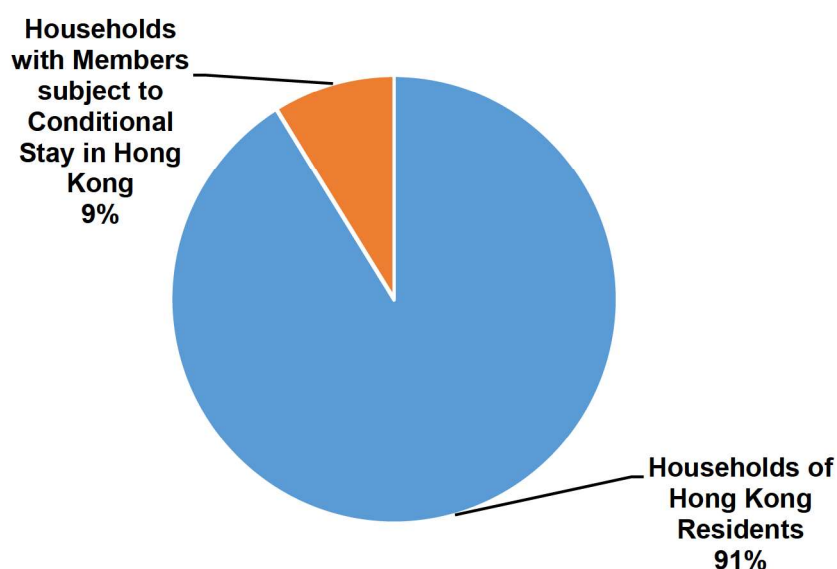
Census and Statistics Department website – Statistics on Domestic Households (June 2022 to August 2022).

- 4.2 With reference to **Table 4.1**, the percentage of CSSA recipients within the Scheme was lower to 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 Scheme commenced, the URA has set up hotlines for residents' enquiry and more direct assistance to those seeking help. For details, please refer to paragraph 12.11.

Residence

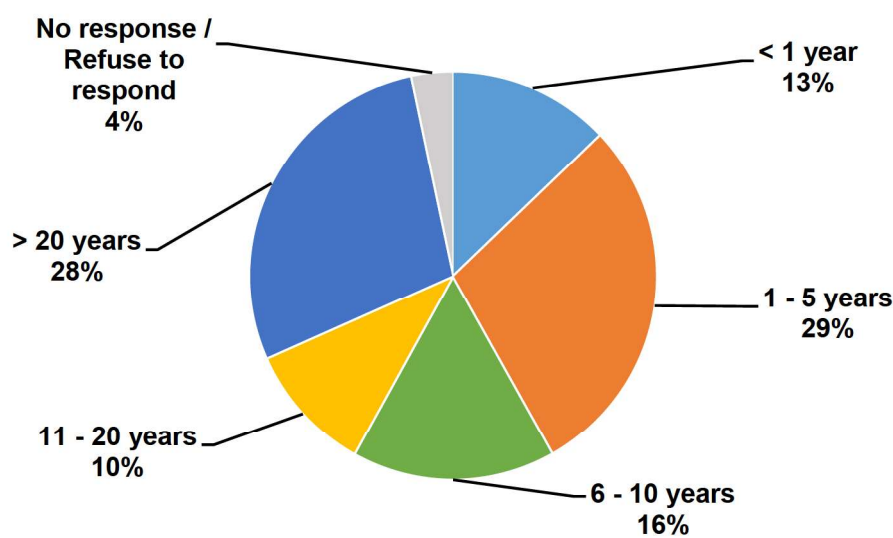
- 4.3 As shown in **Figure 4.2**, 88 households (about 9% of 989 surveyed households) were of members subject to conditional stay in Hong Kong. These households include in total 131 residents subject to conditional stay and thus they may not be eligible for public rental housing under the Hong Kong Housing 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
(989 Surveyed Households as of 21 October 2022)



- 4.4 The number of years of residency is shown in **Figure 4.3**. A total of 280 households (about 28%) had lived within the Scheme continuously for over 20 years. These households might find it more difficult to adapt to a new living environment caused by the high dependency on the social network, existing educational, medical and community facilities in the district.

Figure 4.3 Year of Occupation at Current Premises
(989 Surveyed Households as of 21 October 2022)

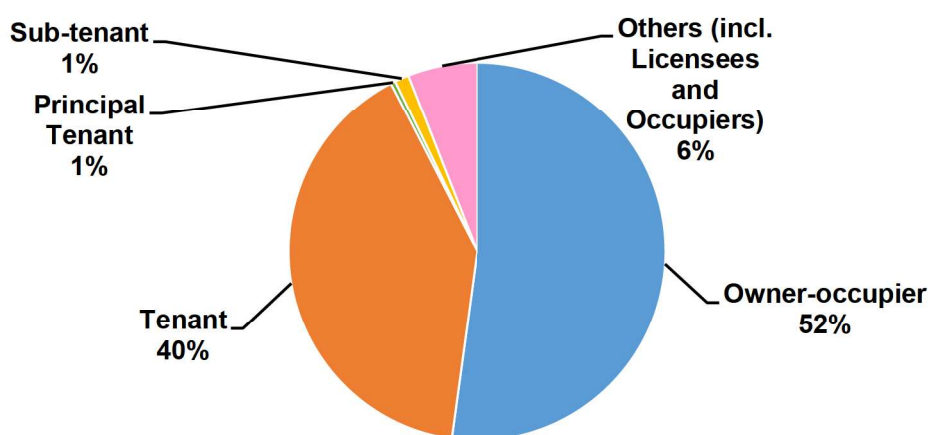


- 4.5 To mitigate potential inconvenience, for eligible owner-occupiers, the URA would offer “Flat-for-Flat” (“FFF”) option (in-situ or in the same district or at available site(s).) For tenants, subject to the availability of rehousing flats, the URA will also endeavour to arrange allocation of rehousing flats for the eligible tenants in the Kowloon City District or adjacent districts as far as practicable. Furthermore, the assistance from the SST in providing orientation services and holding community gatherings will be important in helping these residents adapt to their new living environment. Details will be discussed in Sections 5 and 12.

5 HOUSING

- 5.1 **Figure 5.1** shows the occupancy status of households⁵. There are 516 owner-occupier households (about 52%) and 473 tenant households (about 48%) (including tenants, principal tenants, sub-tenants while other occupancy status is included for analysis purpose). Tenants living within the Scheme may generate a demand for rehousing services should the Scheme be approved by the Chief Executive in Council ("CE in C") for implementation and subject to their eligibilities for rehousing.
- 5.2 One hundred (100) rooftop structures were found within the Scheme. According to the approved GBPs, roofs of all the buildings within the Scheme 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 Scheme and subject to meeting the eligibility criteria adopted by the HKHA in rehousing and other specific criteria⁶, if applicable.

Figure 5.1 Occupancy Status of Households
(989 Surveyed Households as of 21 October 2022)



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

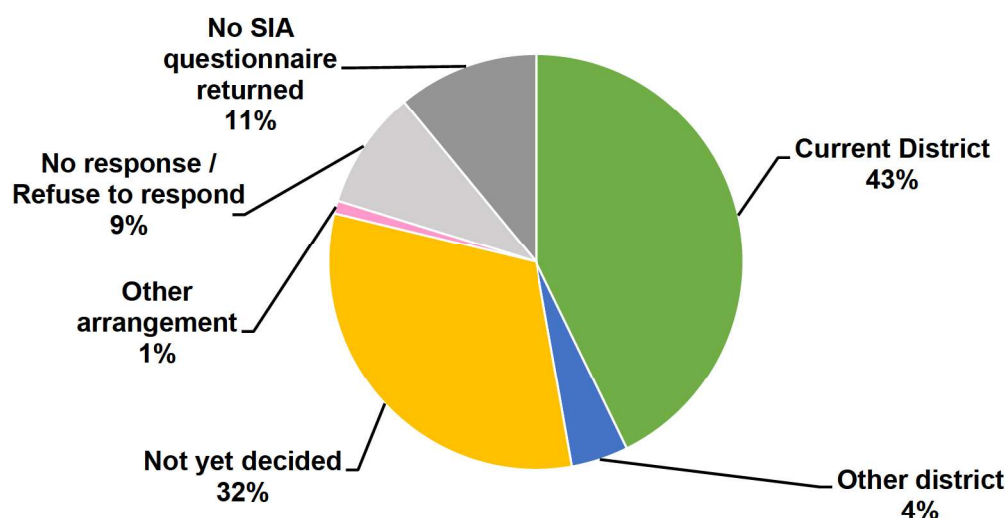
⁶ The relevant specific criteria are listed in the URA website:
<https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>

Re-housing Needs and Location Preference

Affected Owner-occupiers (516 Households as of 21 October 2022)

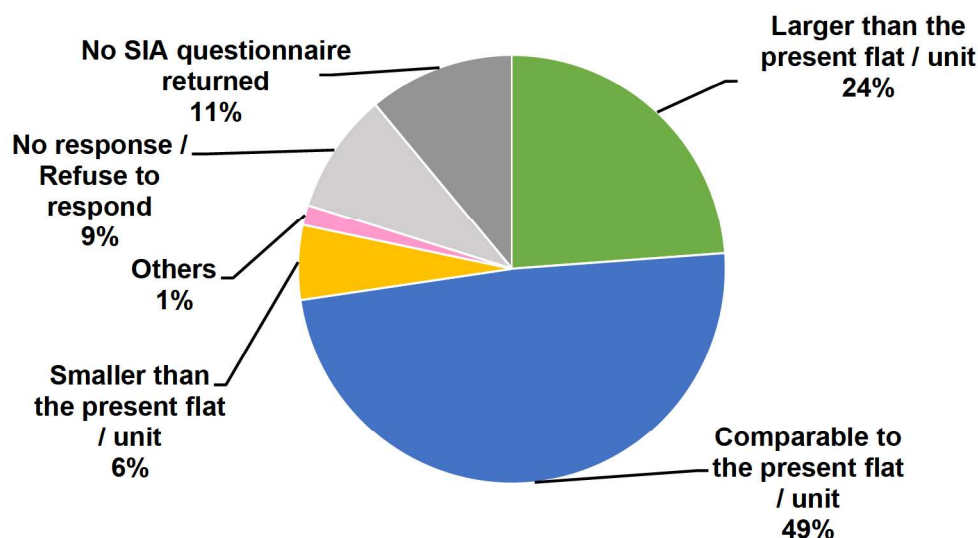
- 5.3 **Figure 5.2** shows the 516 surveyed owner-occupiers' preference of finding new accommodations. 222 surveyed owner-occupiers (about 43%) preferred to find alternative accommodations in the current district (i.e. Kowloon City District).

Figure 5.2 Location Preference of New Accommodation for Owner-occupiers (516 Surveyed Owner-Occupier Households as of 21 October 2022)



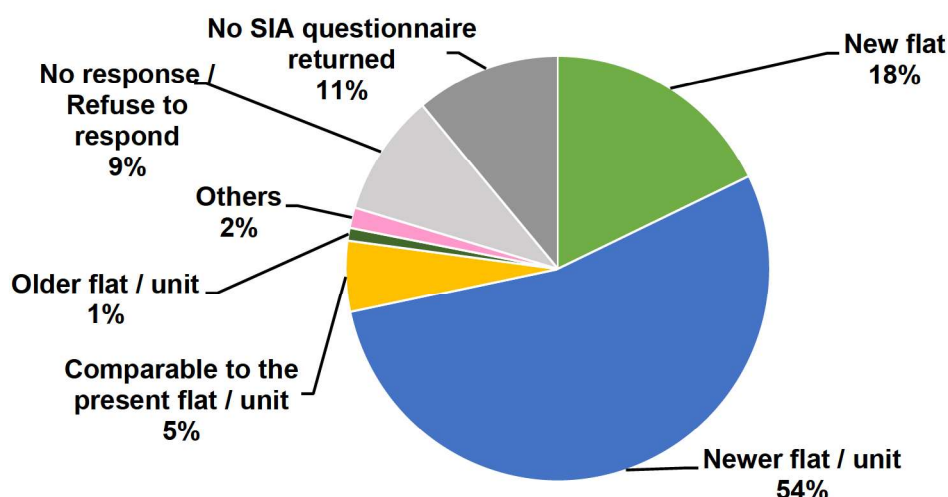
- 5.4 **Figure 5.3** shows the owner-occupier households' preference on flat size for the new accommodation. Nearly half of the owner-occupier households (252 surveyed owner-occupiers or about 49%) preferred to find units of similar sizes as their present ones for new accommodation; while about 24% (123 surveyed owner-occupiers) preferred larger units.

**Figure 5.3 Flat Size Preference of New Accommodation for Owner-occupiers
(516 Surveyed Owner-Occupier Households as of 21 October 2022)**



5.5 **Figure 5.4** shows the owner-occupier households' preference on building age for the new accommodation. Over half of the owner-occupier households (278 households or about 54%) preferred newer units compared to their existing ones. 92 households (about 18%) prefer new units as alternative accommodation. 92 households (about 18%) prefer new units as alternative accommodation.

**Figure 5.4 Building Age Preference of New Accommodation for Owner-occupiers
(516 Surveyed Owner-Occupier Households as of 21 October 2022)**



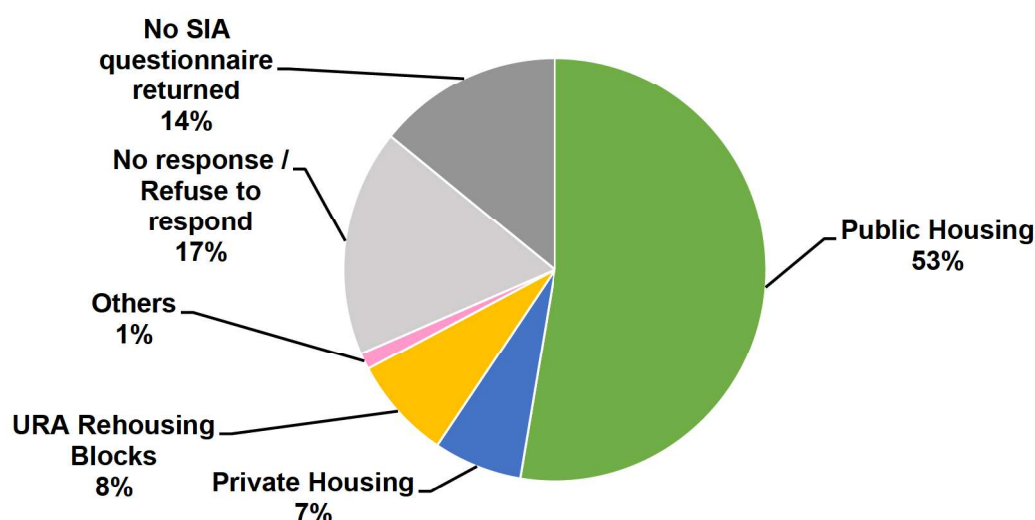
5.6 Subject to the approval by the CE in C to implement the Scheme, the URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance (namely home purchase allowance). It is believed that the

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 12.16 and 12.17.

Affected Tenants (473 Households as of 21 October 2022)

- 5.7 **Figure 5.5** shows the 473 surveyed tenants' preference on new accommodations. 249 surveyed tenants (about 53%) preferred rehousing at public rental housing provided by either the HKHA or the HKHS.

Figure 5.5 Preference of New Accommodation for Tenants
(473 Surveyed Tenanted Households as of 21 October 2022)



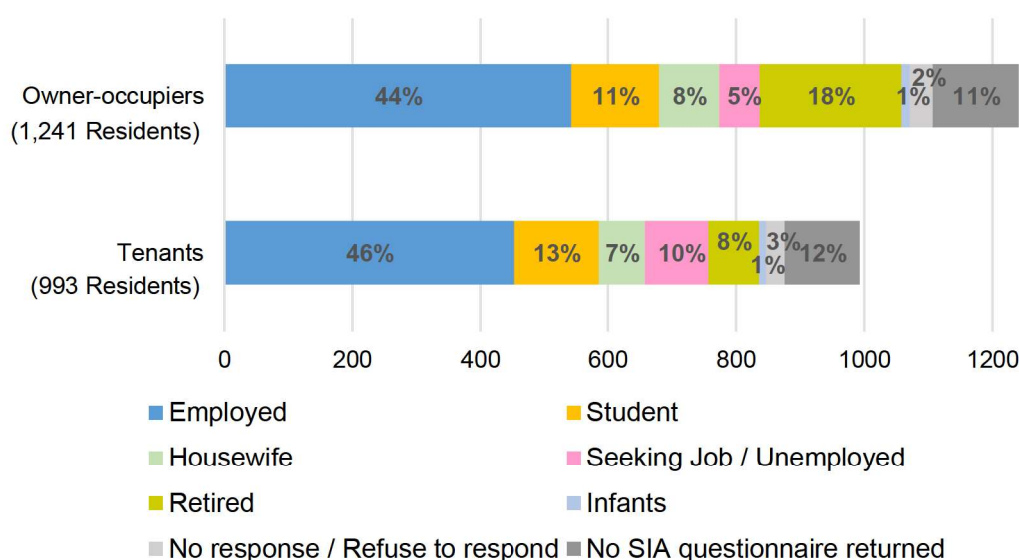
- 5.8 According to the agreement made between the URA and the HKHA and the HKHS, the HKHA and HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats in available estates to cater for the potential demand. Subject to the availability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

6 EMPLOYMENT STATUS AND PLACE OF WORK

6.1 This section analyses the employment status and place of work of the 2,234 surveyed residents (including 1,241 residents in owner-occupier households and 993 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
(2,234 Residents in 989 Surveyed Households
as of 21 October 2022)**



6.3 The unemployment rate within the Scheme was about 7%, which is higher than the seasonally adjusted territorial-wide rate of 4.1% recorded between June - August 2022⁷. In addition, a higher unemployment rate of about 10% was recorded for the surveyed tenants. This group of unemployed residents within the Scheme may have financial difficulty. Noted that some of the surveyed population had no response/ refused to respond to the question or did not return

⁷ Source:

Census and Statistics Department website – Unemployment and underemployment statistics for June - August 2022.

the SIA questionnaire, the actual unemployment rate might differ from the above.

6.4 If the Scheme is approved by the CE in C and is to be implemented, eligible households will be subject to the URA's prevailing compensation policies. The SST and the URA's "Project Engagement" Programme would offer appropriate assistance in order to alleviate concerns of the residents. Section 12 will further explain the mitigation measures.

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

**Table 6.1 Percentage Share of Place of Work of Employed Persons
(997 Surveyed Employed Residents as of 21 October 2022)**

	Employed persons in owner-occupier households (543 residents)	Employed persons in tenant households (454 residents)
Kowloon City	16%	20%
Hong Kong Island	18%	13%
Yau Tsim Mong & Sham Shui Po	18%	13%
Wong Tai Sin & Kwun Tong	11%	10%
Kwai Tsing & Tsuen Wan	3%	2%
Other Districts in the New Territories	10%	8%
Not fixed	20%	31%
Outside Hong Kong	2%	1%
No response/ Refuse to respond	2%	2%

6.6 For those employed tenants who are working within the same district, i.e. the Kowloon City District, there may be 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 516 surveyed domestic owner-occupier households and 473 tenant households.

Table 7.1 Anticipated Impacts on Employment and Economic Conditions (989 Surveyed Households as of 21 October 2022)

		Owner-occupiers (516 households)	Tenants (473 households)
Employment Condition	Positive Impact	3%	3%
	No Impact	73%	66%
	Negative Impact	4%	8%
	No response/ Refuse to respond	9%	9%
	No SIA questionnaire returned	11%	14%
Economic Condition	Positive Impact	7%	5%
	No Impact	54%	45%
	Negative Impact	18%	24%
	No response/ Refuse to respond	10%	12%
	No SIA questionnaire returned	11%	14%

7.2 For impact on employment, the majority of surveyed households (about 73% for owner-occupiers and about 66% for tenants) anticipated no impact caused by the proposed redevelopment. For those expressing negative impacts (about 4% for owner-occupiers and about 8% 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 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 54% for owner-occupiers and about 45% for tenants) anticipated no impact caused by the proposed redevelopment. Households anticipating negative impacts on economic condition (about 18% for owner-occupiers and about 24% 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 Scheme, the URA had organized two sessions of online live public briefings on 12 and 13 October 2022 to affected owners and tenants and the concerned public to explain about the Scheme and the prevailing policies on compensation and rehousing to alleviate their concerns. The SST has also started to contact the affected households to understand their concerns and provide support to the needy. If the Scheme is approved by the CE in C and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. Section 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

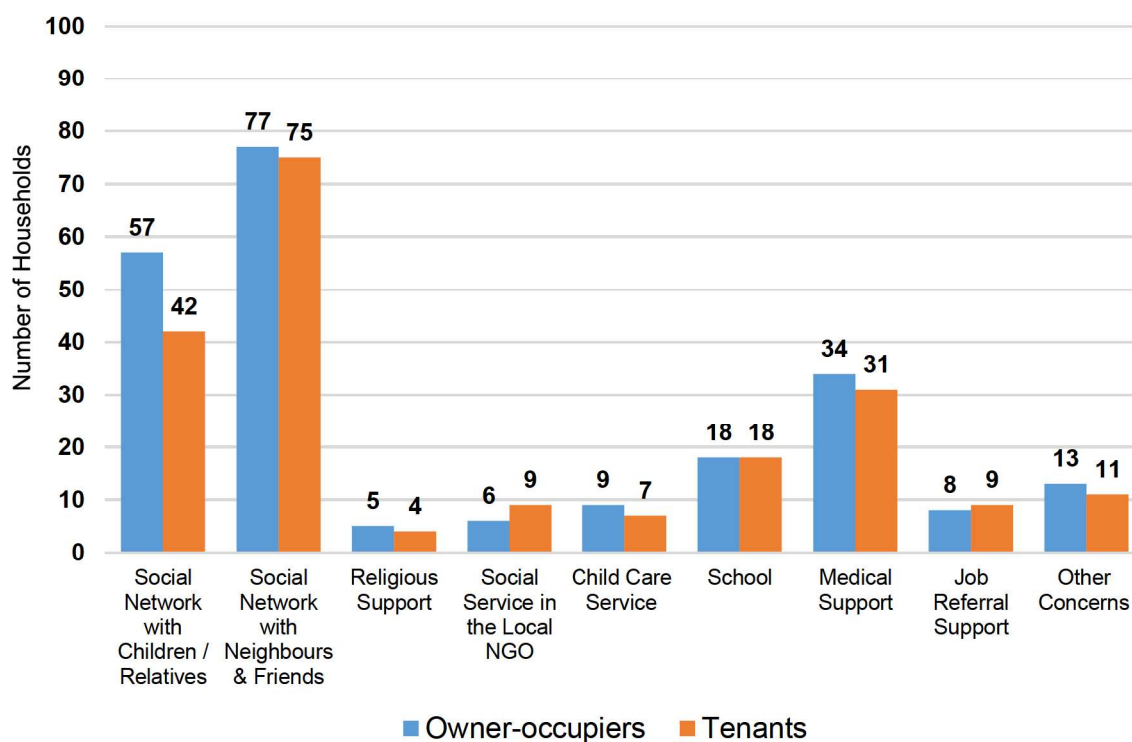
8.1 **Table 8.1** showed that about 22% of surveyed owner-occupier households and about 23% of surveyed tenant households anticipated impact on their social network by the proposed redevelopment. The percentage of owner-occupiers anticipating impact on their social network was similar to tenants.

Table 8.1 Anticipated Impacts on Social Network
(989 Surveyed Households as of 21 October 2022)

	Owner-occupiers (516 households)	Tenants (473 households)
No Impact	59%	56%
Affected	22%	23%
No response/ Refuse to respond	8%	7%
No SIA questionnaire returned	11%	14%

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 Impact on Social Network (as of 21 October 2022)

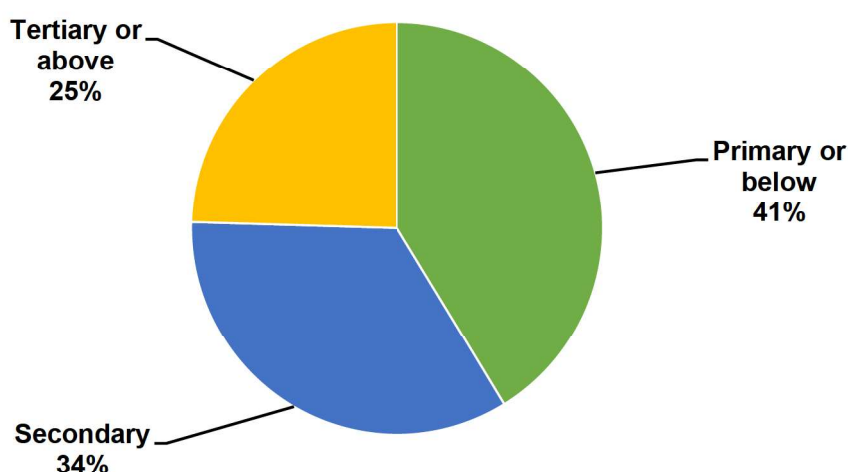


- 8.3 With reference to **Figure 8.1**, the major concerns by the residents were on social network with their children, relatives, friends and neighbours. The URA and the SST understand the difficulty and effort required by the residents to establish/ re-establish the social support. To address these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

9 EDUCATIONAL NEEDS OF CHILDREN

- 9.1 The survey identified 269 students residing in 189 households within the Scheme, including 137 students (about 51%) from owner-occupier households and 132 students (about 49%) from tenant households. **Figure 9.1** presented the type of schools being attended by students living within the Scheme.

Figure 9.1 *Type of Schools Attended by Students
(269 Surveyed Students as of 21 October 2022)*



- 9.2 Of these 269 surveyed students, 142 of them (about 53%) were studying in the Kowloon City District. Forty-one (41) of them (about 15%) were studying in other districts within Kowloon. Thirty-nine (39) of them (about 14%) were studying in other districts in Hong Kong. For the remaining students, 16 of them (about 6%) were studying outside Hong Kong and 31 of them (about 12%) did not/ refused to respond their locations of schools.
- 9.3 **Figures 9.2** and **9.3** presented the single trip travelling cost and time to school of surveyed students respectively. About 61% of surveyed students spent at most \$10 for travelling to school while about 76% of them could arrive their schools within 1 hour.

Figure 9.2 Single Trip Travelling Cost to School
(269 Surveyed Students as of 21 October 2022)

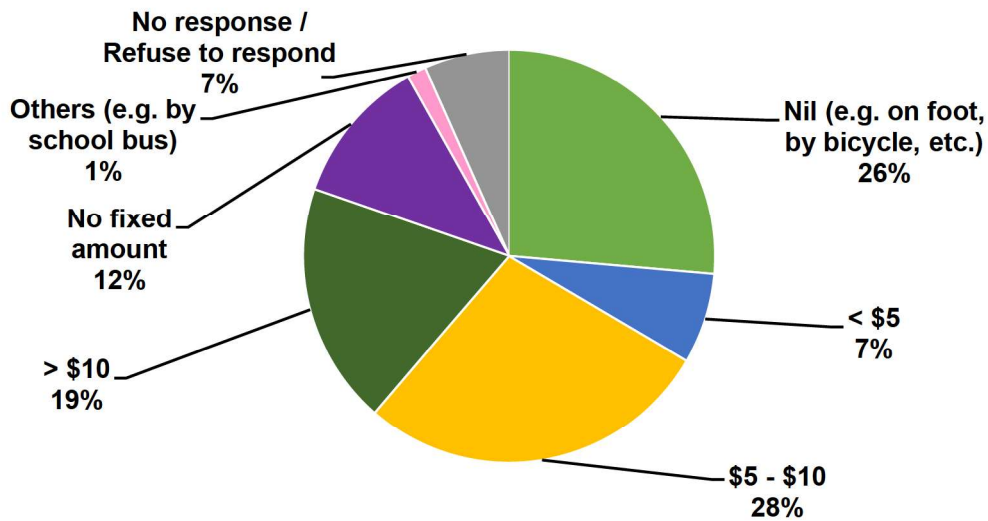
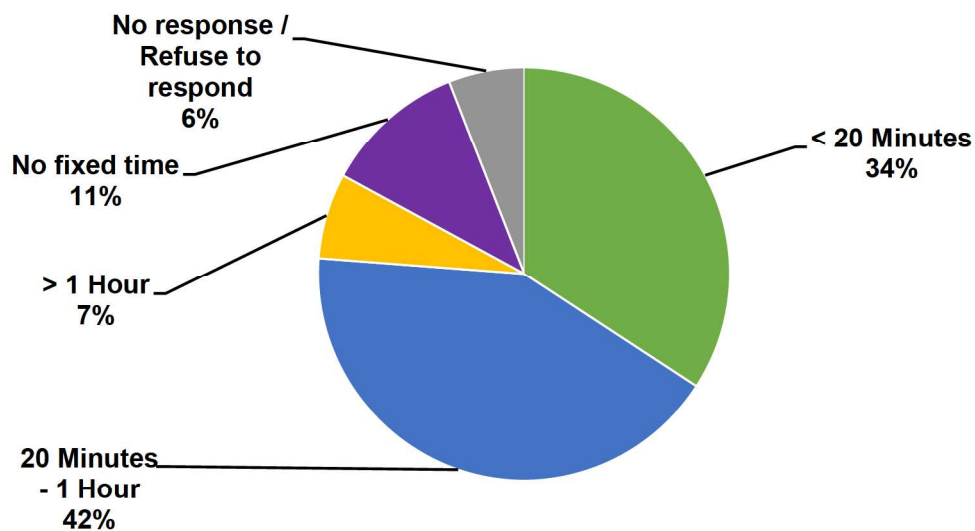


Figure 9.3 Single Trip Travelling Time to School
(269 Surveyed Students as of 21 October 2022)



- 9.4 With reference to **Figure 9.1**, Of the 269 students, 111 (about 41%) were studying in kindergartens or primary schools. Impact of the Scheme on this group of students may be greater as these students may find greater difficulty when changing to another school if their families move to other areas. It is understandable that parents generally wish their children to continue in their present schools. The URA with the assistance of the SST, will assist the affected families during the acquisition and rehousing stages to meet the educational needs of their children as much as possible. If necessary, appropriate assistance, resources and services from relevant Government departments will be sought.

10 GROUPS WITH SPECIAL NEEDS

10.1 This section assesses the special needs of the elderly, persons with disability, single-parent families and ethnic minorities identified in the FS and SIA survey.

Elderly (Aged 65 or above)

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

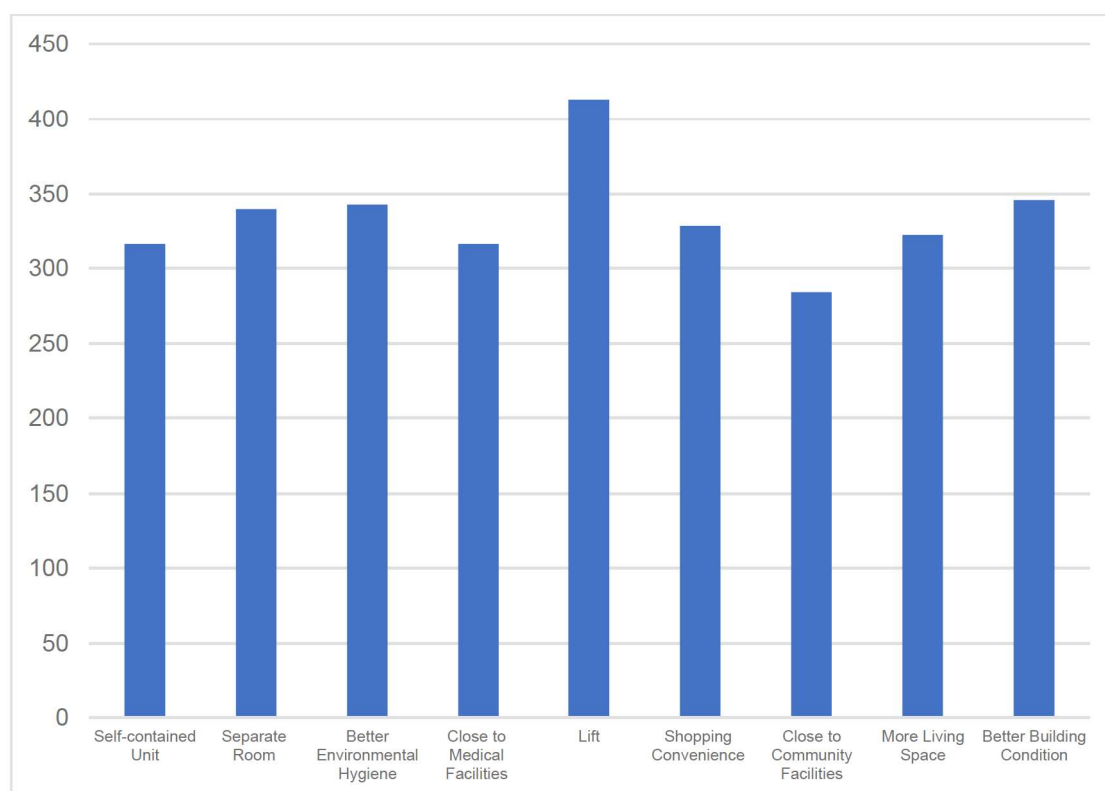
Table 10.1 Distribution of Elderly Residents (as of 21 October 2022)

Total number of Elderly and Households	
Total No. of Elderly Residents	407 persons (about 18% of surveyed residents)
Total No. of Households with Elderlies	306 households (about 31% of surveyed households)
Household Sizes	
Singleton Households	80 households (80 elderly residents)
Doubleton Households	31 households (62 elderly residents)
Others	195 households (265 elderly residents)
Occupancy Status	
Owner-occupiers	216 households (about 42% of surveyed owner-occupiers)
Tenants	90 households (about 19% of surveyed tenants)

10.3 With reference to **Tables 3.4 and 10.1**, the percentage of elderly residents within the Scheme (18%) was slightly lower than the territorial level of about 20%. Aspirations and needs of elderlies such as types of re-housing and other age-related concerns such as accessibility to medical facilities of elderly residents shall be addressed. It is generally understood that elderly persons, particularly singletons, may have more difficulty adapting to their new environment once rehoused. The URA and the SST will make effort to alleviate their anxiety by holding community gatherings and orientation assistance to the affected to maintain and rebuild their social network. For affected tenants, the URA and the SST will also provide information on the arrangement of rehousing and the new environment surrounding the estate. The SST and the URA's "Project Engagement" team will pay special attention to 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
(as of 21 October 2022)**



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

Persons with Disability

- 10.6 Forty-five (45) residents with disabilities (about 2% of the 2,234 surveyed residents) were recorded in the survey. Their disabilities mainly relate to mental health and wheelchair access. These residents mainly concerned medical care, disability access/ facility and counselling support. 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 Twenty-nine (29) single-parent families (about 3% of the 989 surveyed households) including 11 owner-occupiers and 18 tenanted households. Thirty-nine (39) children were identified in the survey. These families mainly concerned better living environment, more living space, school and child care service. The SST and the URA's "Project Engagement" team will pay special attention to single-parent families and adopt a proactive approach to deliver prompt assistance to them through home visits.

Ethnic Minorities

- 10.8 Thirty-eight (38) of the 2,234 surveyed residents (about 1.7%) from total 14 households claimed themselves ethnic minority, which was lower than the district-wide and territorial-wide percentages of about 11% and about 8% respectively.
- 10.9 Pakistani was the major ethnicity in ethnic minority groups that there were in total 22 Pakistani residents (about 1% of the 2,234 surveyed residents) surveyed from in total 5 households (about 0.5% of the 989 surveyed households). The remaining 16 residents included 9 Indians, 3 Indonesians, 2 Filipinos, 1 Ghanaian and 1 British.
- 10.10 Among the 14 households of ethnic minorities, only 1 household were owner-occupiers while the remaining 13 households are all tenants. Three (3) households of ethnic minorities anticipated negative impacts on their employment, while two (2) households of ethnic minorities anticipated negative impacts on their economic condition or social network. 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 2 sessions of online public briefings on 12 October 2022 and 13 October 2022 to brief the planning procedures of the Scheme and explain the prevailing compensation and rehousing policies. Households of ethnic minorities could also access the project briefing materials in English for details of the Scheme and compensation policies via the QR codes on the URA's public notices. The URA has also prepared simple and easy-to-understand leaflets on the prevailing acquisition and compensation policies in 10 different languages (including Urdu, Hindi, etc.) on the URA website to facilitate the ethnic minorities to understand the policies, their interests and to alleviate their concerns.
- 10.12 Moreover, the SST also started to contact the affected households to understand their concerns and provide support to the needy. If the Scheme is approved by the CE in C and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. Section 12 will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the URA's "Project Engagement" Programme.

11 BUSINESS IMPACT

11.1 The total number of non-domestic units in the Scheme according to the approved GBP is 10. According to the FS, there are 125 business operators. There are 88 surveyed domestic GBP units at the ground floor had been converted for non-domestic or mixed uses. The details are shown in **Table 11.1**.

Table 11.1 Number of Business Operators Surveyed within the Scheme (as of 21 October 2022)

		No. of Surveyed units <small>Note 1</small>	No. of Business Operators
Surveyed Non-domestic GBP units	For non-domestic use	9	8 <small>Note 2</small>
	For mixed use		
Surveyed Domestic GBP units	For non-domestic use	84	81 <small>Note 3</small>
	For mixed use	12	12
Staircase shops/ rooftop structures surveyed for non-domestic/ mixed use		28	24 <small>Note 4</small>
Total		133	125

Note 1: Surveyed units include non-subdivided GBP units and sub-divided units.

Note 2: 1 business operator occupied 2 non-domestic GBP units.

Note 3: 2 business operators occupied 5 surveyed units.

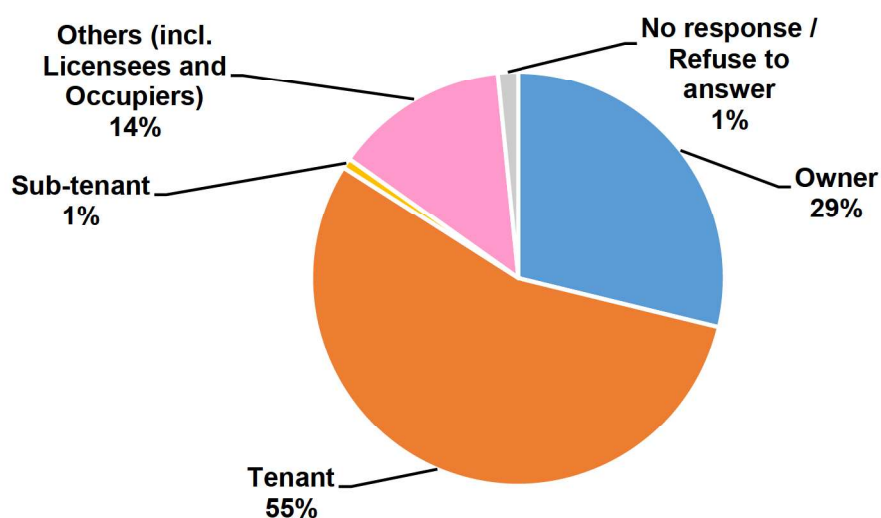
Note 4: 2 rooftop structures and 22 staircase shops were found. For other surveyed units, 4 staircase shops are related to ground floor units for non-domestic uses.

11.2 Of the 125 business operators, 108 of them have completed the whole or part of the SIA questionnaire; while five households did not respond to the SIA questionnaire. The remaining 12 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 125 records from the business operators.

**Table 11.2 Results of FS and SIA Survey for Business Operators
(as of 21 October 2022)**

	No. of Business Operators
Surveyed operators in the Freezing Survey	125
Breakdown by response to the SIA questionnaire	
Operators responded to the whole/ part of the SIA questionnaire	108
Operators did not respond to the SIA questionnaire	5
Operators with no SIA questionnaire returned	12 ⁸
Total	125

11.3 As shown in **Figure 11.1**, out of the 125 survey operators, 36 (about 29%) were owner operators, 70 (about 56%) were tenant operators (including tenants, principal tenants and sub-tenants) and 17 (about 14%) were of other status (including occupiers 1 licensee, 15 occupiers and 1 other occupiers).

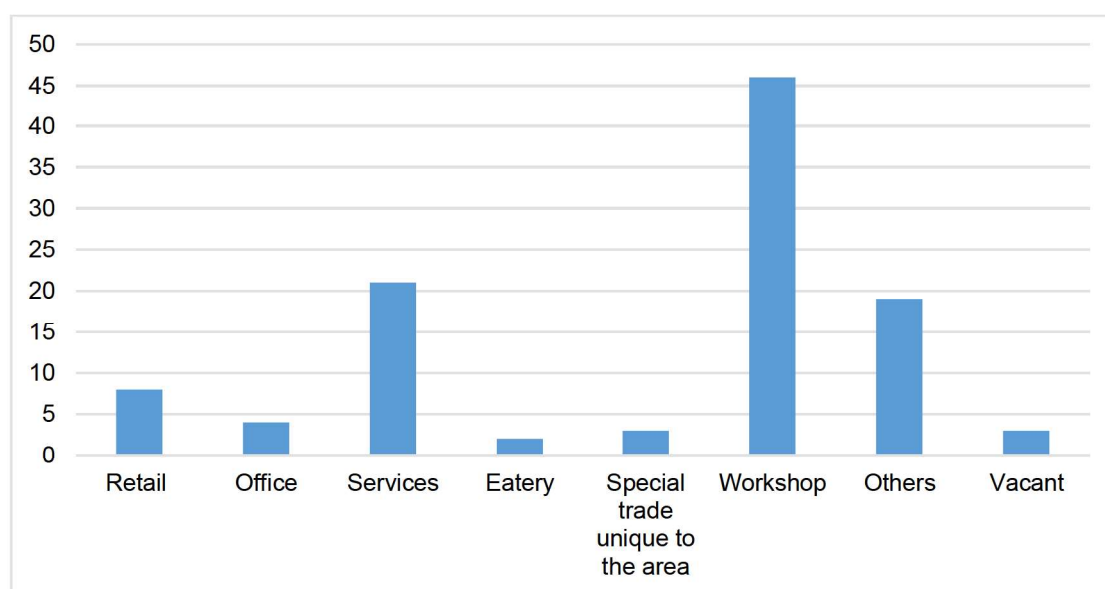
**Figure 11.1 Occupancy Status of Business Operators
(125 Surveyed Operators as of 21 October 2022)**

⁸ 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 21 October 2022, there were in total 12 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. Fifty-two (52) ground floor premises (about 42%) were occupied by vehicle repair services and these operators classified their businesses as “workshop”, “services”, “Others” or “Special trade unique to the area”. Other operators replied their businesses as “workshops” which included metal workshop, computer labels, hardware, air conditioning contractor, engineering, machinery, kitchenware repairing and carton factory.

11.5 Some types of business identified within the Scheme are commonly found in some ground floor premises in Kowloon City district, such as services, eateries and retails, etc. 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. Operators who classified their businesses as “Others” including museum, storage/ warehouse, vehicle repair workshop, logistics, property agency and parking of motorcycle. Moreover, one shop operator of charitable institution was surveyed within the Scheme and the operator classified its nature of business as “Others”.

Figure 11.2 Nature of Existing Businesses
(125 Surveyed Operators as of 21 October 2022)



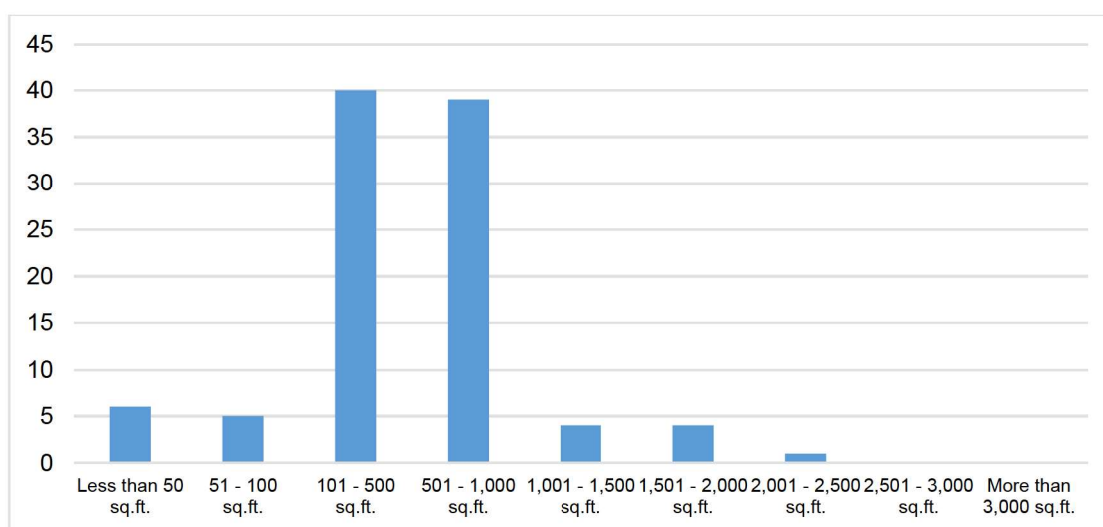
Remarks: 19 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

11.6 For the operators who are engaging vehicle repair service or workshop, they may need to find alternative non-domestic premises, which can satisfy their

various operational requirements and the respective uses are permissible in both the lease and planning terms, and in compliance with the Deed of Mutual Covenant 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. The URA had previous experience in helping the vehicle repair workshop operators affected under URA projects KC-009, KC-010 and KC-011 to relocate and continue their business operation.

- 11.7 Among the 125 survey operators, 18 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 Scheme by the CE in C.

Figure 11.3 Size of Premises as Claimed by Operators
(125 Surveyed Operators as of 21 October 2022)

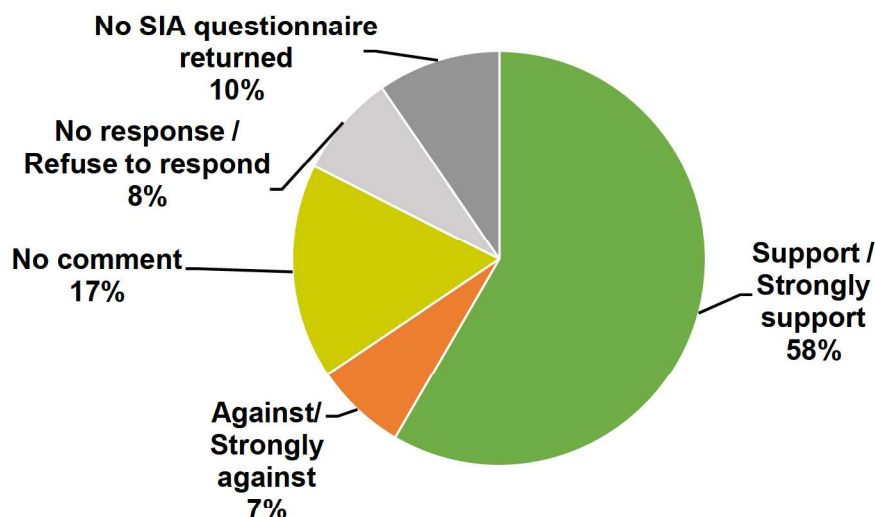


Remarks: 26 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

- 11.9 **Figure 11.4** shows the business operators' views on the proposed redevelopment. Among the 125 survey operators, 73 interviewed business operators (about 58%) strongly supported or supported the proposed redevelopment, while 9 interviewed business operators (about 7%) did not support. Majority of those supported the Scheme considered that the building

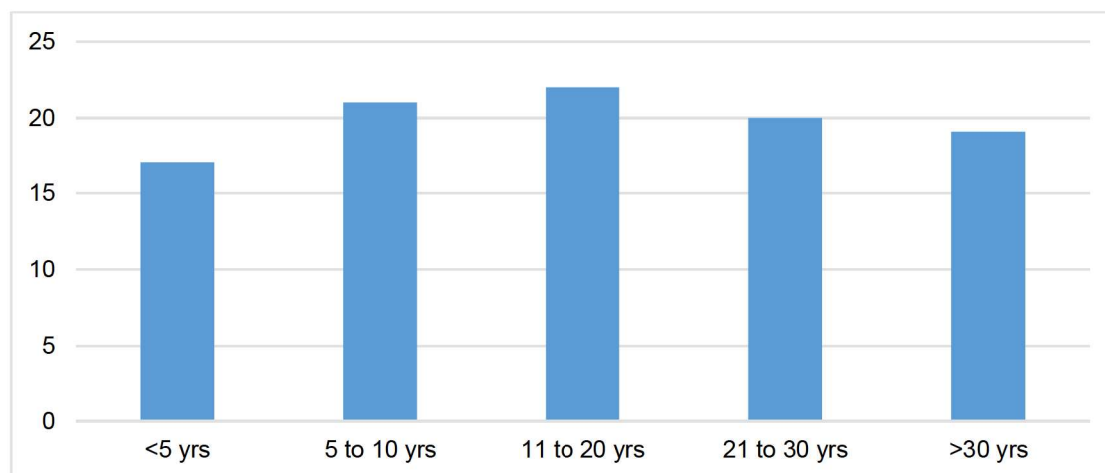
condition was poor and the building should be redeveloped to bring better local environment. Majority of those not supporting the Scheme responded that the Scheme would affect their business operations.

Figure 11.4 Business Operators' Views on the Proposed Redevelopment
(125 Surveyed Operators as of 21 October 2022)



11.10 Figure 11.5 shows the years of operation of their existing businesses that 60 operators (about 48%) had operated their businesses at the existing premises for less than 20 years, within which 17 operators (about 14%) operated less than five years. On the other hand, there were 19 operators (about 15%) operated at the existing premises for more than 30 years.

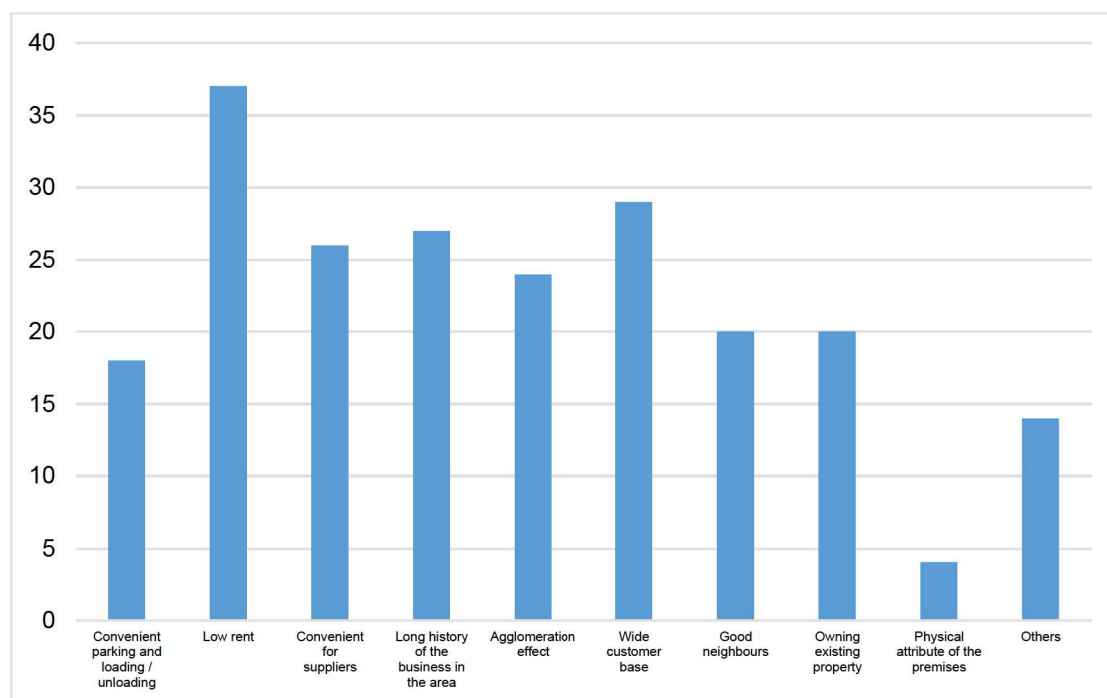
Figure 11.5 Years of Business Operation
(125 Surveyed Operators as of 21 October 2022)



Remarks: 26 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

11.11 **Figure 11.6** shows the business operators' 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 "low rent" and "wide customer base".

**Figure 11.6 Main Reasons for Operating at the Existing Premises
(as of 21 October 2022)**



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

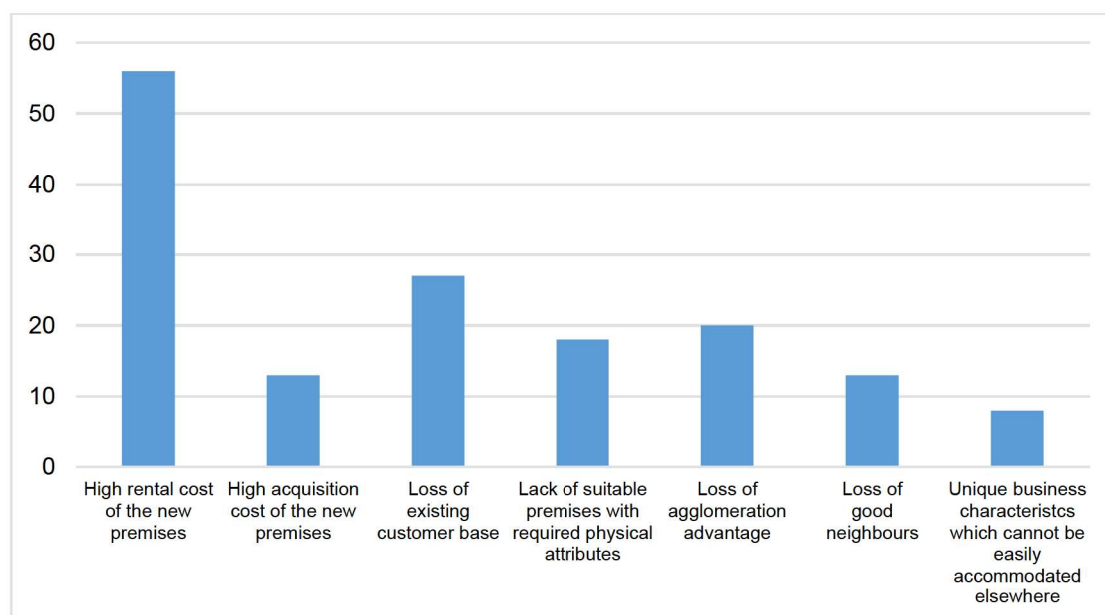
Table 11.3 Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business
(125 Surveyed Operators as of 21 October 2022)

		Business Operators
Satisfaction Level of Business Performance	Very Satisfied	11%
	Satisfied	35%
	Neither Satisfied nor Dissatisfied	26%
	Dissatisfied	3%
	Very Dissatisfied	1%
	No response/ Refuse to respond	14%
	No SIA questionnaire returned	10%
Opinion of Interpersonal Relationship	Very Satisfied	21%
	Satisfied	40%
	Neither Satisfied nor Dissatisfied	14%
	Dissatisfied	3%
	No response/ Refuse to respond	12%
	No SIA questionnaire returned	10%
Opinion of Business Network	Very Satisfied	9%
	Satisfied	48%
	Neither Satisfied nor Dissatisfied	14%
	Dissatisfied	5%
	No response/ Refuse to respond	14%
	No SIA questionnaire returned	10%

11.13 On the future intention of the operators if the proposed Scheme is implemented, 52 interviewed business operators (about 42%) responded that they would like to continue their businesses nearby; while 30 interviewed business operators (about 24%) 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 21 October 2022)**



11.15 Fifty-four (54) interviewed business operators (about 43%) expressed that they wanted to meet URA staff and SST for assistance. Fifty-three (53) interviewed business operators (about 42%) indicated that they would like the URA to assist them in finding new premises to continue their businesses. Upon request from these operators, the URA will assist to identify suitable premises nearby to the Scheme to enable them to relocate and continue operation in the same district as far as practicable. Eight (8) interviewed business operators (about 6%) had expressed that their employees had major concern on the proposed redevelopment, of which they were worry about less convenient to come to work after relocation of the business. The SST and the URA's "Project Engagement" team will pay attention to the needs of staff and alleviate their concerns. Section 12 will further explain the details of these mitigation measures.

12 MITIGATION MEASURES

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

Social Service Team

- 12.2 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 21 October 2022, the SST has successfully contacted 358 households and 25 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 21 October 2022)

Client Groups	Number of Contacts (as of 21 October 2022)
Domestic Tenants	135
Domestic Owners	223
Business Operators	25
Domestic Households with no Claimed Occupancy Status	2
Total	385

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

Table 12.2 Nature of Problems Identified Among the SST Contacts (as of 21 October 2022)

Problem or Enquiry Nature	Number of Enquiries (as of 21 October 2022)
Domestic Tenants	
a) Unclear on compensation and rehousing policies	80
b) Evicted by owners/ outrageous rent rise	10
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	5
Domestic Owners	
a) Unclear on compensation policies	50
b) Worry about compensation not enough to purchase another flat in the same district	45
Business Operators	
a) Unclear on compensation policies	7
b) Worry about compensation not enough to resume their businesses in the same district	3
Domestic Households with no Claimed Occupancy Status	2
Total	202

12.4 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

12.5 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 12 and 13 October 2022. The public briefing aimed to inform all the stakeholders, including owners, tenants and business operators affected, and the public on the details of the Scheme, and to obtain public views on the Scheme. About 2,198 views were recorded for the online

video platform public briefing sessions. Questions on Freezing Survey, planning, acquisition and compensation 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 clip of briefing sessions have been archived and stakeholders can gain access to it by visiting the designated websites on or before 7 December 2022.

- 12.6 Apart from the above, the URA also attended a physical public briefing session arranged by Legislative Council members and KCDC members on 21 October 2022 for those affected residents, particularly the elderly and those who are with difficulties to participate in the online public briefing sessions. The URA explained at the said briefing about the planning objectives and proposal of the Scheme, and answered queries on planning, acquisition and compensations issues raised by the participants.

Consultation with Harbourfront Commission and District Council

- 12.7 The URA had also attended the meeting of Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission on 18 October 2022 to consult the members on the planning objectives and proposal of the Scheme and adjoining To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019). All members of the Task Force attended the meeting expressed support to both KC-018 and KC-019 Schemes and shared views on planning and design consideration on the waterfront promenade. The URA will continue to update the Task Force on the development at detailed design stage of upon approval of the Development Schemes.
- 12.8 Besides, the URA attended the Kowloon City District Council ("KCDC") meeting on 27 October 2022 to brief District Council members on the planning proposal and implementation procedures of both KC-018 and KC-019 Schemes. All KCDC members attended the meeting also expressed support to both Schemes.

Project Engagement Programme

- 12.9 From a URA's scheme commencement to commencing acquisition and rehousing arrangement after CE in C's approval of Scheme will usually take a long time. With the understanding that the affected residents and operators

are likely to experience doubts and worries during the long waiting period, the URA has implemented a “Project Engagement” Programme since 2016 to provide direct contact services.

- 12.10 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

- 12.11 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 59 enquiries had been received between 7 October 2022 and 21 October 2022. The subject matters of the enquiries are summarised in **Table 12.3**.

Table 12.3 Nature of Enquiries (as of 21 October 2022)

Subject Matters of Enquiries	as of 21 October 2022
Scheme information, progress, timetable and planning procedures of urban renewal	2%
Acquisition Compensation and rehousing policies	22%
Freezing Survey (e.g. registration arrangement, briefing arrangement)	71%
Others	5%
Total enquiries: 59	100%

- 12.12 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.

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

- After resettlement, the displaced residents have contacted at least once after their old acquaintance in Kowloon City 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.

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

Prevailing Acquisition, Compensation and Rehousing Policy

- 12.15 At the online public briefings held on 12 and 13 October 2022, general principles in property acquisition, compensation, rehousing or ex-gratia allowance based on the URA's prevailing policy were fully explained.

Domestic Properties

- 12.16 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.
- 12.17 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 additional option to cash compensation to such owner-occupiers. The amount of cash compensation and ex-gratia payment offered to an owner-occupier will not be changed by his/ her choice of using that amount, or part of it, to join the flat-for-flat arrangement or otherwise.

- 12.18 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.
- 12.19 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>.
- 12.20 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.
- 12.21 In case where tenants were notified that their tenancies would not be renewed, the URA will explain to their owners that they would not get more compensation by evicting the tenants. The URA has also introduced the “Domestic Tenants Compassionate Assistance Programme” (“DTCAP”) to take care of those domestic tenants whose tenancies commenced before the Freezing Survey of this Scheme and moved out from the properties because they have been requested to move out from their properties by their landlords upon expiry or termination of their tenancies and before 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 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 (Other than industrial premises)

- 12.22 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.
- 12.23 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 April each year)
More than 10 years (maximum of 30 years)	Additional HK\$10,000 for each completed year

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

12.25 The acquisition, compensation and rehousing policies are subject to prevailing policies at the time of issuing acquisition offer. The prevailing policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Scheme commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.

Appendix I Photos of G/F Premises within the Scheme **(as taken in October 2022)**



91 Ma Tau Kok Road



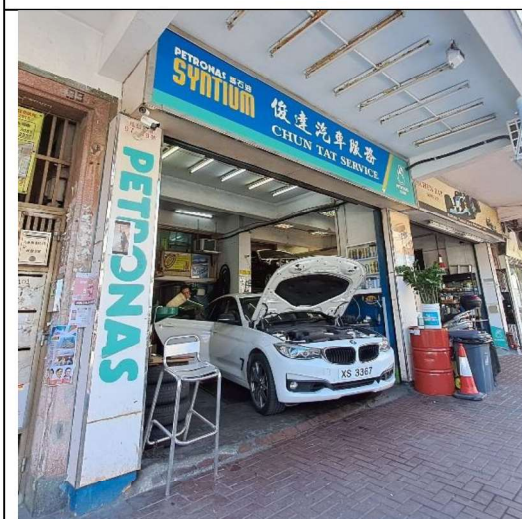
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95 Ma Tau Kok Road



97 Ma Tau Kok Road



99 Ma Tau Kok Road



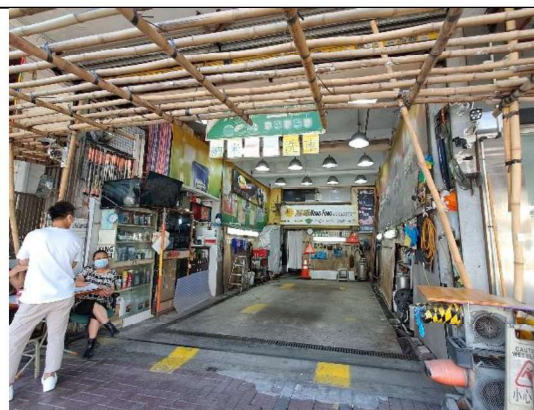
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103 Ma Tau Kok Road



105 Ma Tau Kok Road



107 Ma Tau Kok Road



109 Ma Tau Kok Road



111 Ma Tau Kok Road



113 Ma Tau Kok Road



1 Ming Lun Street



3 Ming Lun Street



5 Ming Lun Street



7 Ming Lun Street



9 Ming Lun Street



11 Ming Lun Street



13 Ming Lun Street



15 Ming Lun Street



17 Ming Lun Street



19 Ming Lun Street



21 Ming Lun Street



23 Ming Lun Street



25 Ming Lun Street

	
2 Ming Lun Street	4 Ming Lun Street
	
6 Ming Lun Street	8 Ming Lun Street
	
10 Ming Lun Street	12 Ming Lun Street

	
<p>14 Ming Lun Street</p>	<p>16 Ming Lun Street</p>
	
<p>18 Ming Lun Street</p>	<p>20 Ming Lun Street</p>
	
<p>22 Ming Lun Street</p>	<p>24 Ming Lun Street</p>
	
<p>26 Ming Lun Street</p>	<p>28 Ming Lun Street</p>

	
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4A Ming Lun Street	6A Ming Lun Street
	
8A Ming Lun Street	10A Ming Lun Street



12A Ming Lun Street



14A Ming Lun Street



16A Ming Lun Street



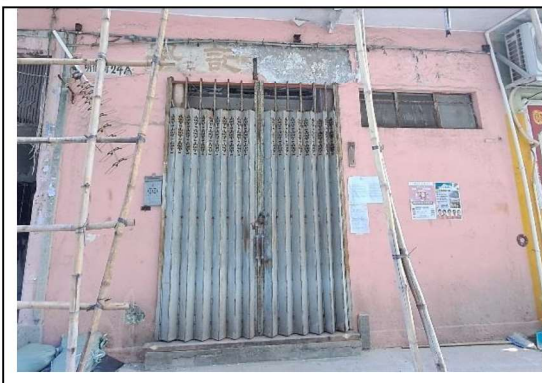
18A Ming Lun Street



20A Ming Lun Street



22A Ming Lun Street



24A Ming Lun Street











26A Ming Lun Street











28A Ming Lun Street

	
<p>1 Chung Sun Street</p>	<p>3 Chung Sun Street</p>
	
<p>5 Chung Sun Street</p>	<p>7 Chung Sun Street</p>
	
<p>9 Chung Sun Street</p>	<p>11 Chung Sun Street</p>
	
<p>13 Chung Sun Street</p>	<p>15 Chung Sun Street</p>

	
<p>2 Hing Yin Street</p>	<p>4 Hing Yin Street</p>
	
<p>6 Hing Yin Street</p>	<p>8 Hing Yin Street</p>
	
<p>10 Hing Yin Street</p>	<p>12 Hing Yin Street</p>
	
<p>14 Hing Yin Street</p>	<p>16 Hing Yin Street</p>

	
<p>1 Hing Yin Street</p>	<p>3 Hing Yin Street</p>
	
<p>5 Hing Yin Street</p>	<p>7 Hing Yin Street</p>
	
<p>9 Hing Yin Street</p>	<p>11 Hing Yin Street</p>

	
13 Hing Yin Street	
	
15 Hing Yin Street	

	
<p>2 Hing Yan Street</p>	<p>4 Hing Yan Street</p>
	
<p>6 Hing Yan Street</p>	<p>8 Hing Yan Street</p>
	
<p>10 Hing Yan Street</p>	<p>12 Hing Yan Street</p>
	
<p>14 Hing Yan Street</p>	<p>16 Hing Yan Street</p>

	
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5 Hing Yan Street	7 Hing Yan Street
	
9 Hing Yan Street	11 Hing Yan Street



13 Hing Yan Street



15 Hing Yan Street



17 Hing Yan Street



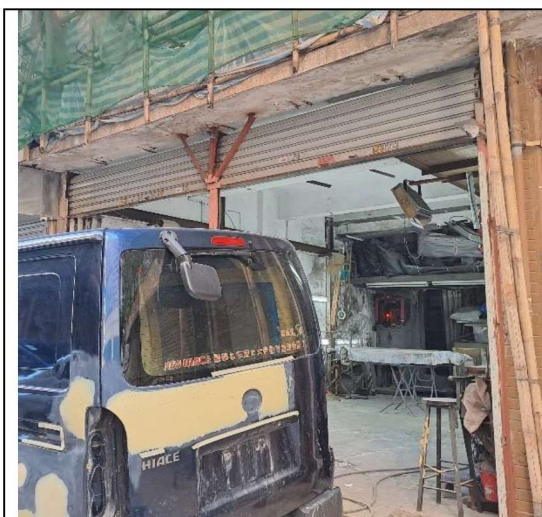
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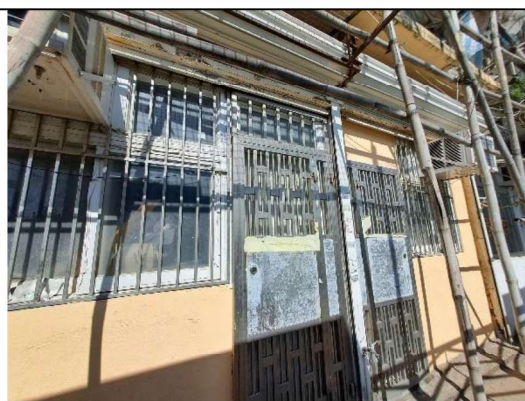
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25 Hing Yan Street



27 Hing Yan Street



29 Hing Yan Street



31 Hing Yan Street