



# Urban Renewal Authority Development Project

Prepared under Section 26 of the Urban Renewal Authority Ordinance



## Ma Tau Wai Road / Lok Shan Road Development Project (KC-020)

### Stage 2 Social Impact Assessment



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## 1 INTRODUCTION

- 1.1 According to the Urban Renewal Strategy (URS) issued by the Government in February 2011, the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of “a Stage 1 social impact assessment..... before the publication of any proposed redevelopment project in the Government Gazette”, and “a Stage 2 social impact assessment ..... after the proposed project has been published in the Government Gazette”. This Stage 2 SIA is prepared by the URA for the proposed Ma Tau Wai Road / Lok Shan Road Development Project (KC-020) (the Project).
- 1.2 The URS also states “Early social impact assessments will be initiated and conducted by DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project.” The Project is located in Kowloon City district. However, as the survey area of the early SIA conducted by Kowloon City District Urban Renewal Forum (“KC DURF”) in 2014 does not cover the area of the Project, there is no early SIA conducted by DURF which the URA could update for this Development Project.
- 1.3 On 9 August 2024, the URA published in the Government Gazette the commencement of the Ma Tau Wai Road / Lok Shan Road Development Project (KC-020) by way of development project under Section 26 of the Urban Renewal Authority Ordinance. The Stage 1 SIA was made available for public inspection on 9 August 2024.
- 1.4 This Stage 2 SIA is based on the factual data and opinions collected as part of the freezing survey for this Project conducted from 9 – 11 August 2024, and follow-up survey visits by appointments conducted up to 23 August 2024.
- 1.5 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 tenants;
  - the rehousing needs of the affected tenants;
  - the relocation needs of the affected shop operators;
  - the housing preferences of the affected owners and tenants;

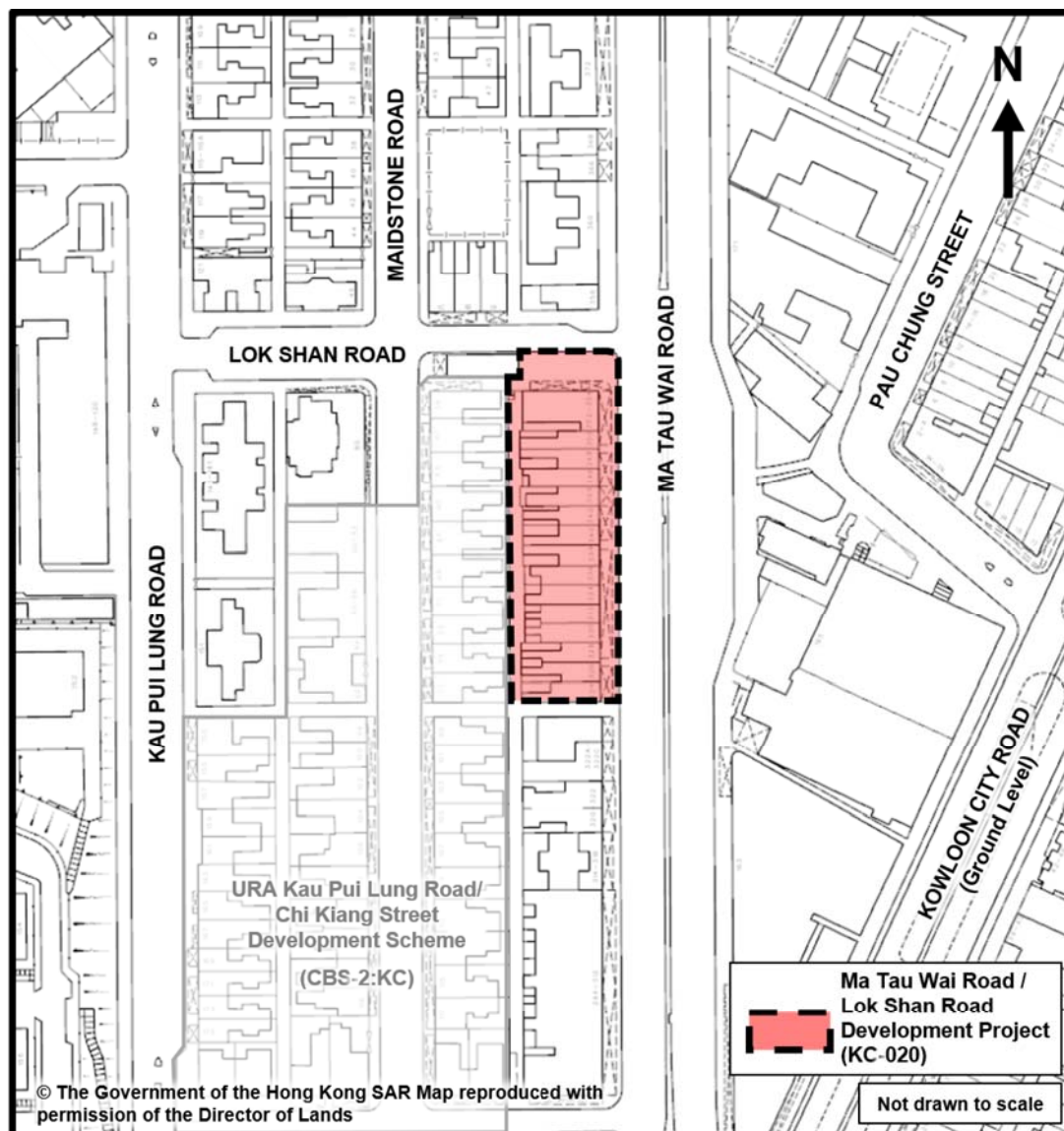
- the employment status of the affected owners and tenants;
  - the place of work of the affected owners and tenants;
  - the social networks of the affected owners and tenants;
  - the educational needs of children of the affected families;
  - the special needs of the elderly;
  - the special needs 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.
- 1.6 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 The Project is located in Kowloon City District, which is broadly bounded by Ma Tau Wai Road to the east, a back lane to the south, URA's Kau Pui Lung Road/ Chi Kiang Street Development Scheme<sup>1</sup> (CBS-2:KC) to the west and Lok Shan Road to the north (**Figure 2.1**).
- 2.2 The Project comprises private buildings at Nos. 324 – 354 Ma Tau Wai Road (even nos. only), part of a government lane at the western boundary and the surrounding public pavement. The total gross site area of the Project is about 2,122 sq.m. The Project will be redeveloped in compliance with the permissible land use and development parameters of the subject "Residential (Group A)" ("R(A)") zone on the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (OZP). It aims to improve the area through redevelopment, to create synergy with the adjoining URA redevelopment to enhance the overall accessibility and connectivity of the area and at the same time improving the overall built environment to achieve greater planning gains to the community as a whole.

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<sup>1</sup> In response to Policy Address 2018 and 2019, CBS-2:KC was identified as one of the pilot projects for redevelopment of Civil Servants' Co-operative Building Society (CBS), which is to be implemented by way of a development scheme in accordance with section 25 of the URAO which has been approved by Chief Executive in Council's ("CE in C") in February 2024.

**Figure 2.1 Location Plan****Freezing Survey Results**

- 2.3 As of 23 August 2024, the Freezing Survey (“FS”) of the Project successfully surveyed 133 domestic households and 20 business operators.
- 2.4 **Table 2.1** shows the results of FS and SIA surveys for domestic households. Out of the 133 surveyed households, 123 of them have completed the whole or part of the SIA questionnaire. One (1) household did not respond / refused to respond to the SIA questionnaire. The remaining 9 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 23 August 2024)**

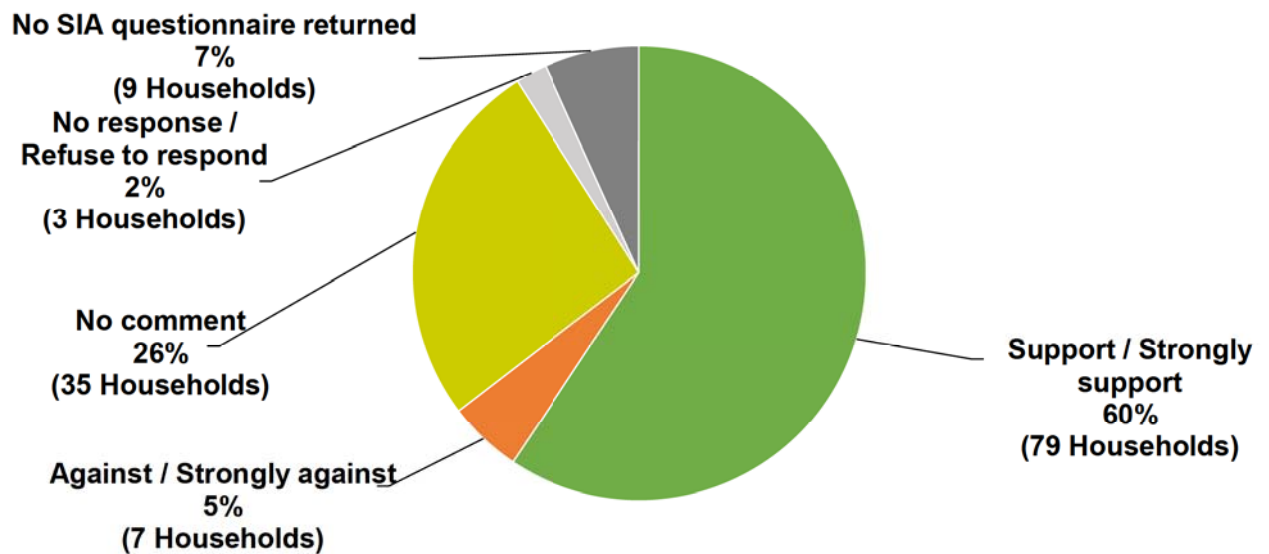
	No. of Households
Surveyed households in the Freezing Survey	133
<b>Breakdown by response to the SIA questionnaire</b>	
Households responded to the whole / part of SIA questionnaire	123
Households did not respond / refused to respond to the SIA questionnaire	1
Households with no SIA questionnaire returned	9
<b>Total</b>	<b>133</b>

- 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 133 surveyed households, 3 households (about 2%) had no response / refused to respond to this question and 9 households (about 7%) had not returned the SIA questionnaire. For the remaining households, 79 of them (about 60%) either **strongly supported or supported** the proposed redevelopment, while only 7 households (about 5%) were either strongly against or against the proposed redevelopment. Thirty-five (35) households (about 26%) expressed no comment to the proposed redevelopment. These views collected from the SIA questionnaire 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**  
**(133 surveyed households as of 23 August 2024)**



### **Opinions on Current Living Environment**

- 2.7 About 44% of the surveyed 133 households indicated that their accommodations are affected or frequently affected by concrete spalling. Moreover, about 39% and 37% of the surveyed households indicated that their units are affected by water infiltration / leakage and noise nuisance. About 27% and 24% indicated poor indoor air quality / flow in their units and outdoor air pollution / poor air quality. Meanwhile, about 9% and 6% of the surveyed households that their units have no flushing water supply and no drinking water supply. In terms of living environment, about 45% and 33% of the surveyed 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 The territorial levels or numbers used for comparison in this report are based on the latest statistics published by the Census and Statistics Department for comparison where appropriate.
- 3.2 The population and household characteristics within the Project are listed in **Table 3.1** below. According to the approved General Building Plans (“GBP”), there are a total of 90 nos. of domestic GBP units<sup>2</sup> and 18 nos. of non-domestic GBP units<sup>2</sup>.

**Table 3.1 Population and Household Characteristics within the Project**  
(as of 23 August 2024)

<b>Number of Successfully Surveyed Domestic GBP Units</b>		78 units
<b>Number of Successfully Surveyed Actual Units for Domestic Use</b>		143 units (Note 1)
<b>Number of Households</b>		133 households (Note 2)
<b>Population</b>		288 persons (Note 2)
<b>Average Household Size</b>		About 2.2 persons per household (lower than the territorial level of 2.6 persons per household <sup>3</sup> )
<b>Degree of Sharing</b>	<b>(a) Households living in Actual Surveyed Units</b>	About 0.93 (133 households / 143 units)
	<b>(b) Households living in Subdivided Domestic GBP Units</b>	About 2.80 (84 households / 30 units)

*Note 1: Including non-subdivided GBP units, cubicles, sub-divided units and rooftop spaces claimed for domestic use.*

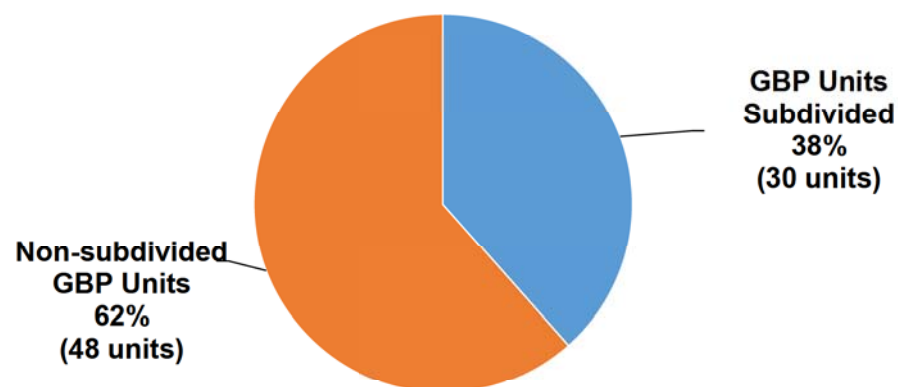
*Note 2: 1 person from 1 vacant household was recorded during the FS. For the purpose to include his/her opinion in SIA2, he/she was technically included in the population of 288 recorded within the Project. His/her information and expressed views were included and reflected in this SIA2.*

<sup>2</sup> The pre-war building at No. 344 Ma Tau Wai Road has no formal GBP record. Based on observation, the building has been assumed with 2 nos. of domestic GBP units and 1 no. of non-domestic GBP unit for assessment purpose in this SIA2.

<sup>3</sup> Source: Census and Statistics Department website – Households (April to June 2024)

- 3.3 If considering the degree of sharing based on the number of households living in the actual surveyed units, the degree of sharing was about 0.93 (133 households / 143 units), which is similar to the territorial level of about 1.00<sup>4</sup>. However, subdivision of domestic GBP units for domestic use shall also be taken into account to analyse the degree of sharing.

**Figure 3.1 Percentage of Units Subdivided in 78 Surveyed Domestic GBP Units (as of 23 August 2024)**



- 3.4 Referring to **Figure 3.1**, out of the surveyed 78 domestic GBP units, 30 units (about 38%) were being subdivided. With reference to **Table 3.2** and **Table 3.3**, 21 and 63 households (i.e. in total 84 households) were living in cubicles and were living in sub-divided units (SDUs) of domestic GBP units respectively. If these 84 households in total are considered as “sharing” of the original 30 domestic GBP units, the degree of sharing is about 2.80 (84 households / 30 GBP units). For the domestic households living in non-subdivided domestic GBP units, the degree of sharing is 1 (48 households / 48 units).

<sup>4</sup> Source: 2021 Population Census - Housing Characteristics of Population in the Whole Territory

**Table 3.2 Sub-division of GBP Units for Domestic Use (as of 23 August 2024)**

			Number of GBP Units		Number of Actual Units	Number of Households
Surveyed Domestic GBP units for domestic use	(a) Non-subdivided		48		48	48
	(b) Subdivided	(i) Units for Cubicles	30	3	19 Cubicles	18 (Note 1)
		(ii) Units for self-contained sub-divided units with independent facilities (SDUs)		26	63 SDUs (Note 2)	61 (Note 2)
		(iii) Units for both Cubicles and SDUs		1	5 units (2 SDUs and 3 Cubicles)	5 (Note 3)
		Sub-total		78	135	132
	Surveyed Rooftop space claimed for domestic use (Note 4)		N/A		7	0 (Note 5)
Un-surveyed domestic GBP units		12		N/A	N/A	
Total no. of domestic GBP units		90 (Note 6)		N/A	N/A	
Surveyed Non-domestic GBP units for domestic use	(a) Non-subdivided		0		N/A	N/A
	(b) Subdivided		1		1 (Note 7)	1 (Note 7)
Total			N/A		143	133

Note 1: 1 household occupied 2 cubicles.

Note 2: 2 households occupied 4 SDUs.

Note 3: 2 households occupied 2 SDUs and 3 households occupied 3 cubicles.

Note 4: The rooftop spaces claimed for domestic use may or may not have structures.

Note 5: 7 households occupied both top floor units and 7 rooftop space claimed for domestic use.

Note 6: The pre-war building at No. 344 Ma Tau Wai Road has no formal GBP record. Based on observation, the building has been assumed with 2 nos. of domestic GBP units and 1 no. of non-domestic GBP units for assessment purpose in this SIA2.

Note 7: 1 non-domestic GBP unit was subdivided into 2 actual units, including 1 unit for domestic use by 1 household at cockloft and another unit for non-domestic on ground floor use by 1 business operator.

**Table 3.3 Sub-division Rate of Sub-divided Domestic GBP Units for Domestic Use (as of 23 August 2024)**

		Number of Actual Units	Number of Households
<b>No. of Subdivided Domestic GBP Units</b>		<b>30</b>	
<b>Sub-divided Units/ Cubicles for Domestic Uses</b>	<i>Sub-divided Units (SDUs)</i>	65	63 <sup>(Note 1)</sup>
	<i>Cubicles</i>	22	21 <sup>(Note 2)</sup>
	<b>Total</b>	<b>87</b>	<b>84</b>
<b>Sub-division Rate of Domestic GBP Units to Actual Units</b>		<b>1 : 2.90</b>	N/A
<b>Degree of Sharing for Households living in Subdivided Domestic GBP Units</b>		N/A	<b>2.80</b>

Note 1: 2 households occupied 4 SDUs.

Note 2: 1 household occupied 2 cubicles.

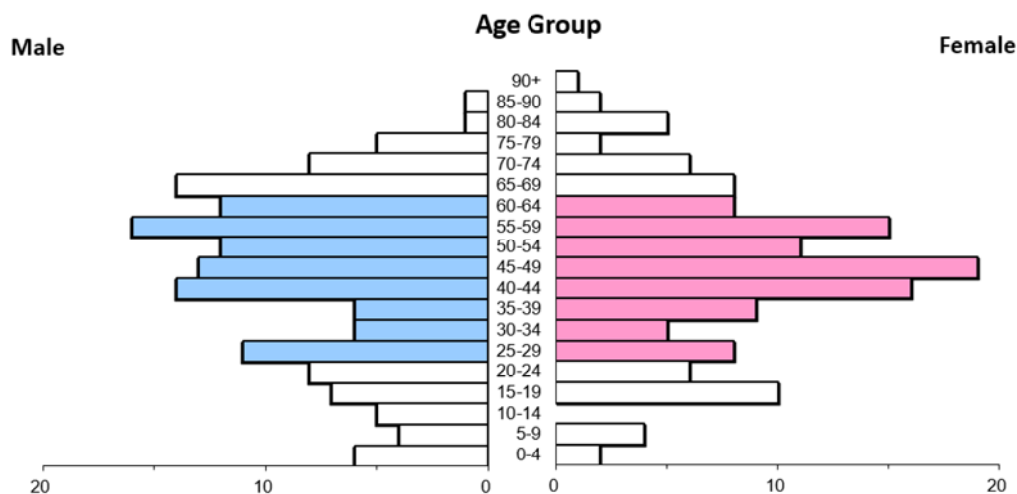
### Population

3.5 As of 23 August 2024, a total of 288 residents were recorded in the FS, including 149 males and 139 female. The distribution gives a ratio of about 107 male residents to every 100 female residents. **Table 3.4** and **Figure 3.2** show the population by age groups and population pyramid of the surveyed population respectively, while 2 residents (about 1%) did not provide their age information. With reference to **Table 3.4**, the age distribution of the population within the Project is similar to the territorial-wide level<sup>5</sup>.

**Table 3.4 Population by Age Groups (as of 23 August 2024)**

Age Group	Within the Project	Territorial-wide level <sup>5</sup>	Comparison
<b>0-14 (Children)</b>	7%	10%	Slightly Lower
<b>15-24 (Youth)</b>	11%	8%	Slightly Higher
<b>25-64 (Economically active age group)</b>	63%	59%	Slightly Higher
<b>65+ (Elderlies)</b>	18%	23%	Slightly Lower
<b>Age information not provided</b>	1%	N/A	N/A
<b>Total</b>	100%	100%	N/A

<sup>5</sup> Census and Statistics Department website – Population by Sex and Age Group (2024 Mid-year)

**Figure 3.2 Population Pyramid (as of 23 August 2024)**

3.6 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<sup>6</sup>. The housing needs of these households will be discussed in **Sections 5 and 12**.

**Table 3.5 Distribution of Household Size (as of 23 August 2024)**

Household Size (Persons)	Within the Project	Territorial-wide level <sup>6</sup>	Comparison
0 (vacant)	0% (Note 1)	N/A	N/A
1	40% (Note 1)	21%	Higher
2	32%	31%	Higher
3	11%	24%	Lower
4	12%	16%	Slightly Lower
5	3%	6%	Slightly Lower
6 or above	2%	2%	Same
Total	100%	100%	N/A

*Note 1: 1 person from 1 vacant household was recorded during the FS. For the purpose to include his/her opinion in SIA2, his/her information and expressed views were included and reflected in this SIA2, while he/she claimed to have household size of 1 person.*

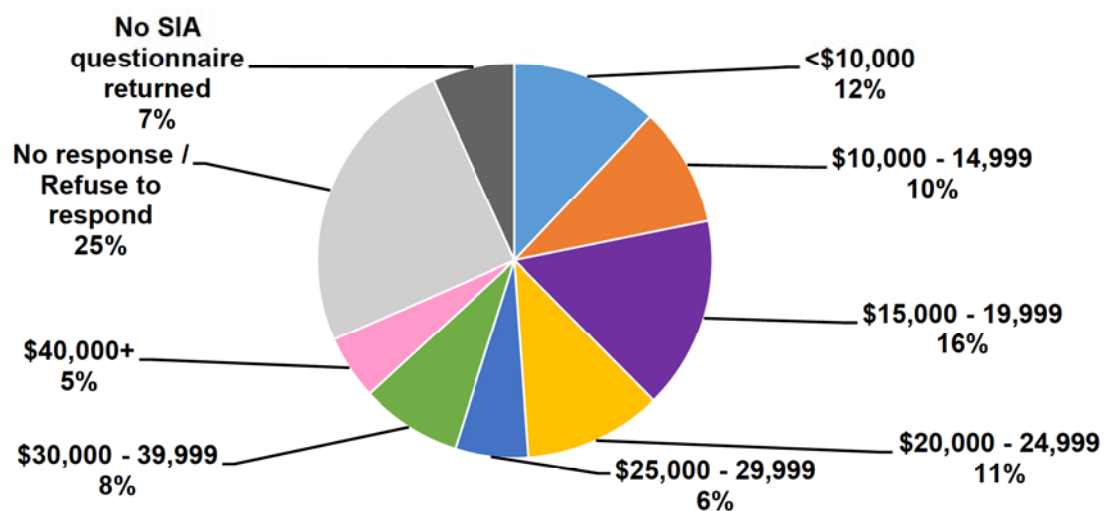
<sup>6</sup> Census and Statistics Department website – Domestic households by household size (excluding foreign domestic helpers) (2024 Q2)

## 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\$)**  
(133 Survey Households as of 23 August 2024)



**Table 4.1 Distribution of Household Income**  
(133 Survey Households as of 23 August 2024)

	Within the Project	Territorial-wide level	Comparison
<b>Monthly household income less than HK\$10,000</b>	12%	20% <sup>7</sup>	Lower
<b>Comprehensive Social Security Assistance ("CSSA") Recipients</b>	5% (7 households)	7% <sup>8&amp;9</sup> (as of July 2024)	Lower

4.2 With reference to **Table 4.1**, the percentage of CSSA recipients within the Project was lower 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

<sup>7</sup> Source: Census and Statistics Department website – Quarterly Report on General Household Survey, Domestic households by monthly household income (2024 Q2)

<sup>8</sup> Source: Social Welfare Department press release – CSSA caseload for July 2024

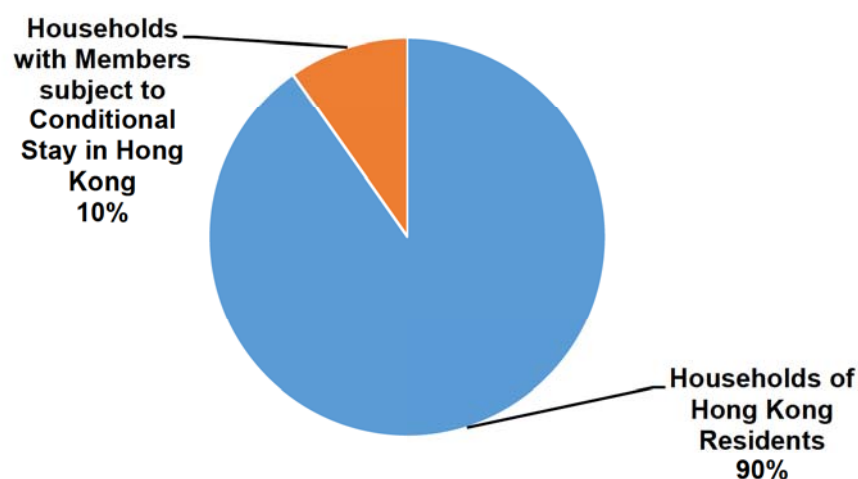
<sup>9</sup> Source: Census and Statistics Department website –Households (April to June 2024)

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 **Section 12**.

### **Residence**

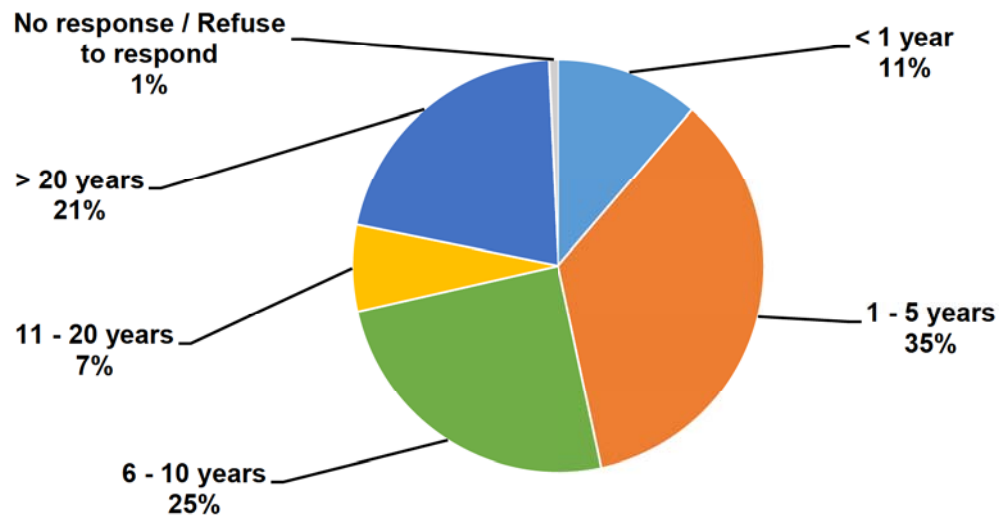
- 4.3 As shown in **Figure 4.2**, 13 households (about 10% of 133 surveyed households) were of members subject to conditional stay in Hong Kong. These households include in total 22 residents subject to conditional stay and thus they may not be eligible for public rental housing under the Hong Kong Housing 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**  
(133 Survey Households as of 23 August 2024)



- 4.4 The number of years of residency is shown in **Figure 4.3**. A total of 28 households (about 21%) 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.

**Figure 4.3 Year of Occupation at Current Premises**  
**(133 Survey Households as of 23 August 2024)**



- 4.5 To mitigate potential inconvenience, for eligible owner-occupiers, the URA would offer “Flat-for-Flat” (“FFF”) option as according to the Urban Renewal Strategy (URS). For tenants, subject to the availability of rehousing flats, the URA will also endeavours to arrange allocation of rehousing flats for the eligible tenants in 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 **Section 5** and **12**.

## 5 HOUSING

- 5.1 **Figure 5.1** shows the occupancy status of households<sup>10</sup>. There are 38 owner-occupier households (about 29%) and 95 tenant households (about 71%) (including tenants, principal tenants and 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 authorised by the Secretary for Development (SDEV) for implementation and subject to their eligibilities for rehousing.
- 5.2 According to the approved GBPs, roofs of all buildings within the Project shall be open roofs without domestic units. According to the FS results, a total of 8 rooftop spaces<sup>11</sup> claimed for domestic / non-domestic uses were found within the Project, any structures thereon are not part of the approved GBP units and are suspected to be unauthorised structures. As illustrated in details in **Table 3.2** and **Table 11.1**, these 8 rooftop spaces are occupied by 7 households who occupied both the top floor units and rooftop spaces claimed for domestic use and 1 business operator who claimed to have occupied the rooftop space for non-domestic use. For households surveyed at rooftop space, their occupancy status and eligibilities for compensation will be subject to verification upon authorisation of the Project and subject to meeting the eligibility criteria adopted by the HKHS in rehousing and other specific criteria<sup>12</sup>, if applicable.

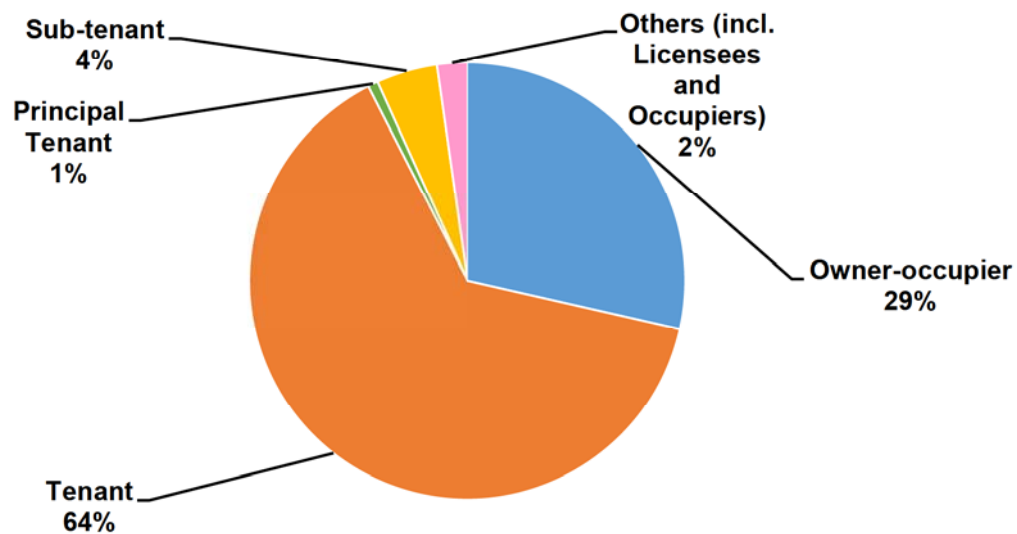
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<sup>10</sup> All assessments related to occupancy status are based on the freezing survey results only. Owner-occupier status of households has yet to be verified and ascertained.

<sup>11</sup> The rooftop spaces claimed for domestic use may or may not have structures.

<sup>12</sup> 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>

**Figure 5.1 Occupancy Status of Households**  
(133 Survey Households as of 23 August 2024)

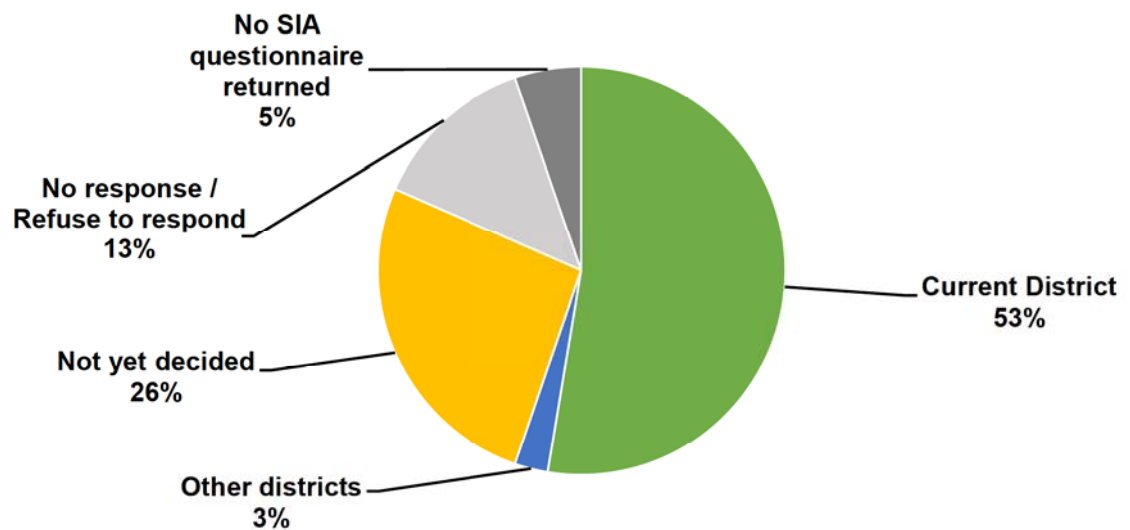


### **Re-housing Needs and Location Preference**

#### Affected Owner-occupiers (38 Households as at 23 August 2024)

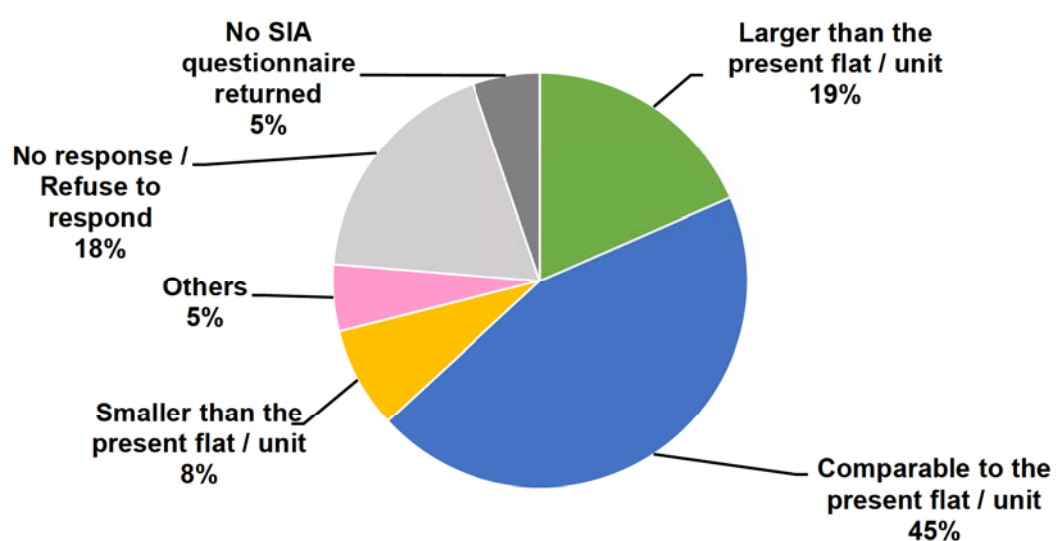
- 5.3 **Figure 5.2** shows the 38 surveyed owner-occupiers' preference of finding new accommodations. Twenty (20) surveyed owner-occupiers (about 53%) preferred to find alternative accommodations in the current district (i.e. Kowloon City District) and 1 surveyed owner-occupier (about 3%) preferred to find alternative accommodations in other districts.

**Figure 5.2 Location Preference of New Accommodation for Owner-Occupiers**  
(38 Surveyed Owner-Occupier Households as of 23 August 2024)



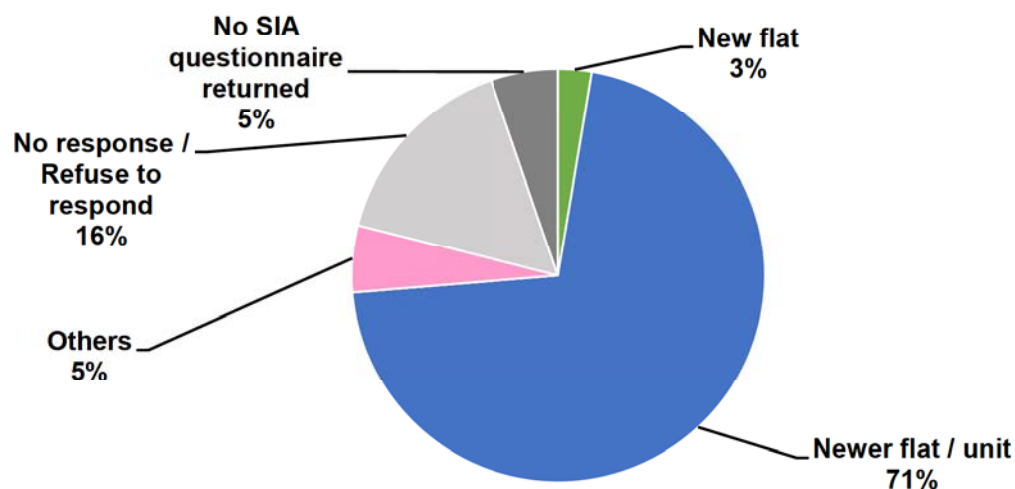
5.4 **Figure 5.3** shows the owner-occupier households' preference on flat size for the new accommodation. About 45% (17 surveyed owner-occupiers) preferred to find units of similar sizes as their present ones for new accommodation; while about 19% (7 surveyed owner-occupiers) preferred larger units.

**Figure 5.3 Flat Size Preference of New Accommodation for Owner-Occupiers**  
(38 Surveyed Owner-Occupier Households as of 23 August 2024)



- 5.5 **Figure 5.4** shows the owner-occupier households' preference on building age for the new accommodation. Majority of the owner-occupier households (27 households or about 71%) preferred newer units compared to their existing ones. One (1) household (about 3%) preferred brand new units as alternative accommodation.

**Figure 5.4 Building Age Preference of New Accommodation for Owner-Occupiers (38 Surveyed Owner-Occupier Households as of 23 August 2024)**

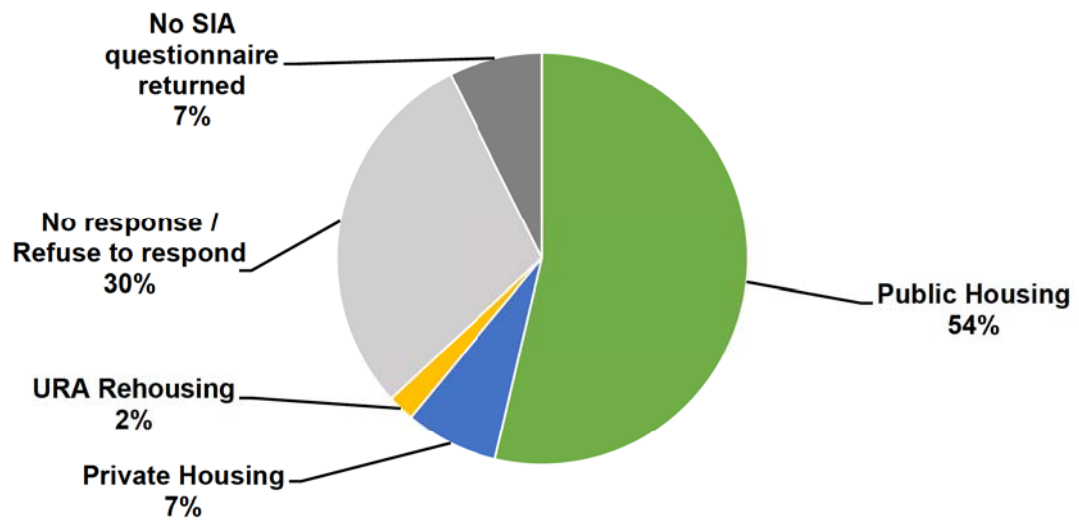


- 5.6 Subject to authorisation by the SDEV to implement the Project, the URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance (namely home purchase allowance ("HPA")). It is believed that the affected owner-occupiers will be able to buy a newer flat of similar 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 URA designated development, as an alternative option to cash compensation. For details, please refer to **Section 12**.

Affected Tenants (95 Households as of 23 August 2024)

- 5.7 **Figure 5.5** shows the 95 surveyed tenants' preference on new accommodations. Fifty-one (51) surveyed tenant households (about 54%) preferred rehousing at public rental housing provided by either the HKHA or the HKHS.

**Figure 5.5 Preference of New Accommodation for Tenants**  
(95 Surveyed Tenants Households as of 23 August 2024)



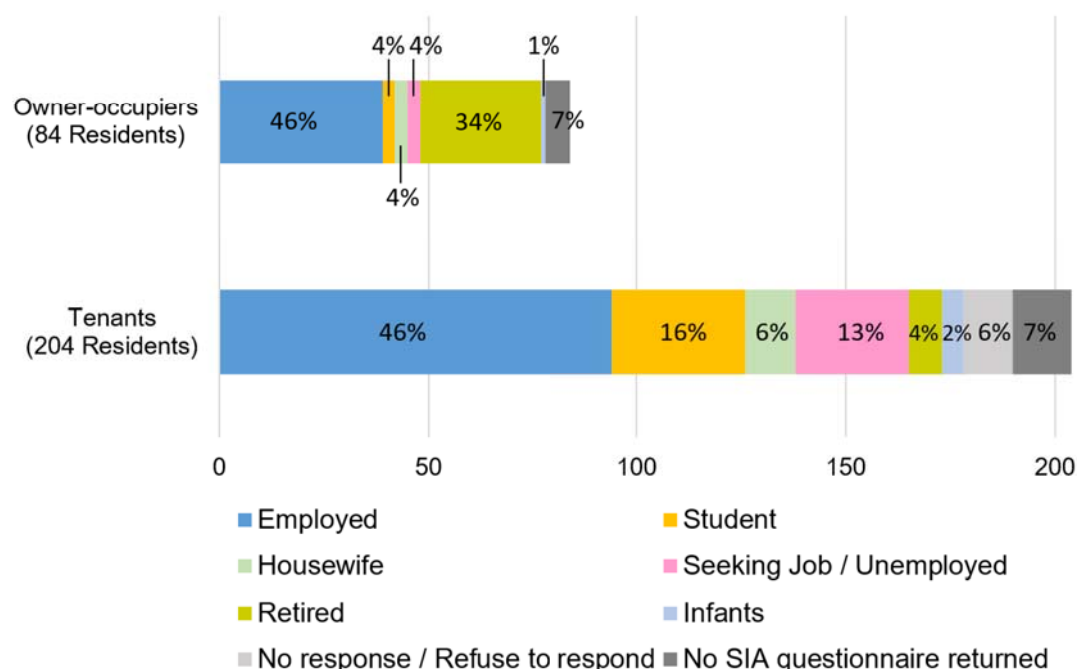
5.8 According to the agreement made between the URA and the HKHA and the HKHS, the HKHA and HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats in available estates to cater for the potential demand. Subject to the availability 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 288 surveyed residents (including 84 residents in owner-occupier households and 204 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**  
(288 Residents in 133 Surveyed Households as of 23 August 2024)



6.3 The overall unemployment rate within the Project was about 10%, which is higher than the seasonally adjusted territorial-wide rate of 3.0% recorded between May to July 2024<sup>13</sup>. 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.

<sup>13</sup> Source: Census and Statistics Department website – Unemployment and underemployment statistics for May – July 2024.

- 6.4 If the Project is authorised 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 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**  
(288 Residents in 133 Surveyed Households as of 23 August 2024)

	Employed persons in owner-occupier households (39 residents)	Employed persons in tenant households (94 residents)
Kowloon City	18%	32%
Hong Kong Island	18%	12%
Yau Tsim Mong & Sham Shui Po	18%	12%
Wong Tai Sin & Kwun Tong	5%	12%
Kwai Tsing & Tsuen Wan	8%	2%
Other Districts in the New Territories	2%	4%
Not Fixed	28%	24%
Outside Hong Kong	0%	0%
No response / Refuse to respond	3%	2%

- 6.6 For those residents who are working within the same district, i.e. Kowloon City District, there maybe 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 38 surveyed domestic owner-occupier households and 95 tenant households.

**Table 7.1 Anticipated Impacts on Employment and Economic Conditions  
(133 Surveyed Households as of 23 August 2024)**

		<b>Owner-occupiers (38 households)</b>	<b>Tenants (95 households)</b>
<b>Employment Condition</b>	Positive Impact	0%	0%
	<b>No Impact</b>	<b>76%</b>	<b>70%</b>
	Negative Impact	3%	7%
	No response / Refuse to respond	16%	16%
	No SIA questionnaire returned	5%	7%
<b>Economic Condition</b>	Positive Impact	5%	1%
	<b>No Impact</b>	<b>58%</b>	<b>59%</b>
	Negative Impact	13%	14%
	No response / Refuse to respond	19%	19%
	No SIA questionnaire returned	5%	7%

7.2 For impact on employment, the majority of surveyed households (about 76% for owner-occupiers and about 70% for tenants) anticipated no impact caused by the proposed redevelopment. For those expressing negative impacts, a higher percentage of tenants anticipated negative impact than owner-occupiers (about 3% for owner-occupiers and about 7% for tenants), their major concerns include increase travel time / expenditure and uncertainty of removal arrangements. A higher percentage of tenants (about 7%) anticipated negative impact on their employment condition than owner-occupiers (about 3%). The SST and the URA “Project Engagement” Programme would offer appropriate assistance in order to alleviate concerns of the residents.

- 7.3 For impact on economic condition, the majority of surveyed households (about 58% for owner-occupiers and about 59% for tenants) anticipated no impact caused by the proposed redevelopment. Households anticipating negative impacts on economic condition (about 13% for owner-occupiers and about 14% 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 public briefings on 15 August 2024 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 authorised 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

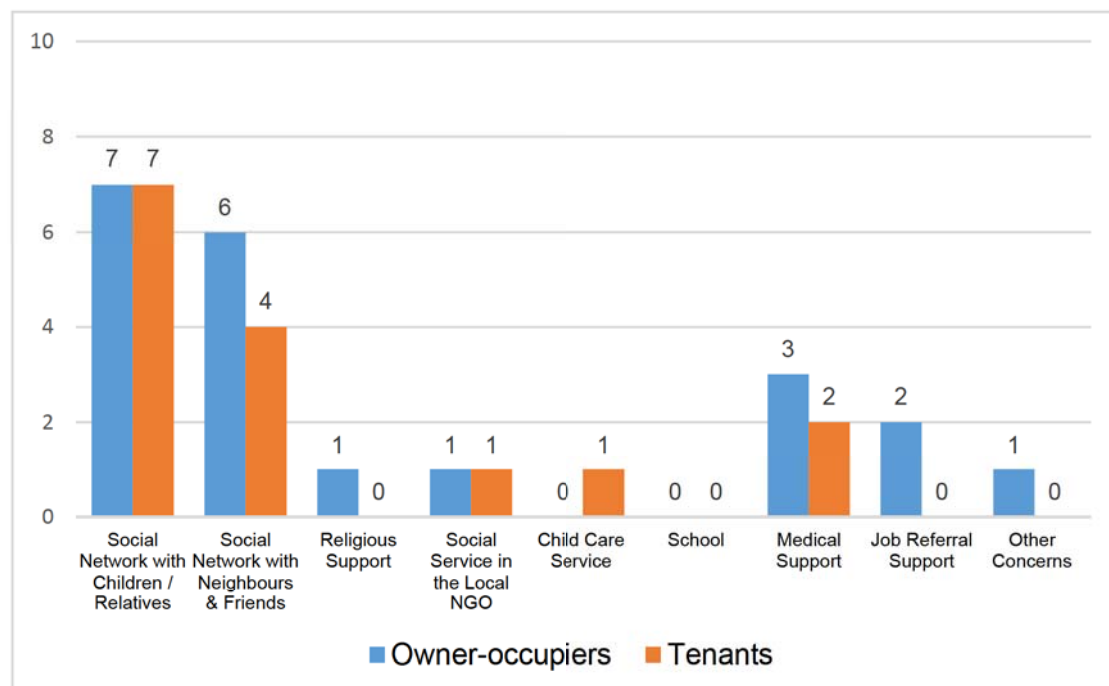
- 8.1 **Table 8.1** showed that about 32% of surveyed owner-occupier households and about 8% of surveyed tenant households anticipated impacts on their social network by the proposed redevelopment. The percentage of owner-occupiers anticipating impact on their social network is higher than that of the tenants.

**Table 8.1 Anticipated Impacts on Social Network**  
(133 Surveyed Households as of 23 August 2024)

	Owner-occupiers (38 households)	Tenants (95 households)
No impact	47%	65%
<b>Affected</b>	<b>32%</b>	<b>8%</b>
No response / Refuse to respond	16%	19%
No SIA questionnaire returned	5%	8%

- 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 Impacts on Social Network  
(as of 23 August 2024)**



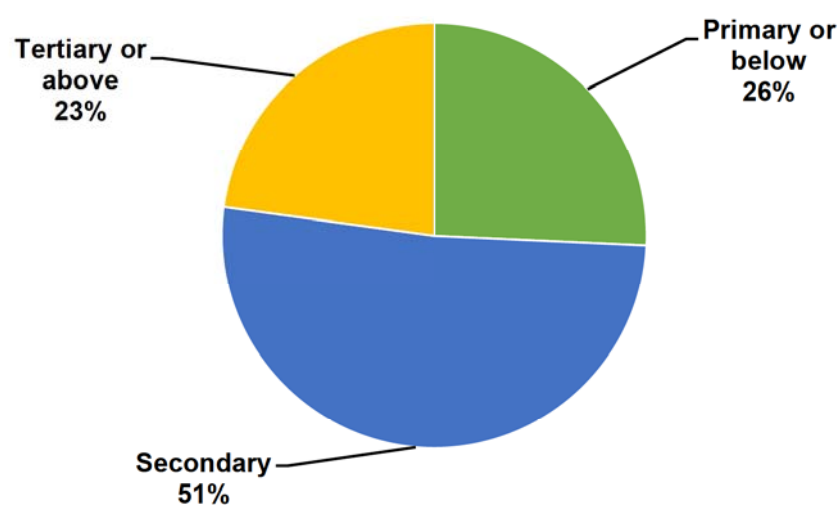
8.3 With reference to **Figure 8.1**, the major concerns by the residents were on social network with their children, relatives, neighbours and friends. The URA and the SST understand the difficulty and effort required by the residents to establish / re-establish these social support. To address these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

## 9 EDUCATIONAL NEEDS OF CHILDREN

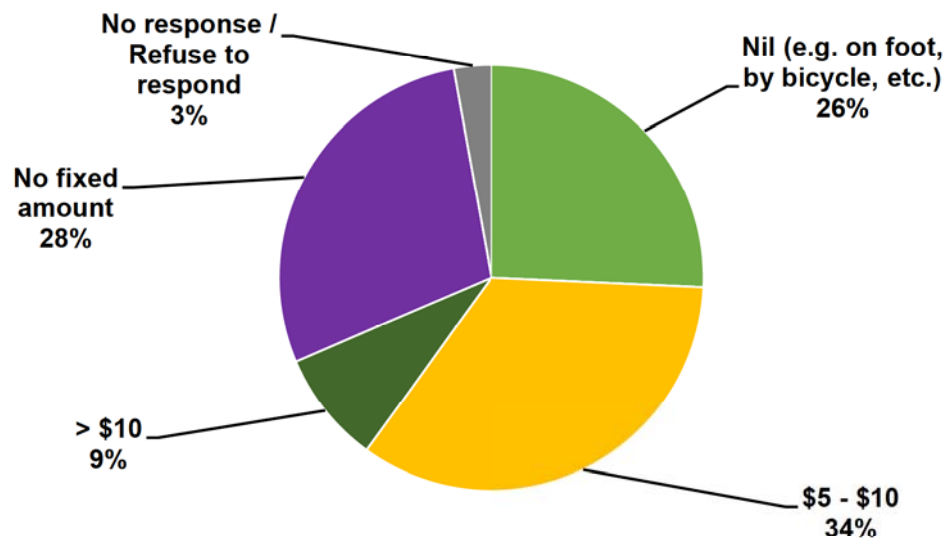
- 9.1 The survey identified 35 students residing within the Project, including 3 students (about 9%) from owner-occupier households and 32 students (about 91%) from tenant households. **Figure 9.1** presented the type of schools being attended by students living within the Project.

**Figure 9.1 Type of Schools Attended by Students**  
(35 Surveyed Students as of 23 August 2024)

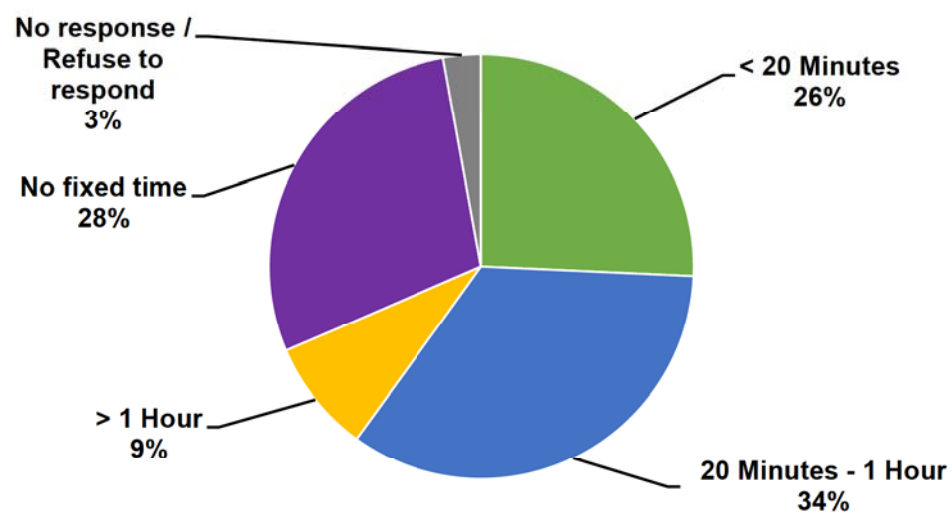


- 9.2 Of the 35 students, 19 of them (about 54%) were studying in the Kowloon City district. Five (5) of them (about 14%) were studying in other districts within Kowloon. Two (2) of them (about 6%) were studying in other districts in Hong Kong. For the remaining students, 3 of them (about 9%) were studying in mainland China/ Macau, and 6 of them (about 17%) did not / refuse to respond their locations of schools.
- 9.3 **Figures 9.2 and 9.3** presented the single trip travelling cost and time to schools of surveyed students respectively. About 60% of surveyed students spent at most \$10 for travelling to school, which included about 26% of surveyed students required no transport cost to travel to school. Meanwhile, about 60% of them could arrive their schools within 1 hour.

**Figure 9.2 Single Trip Travelling Cost to School**  
(35 Surveyed Students as of 23 August 2024)



**Figure 9.3 Single Trip Time Cost to School**  
(35 Surveyed Students as of 23 August 2024)



- 9.4 With reference to **Figure 9.1**, of the 35 students, 9 (about 26%) 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. 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 23 August 2024)**

Total number of Elderly and Households	
Total No. of Elderly Residents	53 persons (about 18% of surveyed residents)
Total No. of Households with Elderlies	46 households (about 35% of surveyed households)
Household Sizes	
Singleton Households	14 households (14 elderly residents)
Doubleton Households	3 households (6 elderly residents)
Others	29 households (33 elderly residents)
Occupation Status of Households with Elderlies	
Owner-occupiers	24 households (about 63% of the 38 surveyed owner-occupiers households)
Tenants	22 households (about 23% of the 95 surveyed tenant households)

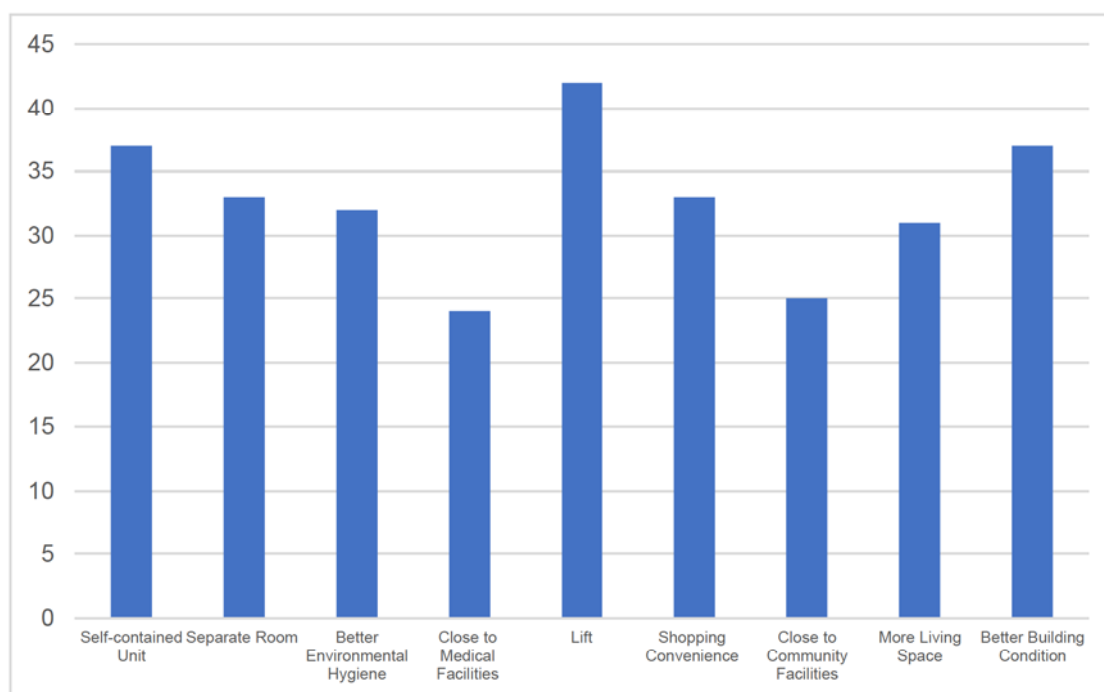
10.3 With reference to **Tables 3.4 and 10.1**, the percentage of elderly residents within the Project (about 18%) is lower than the territorial level of about 23%<sup>14</sup>. Aspirations and needs of elderlies such as types of re-housing and other age-related concerns such as accessibility to medical 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, 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

<sup>14</sup> Census and Statistics Department website – Population by Sex and Age Group (2024 Mid-year)

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 23 August 2024)



- 10.5 With reference to **Figure 10.1**, elderly residents mostly aspired the presence of lift for their new accommodations. Nevertheless, according to the available GBP records and site observation, none of the existing buildings within the Project is served by lift. The elderly residents also perceived better building condition, self-contained unit, separate rooms, better environmental hygiene, convenience to medical and shopping facilities 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 Two (2) residents with disabilities (about 1% of the 288 surveyed residents) were recorded in the survey. Their disabilities mainly relate to mental health, wheelchair access and hearing impairment. These residents mainly concerned medical care and counselling support. For tenant households, if these residents do not meet the rehousing eligibility, rehousing for disabilities may be considered on compassionate grounds.

***Single-parent Families***

- 10.7 Four (4) single-parent families (about 3% of the 133 surveyed households), all were tenant households, were identified. Meanwhile, 5 children were identified in the survey. These families mainly concerned child care service, school, more living space, and better living environment. 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, such as referring needy families for appropriate assistance and support from relevant government departments / social organisations, Social Welfare Department for counselling services, etc..

***Ethnic Minorities***

- 10.8 Eight (8) of the 288 surveyed residents (about 3%) from total of 3 households claimed themselves ethnic minority, which was lower than the district-wide and territorial-wide percentages of about 11% and about 8% respectively<sup>15</sup>.
- 10.9 The 3 ethnic minorities households surveyed include 6 Australians from 1 household, 1 Indian resident from 1 household and 1 Thai from 1 household.
- 10.10 All the 3 ethnic minorities households were tenants. Two (2) households of ethnic minorities anticipated negative impacts on their social network. For tenant households of ethnic minorities who preferred to live close to relatives / friends to retain social support, the URA will endeavour to arrange rehousing, subject to availability of public rental flats, and their eligibilities for rehousing based on their locational preferences as far as practicable.

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<sup>15</sup> Census and Statistics Department website – Hong Kong 2021 Population Census - Thematic Report: Ethnic Minorities

- 10.11 The URA had organized 2 sessions of public briefings on 15 August 2024 to brief the planning procedures of the Project and explain the prevailing compensation and rehousing policies. The URA has also prepared simple and easy-to-understand leaflets on the prevailing acquisition and compensation policies in 10 different languages (including English, Thai, Indian 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. Upon SDEV's authorisation of the Project, 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 According to the approved GBP, the Project involved 18 nos. of non-domestic GBP units within the Project<sup>16</sup>. According to the FS, there are 20 surveyed business operators, including the business operators of 18 ground floor shops, 1 wall stall and 1 rooftop space claimed for non-domestic use. The details are shown in **Table 11.1**.

**Table 11.1 Number of Business Operators Surveyed within the Project  
(as of 23 August 2024)**

		Number of GBP Units	Number of Actual Units	No. of Business Operators
Surveyed Non-domestic GBP units for non-domestic use only (Note 1)		16 (Note 2)	21 (Note 3)	17 (Note 3)
Surveyed Non-domestic GBP units subdivided for both non-domestic use and domestic use		1 (Note 2) (Note 4)	1 (Note 4)	1 (Note 4)
Un-surveyed non-domestic GBP units		1	N/A	N/A
Total no. of non-domestic GBP units		18 <sup>16</sup>	22 (Note 2)	18
Surveyed Non-GBP units for non-domestic use	Wall stalls	N/A	1	1
	Rooftop space claimed for non-domestic use	N/A	1	1
Total		N/A	24	20

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

Note 2: 22 actual units were surveyed in 17 surveyed non-domestic GBP units for non-domestic use.

Note 3: 4 business operators occupied 8 non-domestic actual units.

Note 4: 1 non-domestic GBP unit was subdivided into 2 actual units, including 1 unit for domestic use by 1 household at cockloft and another unit for non-domestic use by 1 business operator.

11.2 Of the 20 surveyed business operators, 17 of them have completed the whole or part of the SIA questionnaire; whilst 1 business operator did not respond to the SIA questionnaire. The remaining 2 business operators did not return the

<sup>16</sup> The pre-war building at No. 344 Ma Tau Wai Road has no formal GBP record. Based on observation, the building has been assumed with 2 nos. of domestic GBP units and 1 no. of non-domestic GBP unit for assessment purpose in this SIA2

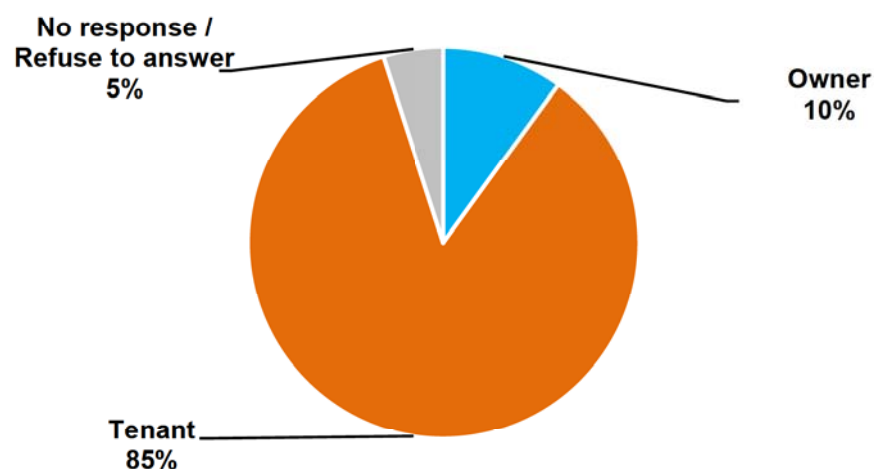
SIA questionnaire. For operators did not respond or refused to respond to the whole or part of SIA questionnaire, their answers to those questions would be categorized as “No response/ Refuse to respond” during analysis. For those did not return SIA questionnaire, they would be categorized as “No SIA questionnaire returned” in the analysis. **Table 11.2** shows the breakdowns of all these 20 records from the business operators.

**Table 11.2 Results of FS and SIA Survey for Business Operators**  
(as of 23 August 2024)

	No. of Business Operators
Surveyed operators in the Freezing Survey	20
<b>Breakdown by response to the SIA questionnaire</b>	
Operators responded to the whole / part of the SIA questionnaire	17
Operators did not respond to the SIA questionnaire	1
Operators with no SIA questionnaire returned	2
<b>Total</b>	<b>20</b>

11.3 As shown in **Figure 11.1**, out of the 20 surveyed business operators, 2 (about 10%) were owner operators, 17 (about 85%) were tenant operators and 1 operator (about 5%) did not / refuse to respond his/her occupancy status.

**Figure 11.1 Occupancy Status of Business Operators**  
(20 Surveyed Operators as of 23 August 2024)

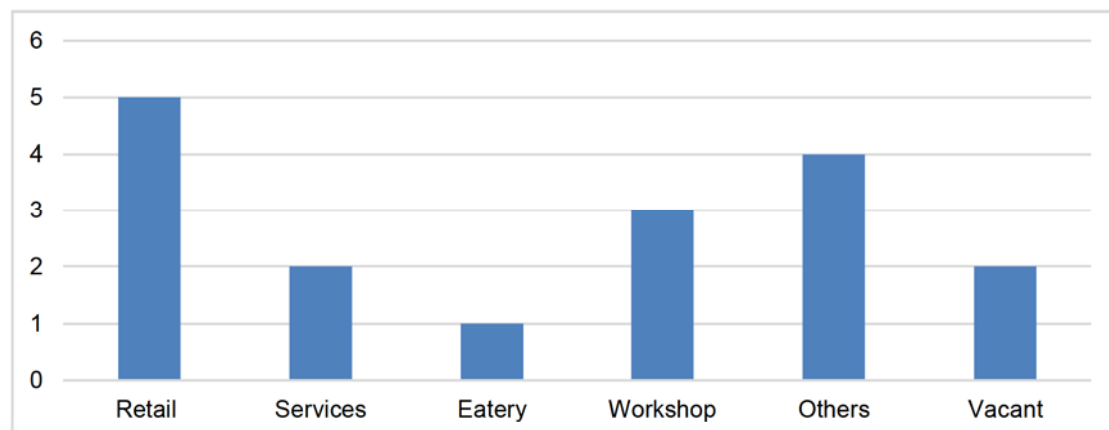


- 11.4 **Figure 11.2** shows the nature of existing businesses of the surveyed operators. The types of business identified within the Project are commonly found in the ground floor premises in To Kwa Wan area of Kowloon City District, such as retail shops, services, workshops and eateries.
- 11.5 Out of the 20 surveyed business operators, 5 operators (about 25%) classified their businesses nature as “Retail”. Three (3) operators (about 15%) replied their businesses as “Workshop”. Two (2) operators (about 10%) replied their businesses as “Services” and 1 operator (about 5%) replied their business as “Eatery”. The 4 operators (about 20%) who classified their business nature as “Others” included 1 pet shop and 3 interior design studios. Two (2) operators (about 10%) indicated their businesses as “Vacant”, while the remaining 3 operators (about 15%) had no response/ refused to respond to the question or did not return the SIA questionnaire. Although there is such a choice in the SIA questionnaire, no surveyed business operator answered their business as “Special trade unique to the area” in the SIA questionnaire.
- 11.6 Nevertheless, despite only 2 operators indicated their businesses as “Vacant” in the SIA questionnaire, 4 ground floor premises were suspected to be vacant by observation during site visit in early August 2024 (**Appendix I** refers).

***Operators engaged in Interior Design, Furniture and Household Engineering related shops / businesses within the Project***

- 11.7 Based on observation in August 2024, 9 ground floor premises within the Project (about 45%) appeared to be engaging in interior design, furniture and household engineering related shops / businesses (**Appendix I** refers). Among these 9 ground floor premises, 5 were interior design studios, while 4 were furniture and household engineering related shops / businesses (i.e. 1 carpet shop, 1 lighting shop and 2 shops offering household engineering services).
- 11.8 According to the results of SIA questionnaires, the operators of these 9 ground floor premises, 3 classified their businesses as “Workshop” such as interior design studio and hardware engineering shop, 3 classified themselves as “Others” for interior design studios, 2 classified themselves as “Retail” for furniture / engineering shops, 1 provided “no response / refused to respond”.

**Figure 11.2 Nature of Existing Businesses**  
**(20 Surveyed Operators as of 23 August 2024)**



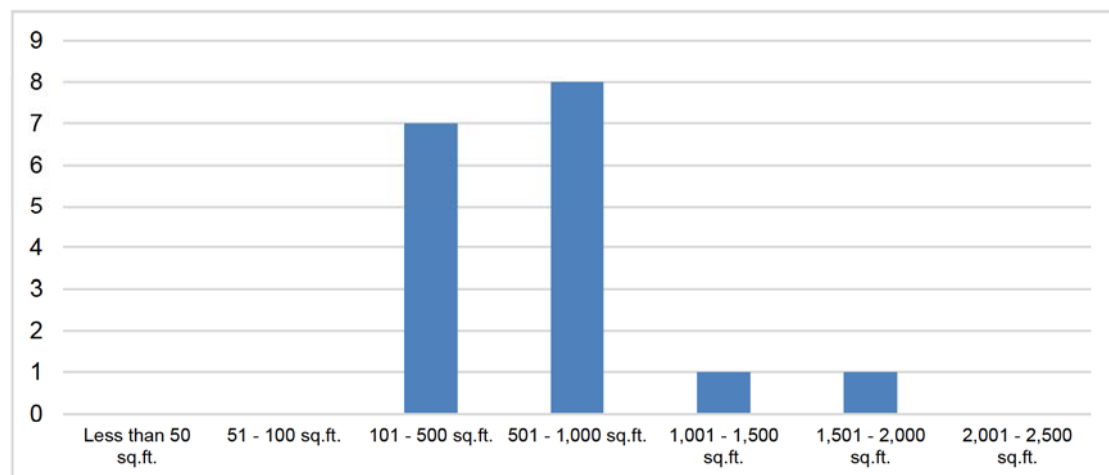
*Remarks: 3 operators did not/ refused to respond to this question or did not return the SIA questionnaire.*

11.9 Given that the natures of majority of the existing businesses were commonly found in the vicinity, it is therefore possible for most of these operators to find suitable premises in the same district to continue to their businesses. According to the URS, if the affected shop operators request, the URA will help the affected shop operators to identify suitable premises in the district of the redevelopment project to enable them to relocate and continue operation in the same district as far as practicable.

11.10 Among the 20 surveyed business operators, only 1 operator indicated that his/her shop was a chain store or had other branches. Less impact is anticipated to the operator who was a chain store or had other branches with the compensation provided by the URA.

11.11 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 authorisation of the Project by the SDEV.

**Figure 11.3 Size of Premises as Claimed by Operators**  
**(20 Surveyed Operators as of 23 August 2024)**



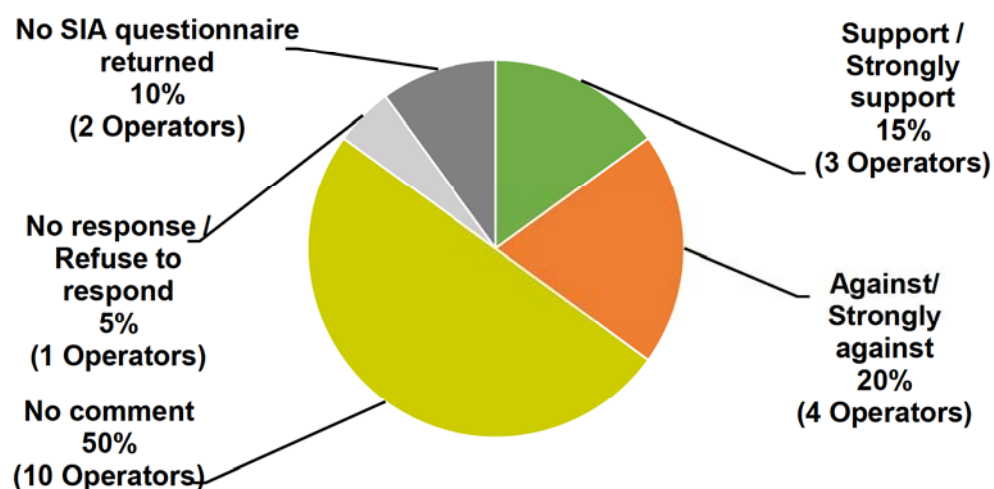
*Remarks: 3 operators did not / refused to respond to this question or did not return the SIA questionnaire.*

### **Views of All Surveyed Business Operators**

11.12 **Figure 11.4** shows the business operators' views on the proposed redevelopment. Among the 20 surveyed operators, 3 surveyed business operators (about 15%) strongly supported or supported the proposed redevelopment, while 4 surveyed business operators (about 20%) were against or strongly against the proposed redevelopment. Half (50%) of the surveyed operators chose "No comment" to the proposed redevelopment. The remaining 3 surveyed business operators (about 15%) had no response/ refused to respond to the question or did not return the SIA questionnaire.

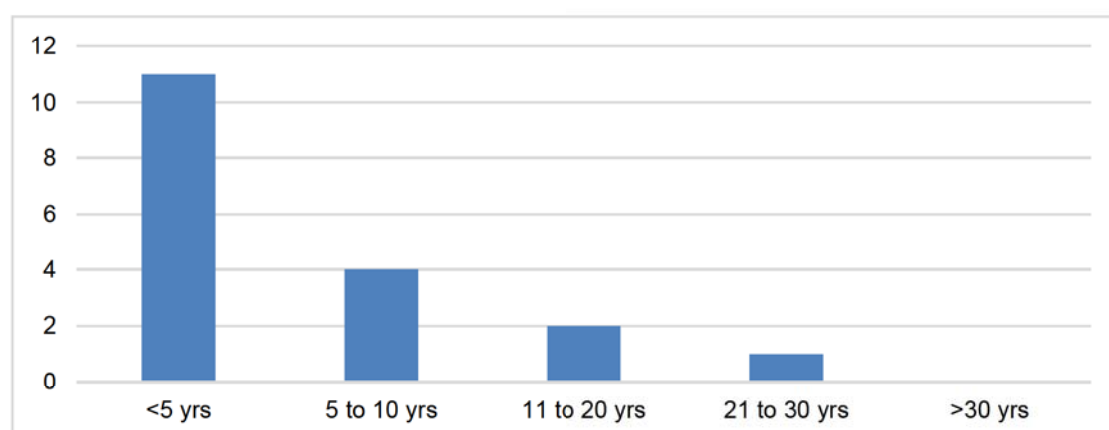
11.13 Those who supported the Project considered that the building condition was poor and the building should be redeveloped to bring better local environment, and those who against the Project responded that Project would affect their business operations, their social network would be destroyed due to redevelopment and worried about the inadequacy of compensation. Meanwhile, half of the surveyed operators chose "No comment" indicated their neutral stance with no strong opinions on redevelopment.

**Figure 11.4 Business Operators' Views in the Proposed Redevelopment**  
(20 Surveyed Operators as of 23 August 2024)



11.14 **Figure 11.5** shows the years of operation indicated by the surveyed operators. Seventeen (17) out of 20 surveyed operators (about 85%) have operated their businesses at the existing premises for less than 20 years, within which 11 operators (about 55%) have operated for less than 5 years. Meanwhile, it is found that only one surveyed operator (about 5%) has operated at the existing premises for more than 20 years.

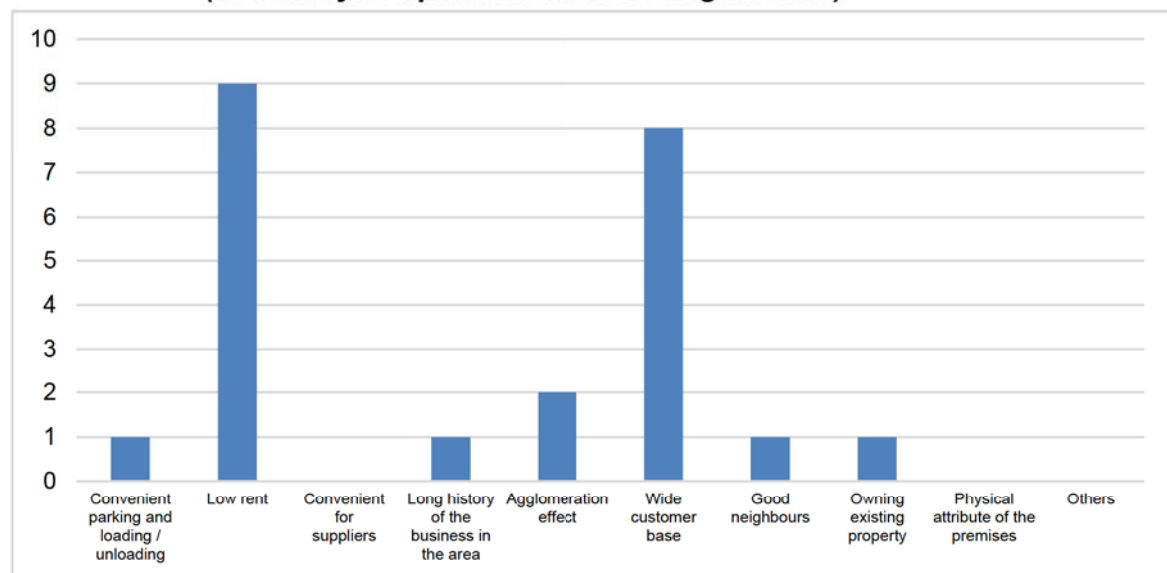
**Figure 11.5 Years of Business Operation**  
(20 Surveyed Operators as of 23 August 2024)



*Remarks: 2 operators did not / refused to respond to this question or did not return the SIA questionnaire.*

11.15 **Figure 11.6** shows the business operator's main reasons for operating at the existing premises. Each operator can choose more than one reasons. The most common two reasons chosen by the operators were "Low rent" and "Wide customer base".

**Figure 11.6 Main Reasons for Operating at the Existing Premises**  
(20 Surveyed Operators as of 23 August 2024)



11.16 **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.

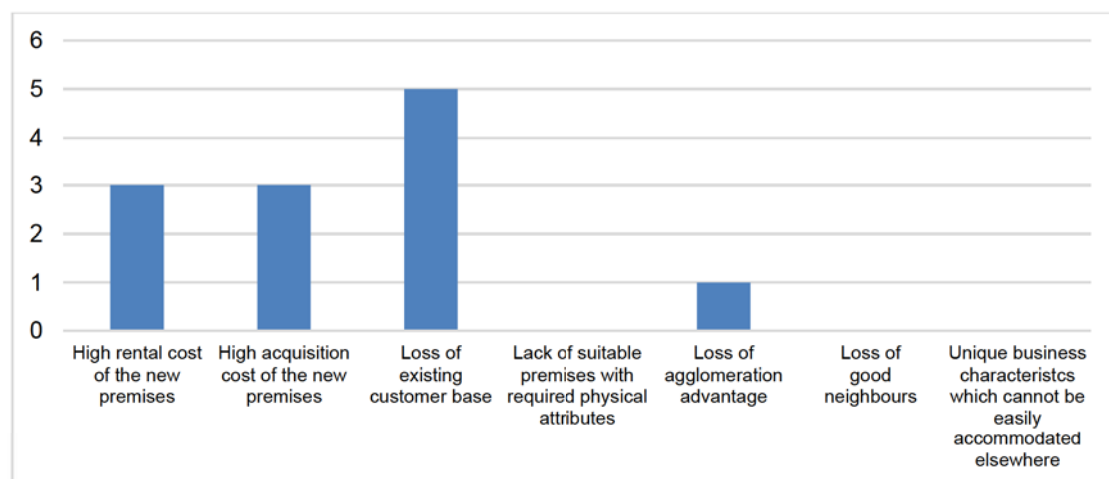
**Table 11.3 Operators' Satisfactions of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business (20 Surveyed Operators as of 23 August 2024)**

		Business Operators
<b>Satisfaction Level of Business Performance</b>	Very Satisfied	5%
	<b>Satisfied</b>	<b>55%</b>
	Neither Satisfied nor Dissatisfied	10%
	Dissatisfied	0%
	Very Dissatisfied	5%
	Others	0%
	No response / Refuse to respond	15%
	No SIA questionnaire returned	10%
<b>Opinion of Interpersonal Relationship</b>	Very Satisfied	10%
	<b>Satisfied</b>	<b>60%</b>
	Neither Satisfied nor Dissatisfied	5%
	Dissatisfied	0%
	Very Dissatisfied	0%
	Others	0%
	No response / Refuse to respond	15%
	No SIA questionnaire returned	10%
<b>Opinion of Business Network</b>	Very Satisfied	0%
	<b>Satisfied</b>	<b>55%</b>
	Neither Satisfied nor Dissatisfied	20%
	Dissatisfied	0%
	Very Dissatisfied	0%
	Others	0%
	No response / Refuse to respond	15%
	No SIA questionnaire returned	10%

11.17 On the future intention of the operators if the proposed Project is implemented, 12 surveyed business operators (about 60%) responded that they would like to continue their businesses nearby; whilst 3 surveyed business operators (about 15%) have not yet decided. No surveyed operator indicated that they would close the business.

11.18 **Figure 11.7** shows the surveyed business operators' major concerns on relocation. Each operator can choose more than one concern. Among which, "Loss of existing customer base" is the major concern to the surveyed operators, followed by "High acquisition cost" and "High rental cost" of the new premises.

**Figure 11.7 Main Concerns on Relocation of Business Operators**  
(20 Surveyed Operators as of 23 August 2024)



11.19 Four (4) surveyed business operators (about 20%) expressed that they wanted to meet URA staff and SST for assistance. Nine (9) surveyed business operators (about 45%) 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.

11.20 One (1) surveyed business operator had expressed that his/her employees had major concerns on the proposed redevelopment, of which they were worry about unemployment and reduced convenience to work. The SST and the URA "Project Engagement" team will pay attention to the needs of the operators and their staff to alleviate their concerns. **Section 12** will further explain the details of these mitigation measures.

## 12 MITIGATION MEASURES

- 12.1 The URA understand 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 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 13 September 2024, the SST has successfully contacted 66 households and 17 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 13 September 2024)

Client Groups	Number of Contacts
Domestic Tenants	43
Domestic Owners	23
Business Operators	17
Domestic Households with no Claimed Occupancy Status	0
<b>Total</b>	<b>83</b>

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

**Table 12.2 Nature of Problems Identified Among the SST Contacts**  
(as of 13 September 2024)

Problem or Enquiry Nature	Number of Enquiries
<b>Domestic Tenants</b>	
a) Unclear on compensation and rehousing policies	41
b) Evicted by owners / outrageous rent rise	2
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	0
<b>Domestic Owners</b>	
a) Unclear on compensation policies	19
b) Worry about compensation not enough to purchase another flat in the same district	4
<b>Business Operators</b>	
a) Unclear on compensation policies	15
b) Worry about compensation not enough to resume their business in the same district	2
<b>Domestic Households with no Claimed Occupancy Status</b>	0
<b>Total</b>	<b>83</b>

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 The URA arranged 2 sessions of public briefing on 15 August 2024 to inform all the stakeholders, including owners, tenants and business operators affected, and the public on the details of the Project, and to obtain public views on the Project. The total attendance of the 2 sessions of public briefing was about 170 persons. Questions on Freezing Survey, planning, acquisition, 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.

### ***Consultation with District Council***

- 12.6 The URA will attend the Kowloon District Council (“KCDC”) meeting on 26 September 2024 to brief District Council members on the planning proposal and implementation procedures of KC-020 and to obtain their comments on the redevelopment.

### ***Project Engagement Programme***

- 12.7 From a URA’s Project commencement to commencing acquisition and rehousing arrangement after SDEV’s authorisation 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 2016 to provide direct contact services.
- 12.8 Under the “Project Engagement” Programme, a number 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 staff members 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***

- 12.9 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 37 enquiries had been received between 9 August 2024 and 13 September 2024. The subject matters of the enquiries are summarised in **Table 12.3**.

**Table 12.3 Nature of Enquiries (as of 13 September 2024)**

<b>Subject Matter of Enquiries</b>	
Project information, progress, timetable and planning procedures of urban renewal	9 (24%)
Acquisition Compensation and rehousing policies	6 (16%)
Household Survey (e.g. registration arrangement, briefing arrangement)	19 (52%)
Others	3 (8%)
<b>Total Enquiries:</b>	<b>37 (100%)</b>

12.10 With the services offered by the SST, the URA will offer various mitigation measures, including:

- 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.

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

- 12.12 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***

- 12.13 At the public briefing sessions held on 15 August 2024, general principles in property acquisition and the rehousing or ex-gratia allowance payment for tenant had been explained in details according to the URA's prevailing policy. Based on past experience with implementation of redevelopment projects, the URA is confident that the prevailing compensation and rehousing policies and arrangements will be sufficient to reasonably mitigate the impact on the majority of the residents / business operators arising from the proposed redevelopment.

***Domestic Properties***

- 12.14 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") or Additional Allowance ("AA"), 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.

- 12.15 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, 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 regardless of whether or not he/she elects to take up the choice of FFF offer.
- 12.16 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.
- 12.17 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>
- 12.18 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 are compelled by health, financial or family reasons to stay elsewhere but not in the affected properties and who rely on the rental income from their affected properties to sustain their livelihood.
- 12.19 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 (Other than industrial premises)***

12.20 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"). 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. 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. In addition to applicable allowance(s) mentioned above, URA will offer an ICA of 5% of the market value of the affected property to owners of non-domestic properties to assist their payment of expenditure relating to the purchase of a non-domestic replacement property and the legal cost incurred in selling the affected property to the URA.

- 12.21 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 Allowance for 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

- 12.22 Eligible non-domestic tenant-operators, 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.

12.23 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.

## **URBAN RENEWAL AUTHORITY**

**September 2024**

**Appendix I**

**Photos of Non-domestic G/F Premises (including both surveyed and unsurveyed units) within the Project (as taken in August 2024)**



Wall stall at 324 Ma Tau Wai Road



324 Ma Tau Wai Road



326 Ma Tau Wai Road



328 Ma Tau Wai Road



330 Ma Tau Wai Road



332 Ma Tau Wai Road



334 Ma Tau Wai Road



336 Ma Tau Wai Road



338 Ma Tau Wai Road



340 Ma Tau Wai Road



342 Ma Tau Wai Road



344 Ma Tau Wai Road



346 Ma Tau Wai Road



348 Ma Tau Wai Road



350 Ma Tau Wai Road



352 Ma Tau Wai Road



354 Ma Tau Wai Road



354A Ma Tau Wai Road



354B Ma Tau Wai Road



354B Ma Tau Wai Road