

Urban Renewal Authority Development Scheme

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



Sai Yee Street / Flower Market Road

Development Scheme

Y T M - 0 1 3

Stage 2 Social Impact Assessment

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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 Sai Yee Street / Flower Market Road Development Scheme (“the Scheme”).
- 1.2 On 15 March 2024, the URA published in the Government Gazette the commencement of Sai Yee Street / Flower Market Road Development Scheme (“YTM-013”) 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 after the commencement.
- 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 15 March 2024 to 17 March 2024, and follow-up survey visits by appointments conducted up to 29 March 2024.
- 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 Salvation Army 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 study area of the District Study for Yau Ma Tei and Mong Kok (“YMDS”), which was conducted by the URA and published in 2022. The Scheme is the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan (“MRCP”) as devised from YMDS. The Scheme will become an anchor destination of the proposed “Mong Kok East – Nullah Road Urban Waterway” Development Node with a combination of shopping with social/cultural, heritage, leisure and recreation attractions, and form as a “socio-economic activity hub” in Mong Kok East.

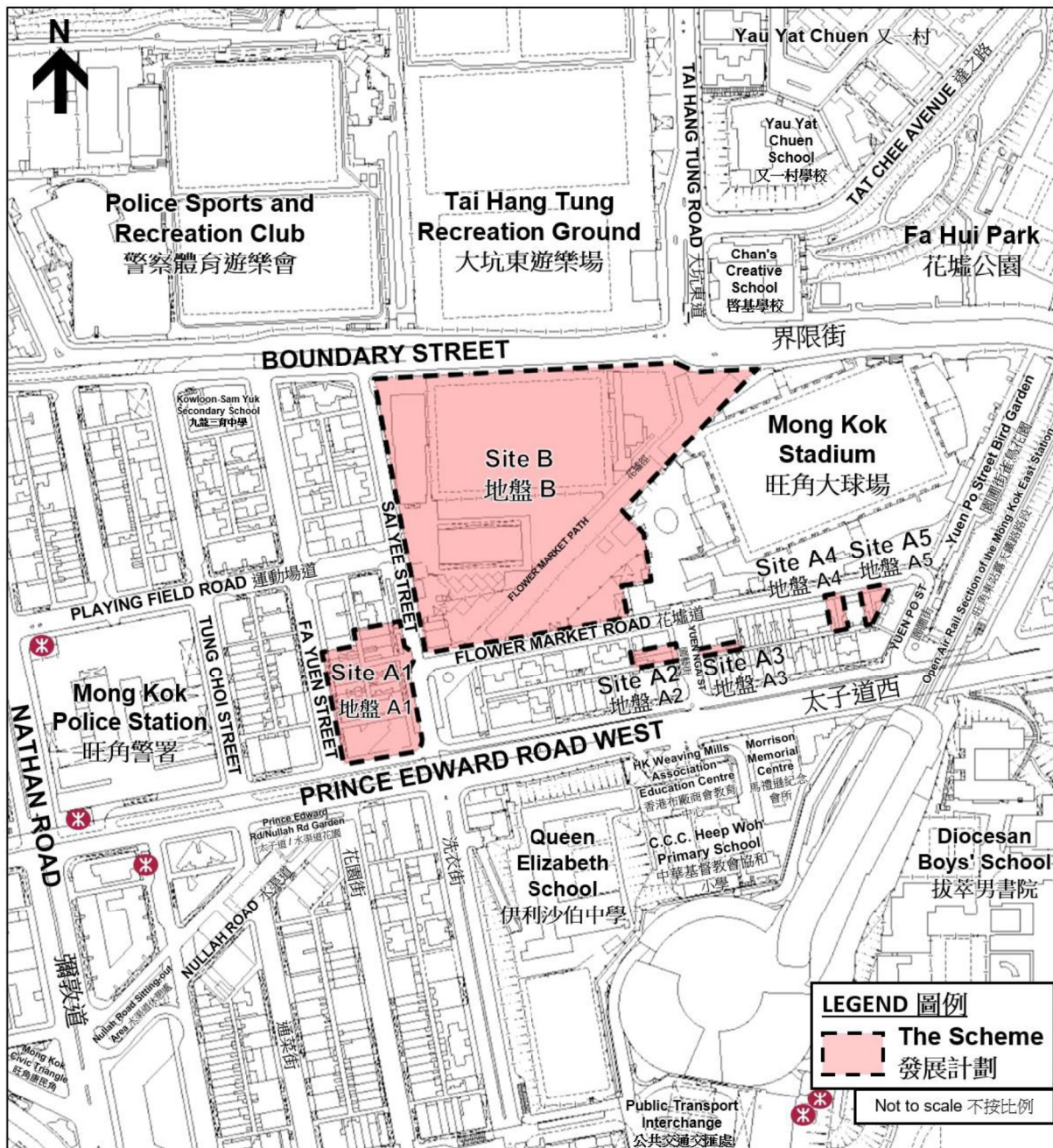
2 BACKGROUND

2.1 The Scheme is located in Yau Tsim Mong District. The Scheme consists of Site A and Site B, with a total gross site area of about 29,315m². Site A comprises five sub-areas, named Sites A1 to A5 respectively. Site A1 is broadly bounded by Sai Yee Street to the east, Prince Edward Road West to the south, Fa Yuen Street to the west, and the existing buildings to the north. Sites A2 and A3 are two smaller sites abut Yuen Ngai Street. Sites A4 and A5 are another two smaller sites abut Flower Market Road. Site B is broadly bounded by Mong Kok Stadium to the east, Flower Market Road to the south, Sai Yee Street to the west and Boundary Street to the north. Details of the street numbers and land included in each site are described in **Table 2.1** below. **Figure 2.1** shows the location plan and demarcation of site names of the Scheme.

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

Site	Site Name	Comprises of:
A	A1	<ul style="list-style-type: none"> • 222G – 222H Fa Yuen Street & 224 – 230 Fa Yuen Street (even nos.); • 152A – 152D Prince Edward Road West; • 215 – 227 Sai Yee Street (odd nos.); and • Some Government back lanes and surrounding public pavement.
	A2	<ul style="list-style-type: none"> • 1 – 3 Yuen Ngai Street (odd nos.); and • Surrounding public pavement within the site boundary.
	A3	<ul style="list-style-type: none"> • 2 Yuen Ngai Street; and • Surrounding public pavement within the site boundary.
	A4	<ul style="list-style-type: none"> • 58 – 60 Flower Market Road (even nos.); and • Surrounding public pavement within the site boundary.
	A5	<ul style="list-style-type: none"> • 66 – 68 Flower Market Road (even nos.); and • Surrounding public pavement within the site boundary.
B	B	<ul style="list-style-type: none"> • Boundary Street Recreation Ground; • Boundary Street Sports Centres Nos. 1 and 2; • Sai Yee Street Children’s Playground; • Boundary Street Amenity Plot; • Leisure and Cultural Services Department (LCSD) Boundary Street Nursery; • Sai Yee Street (Flower Market Road) Refuse Collection Point (RCP); • Sai Yee Street Public Toilet (PT); • CLP Power Hong Kong Limited Boundary Street Sports Ground Substation; • The whole of Flower Market Path; and • Surrounding public pavements within the site boundary.

Figure 2.1 Location Plan and Demarcation of Site Names



Freezing Survey Results

2.2 As of 29 March 2024, the Freezing Survey (“FS”) of the Scheme successfully surveyed 149 domestic households and 56 business operators. **Table 2.2** shows the results of FS and SIA questionnaires for domestic households. Results of FS and SIA questionnaires for business operators will be illustrated in **Section 11**.

- 2.3 Of the 149 surveyed households, 132 of them have completed the whole or part of the SIA questionnaire; while 5 households did not respond/ refused to respond to the SIA questionnaire. The remaining 12 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 yet returned the SIA questionnaire would be categorised as “No SIA questionnaire returned” in the analysis.

Table 2.2 Results of FS and SIA surveys for Domestic Households (as of 29 March 2024)

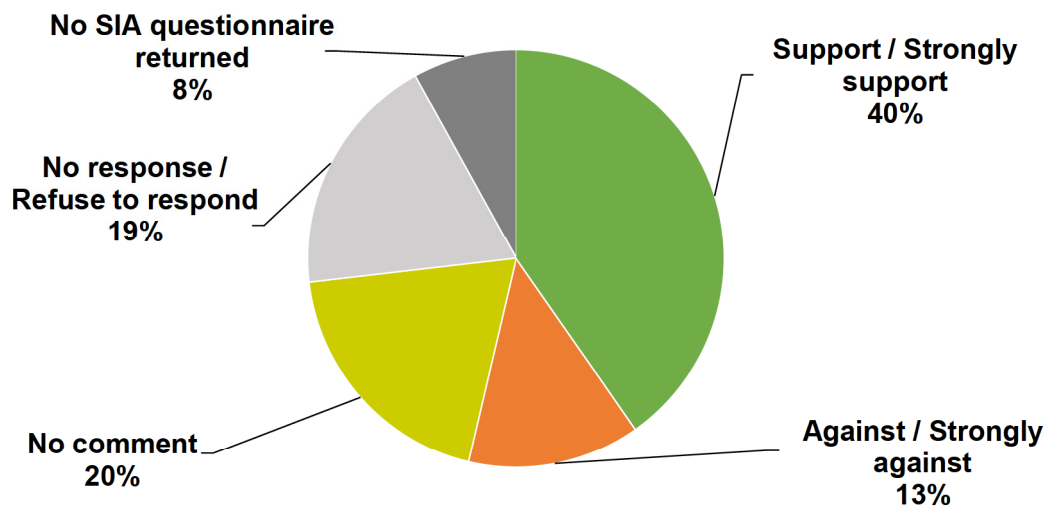
	No. of Households
Surveyed households in the Freezing Survey	149
Breakdown by response to the SIA questionnaire	
Households responded to the whole/ part of SIA questionnaire	132
Households did not respond/refused to respond to the SIA questionnaire	5
Households with no SIA questionnaire returned	12
Total	149

- 2.4 The detailed breakdowns of surveyed and un-surveyed units will be illustrated in **Section 3**.

Domestic Households' Views on the Proposed Redevelopment

- 2.5 As shown in **Figure 2.2**, of the total 149 surveyed households, 40 households (about 27%) had no response/ refused to respond to this question or had not returned the SIA questionnaire. For the remaining households, 60 of them (about 40%) either strongly supported or supported the proposed redevelopment, while 20 (about 13%) households were either strongly against or against the proposed redevelopment. Twenty-nine (29) households (about 20%) 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 (149 surveyed households as of 29 March 2024)



Opinions on Current Living Environment

2.6 About 38% and 37% of the surveyed 149 households indicated that their accommodations were affected or frequently affected by noise nuisance and water infiltration/ leakage. Moreover, about 32% and 28% of the surveyed households also indicated their units were affected by outdoor air pollution/ poor air quality and concrete spalling. In terms of living environment, about 25% and 21% of the surveyed households indicated that the common area of buildings was of poor hygiene condition and loitering of strangers were found.

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 154. 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 29 March 2024)

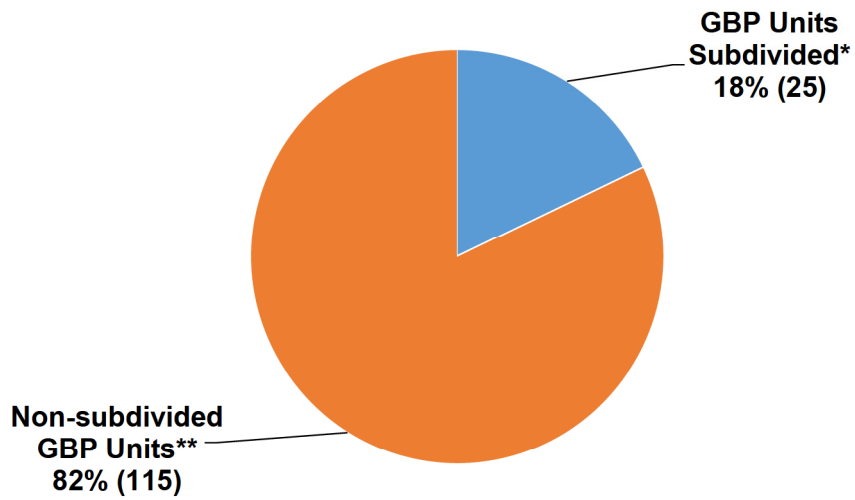
Number of Successfully Surveyed Domestic GBP Units		140 units
Number of Successfully Surveyed Actual Units for Domestic Use		162 units Note 1
Number of Households		149 households Note 2
Population		359 persons Note 2
Average Household Size		About 2.4 persons per household (lower than the territorial level of 2.7 persons per household)
Degree of Sharing	(a) Households Living in Actual Surveyed Units	About 0.92 (149 households / 162 units)
	(b) Households Living in Subdivided Domestic GBP Units	About 2.52 (53 households / 21 units)

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

Note 2: 4 persons from 4 vacant households were recorded during the FS. Their information and expressed views were included and reflected in this SIA2.

- 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 0.92 (149 households / 162 units), which is similar to the territorial level of about 1.00. However, subdivision of domestic GBP units for domestic use shall also be taken into account to analyse the degree of sharing. Referring to **Figure 3.1**, out of the surveyed 140 domestic GBP units, 25 units (about 18%) were subdivided. Among these 25 units, 21 of them were founded to be subdivided for domestic use, within which, 53 households are found. If these 53 households in total were considered as “sharing” the original 21 GBP units for domestic use, the degree of sharing was about 2.52.

Figure 3.1 Percentage of Units Subdivided in 140 Surveyed Domestic GBP Units (as of 29 March 2024)



* Including 4 surveyed subdivided domestic GBP units for non-domestic use.

** 115 surveyed non-subdivided domestic GBP units in total comprises 91 units for domestic use and 24 surveyed for non-domestic use.

3.4 **Table 3.2** shows the sub-division of GBP units and households found in the Scheme.

**Table 3.2 Sub-division of GBP Units and Number of Households
(as of 29 March 2024)**

		Number of GBP Units	Number of Actual Units	Number of Households
Surveyed Domestic GBP units for domestic use	(a) Non-subdivided	91	91	89 Notes 1 and 2
	(b) Subdivided <i>(Units for self-contained sub-divided units with independent facilities)</i>	21 Note 3	55 Notes 4 and 5	53 Notes 4 and 5
	Sub-total	112	146	142
Surveyed Domestic GBP units for non-domestic use		28 Note 6	N/A	N/A
Surveyed Rooftop structures (Non-GBP units) for domestic use		N/A	10 Note 7	1 Note 7
Un-surveyed domestic GBP units		14	N/A	N/A
Total no. of domestic GBP units		154	N/A	N/A
Surveyed Non- domestic GBP units for domestic use	(a) Non-subdivided	0	N/A	N/A
	(b) Subdivided <i>(Units for self-contained sub-divided units with independent facilities)</i>	2	6	6
	Sub-total	Non- Domestic: 2	6	6
Total		N/A	162	149

Note 1: 1 household occupied 2 non-subdivided domestic GBP units. 1 non-subdivided domestic GBP unit was occupied by 1 household who also occupied 1 subdivided unit in a domestic GBP unit for domestic use.

Note 2: Including 1 non-subdivided domestic GBP unit occupied by 1 household/operator for both domestic and non-domestic use (mixed use).

Note 3: Excluding 4 surveyed subdivided domestic GBP units for non-domestic use only; Including 3 domestic GBP units on rooftop level for domestic use.

Note 4: 1 household occupied 2 subdivided units. 1 subdivided unit in a domestic GBP unit was occupied by 1 household who also occupied a rooftop structure for domestic use.

Note 5: Including 1 subdivided unit in a domestic GBP unit occupied by 1 household/operator for both domestic and non-domestic use (mixed use).

Note 6: Including 24 non-subdivided GBP units and 4 subdivided GBP units for non-domestic use.

Note 7: 1 rooftop structure was occupied by 1 household. 9 rooftop structures were occupied by 7 households who also occupied 7 upper floor units for domestic use.

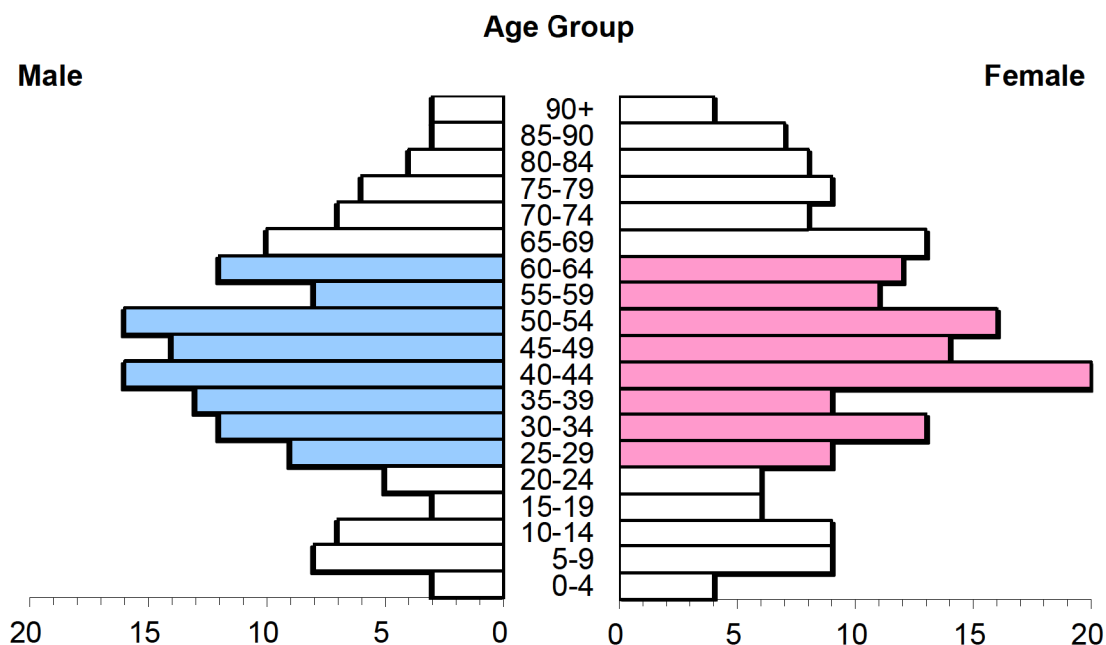
Population

3.5 As of 29 March 2024, a total of 359 residents were recorded in the FS, including 163 males, 193 females, and 3 residents who did not provide the information. The distribution gives a ratio of about 84 male residents to every 100 female residents. **Table 3.3** and **Figure 3.2** show the population by age groups and population pyramid of the surveyed population respectively while 13 residents (about 4%) 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 3.3 Population by Age Groups (as of 29 March 2024)

Age Group	Within the Scheme	Territorial-wide level	Comparison
0-14 (Children)	11%	10%	Similar
15-24 (Youth)	6%	8%	Slightly lower
25-64 (Economically active age group)	57%	60%	Slightly lower
65+ (Elderlies)	23%	22%	Similar
Age information not provided	3%	N/A	N/A
Total	100%	100%	N/A

Figure 3.2 Population Pyramid (as of 29 March 2024)



3.6 The distribution of surveyed household sizes is shown in **Table 3.4**. The percentage of 1-person households within the Scheme is higher than the territory-wide level. The housing needs of these households will be discussed in **Sections 5** and **13**.

Table 3.4 *Distribution of Household Size (as of 29 March 2024)*

Household Size (Persons)	Within the Scheme	Territorial-wide level	Comparison
0 (vacant)	0%	N/A	N/A
1	36%	21%	Higher
2	25%	31%	Lower
3	12%	24%	Lower
4	19%	15%	Higher
5	5%	6%	Similar
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\$)
(149 Surveyed Households as of 29 March 2024)

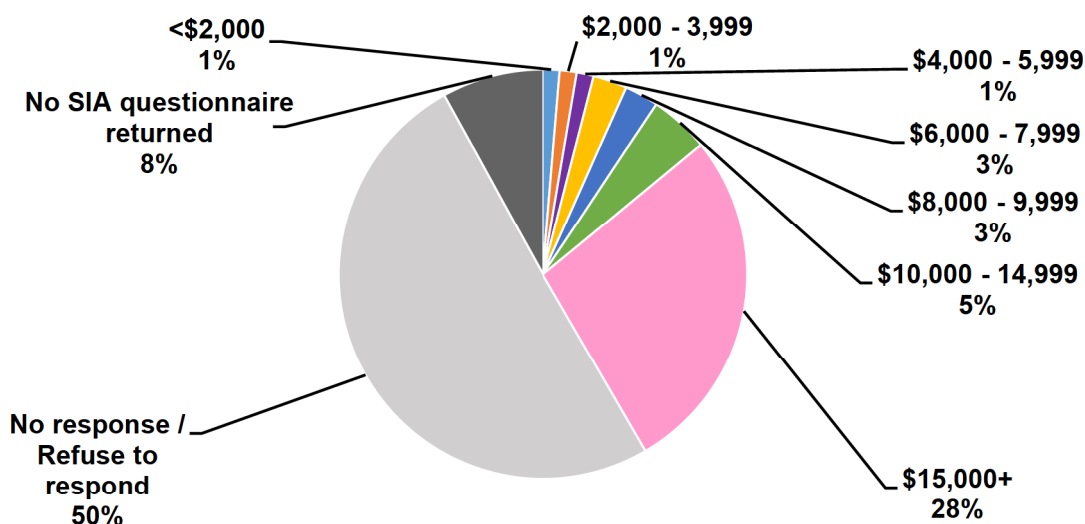


Table 4.1 Distribution of Household Income
(149 Surveyed Households as of 29 March 2024)

	Within the Scheme	Territorial-wide level	Comparison
Monthly household income less than HK\$10,000	9%	20% ¹	Lower
Monthly household income less than HK\$4,000	2%	6% ¹	Lower
Comprehensive Social Security Assistance (“CSSA”) Recipients	4% (6 households)	7% ² (as of March 2024)	Lower

¹ Source: Census and Statistics Department website - Quarterly Report on General Household Survey (October to December 2023).

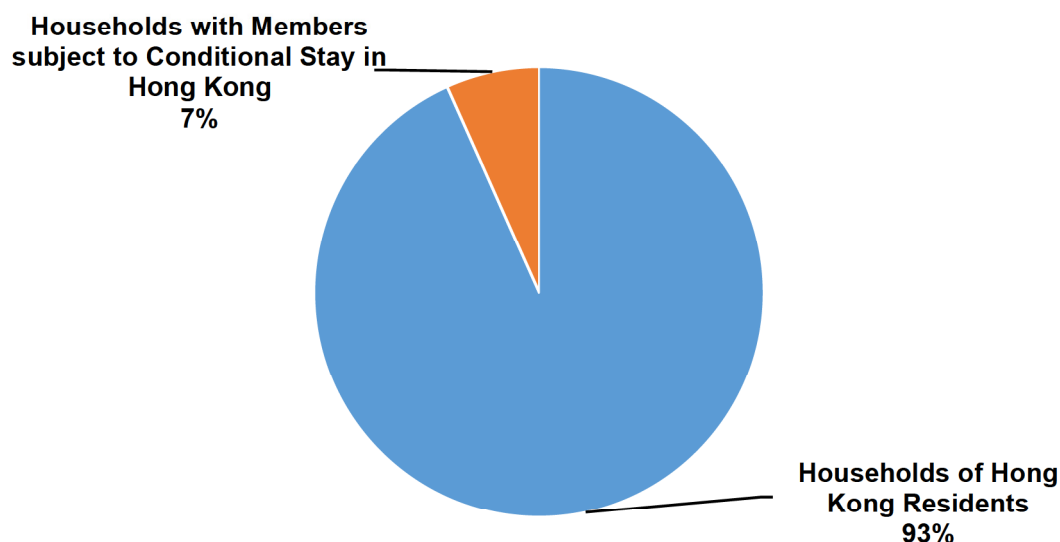
² Sources: Social Welfare Department press release – CSSA caseload for February 2024.
Census and Statistics Department website – Statistics on Domestic Households (November 2023 to January 2024).

4.2 With reference to **Table 4.1**, the percentage of CSSA recipients within the Scheme 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 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 **Section 13**.

Residence

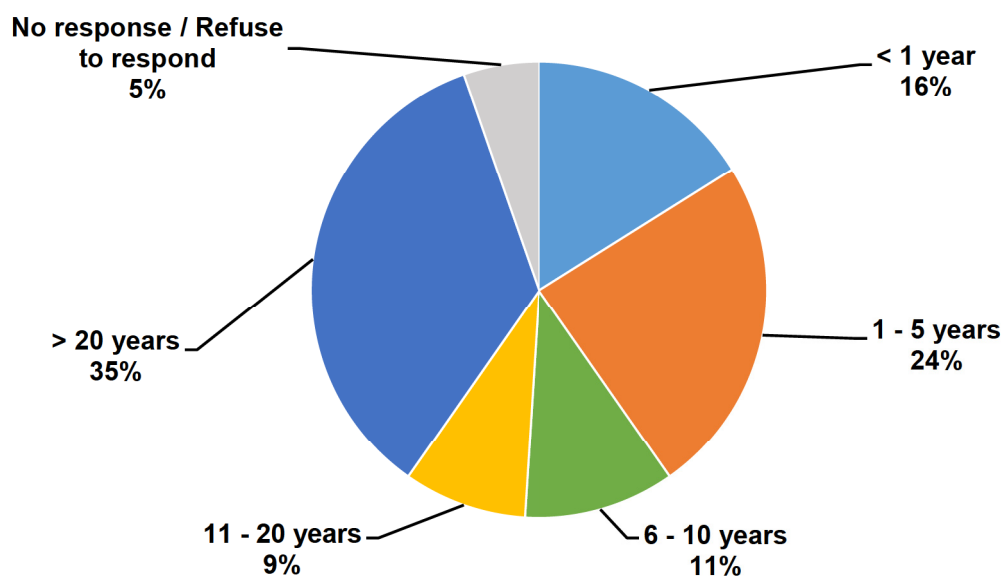
4.3 As shown in **Figure 4.2**, 10 households (about 7% of 149 surveyed households) were of members subject to conditional stay in Hong Kong. These households include in total 14 residents subject to conditional stay and thus they may not be eligible for public rental housing under the Hong Kong Housing Authority ("HKHA") and the Hong Kong Housing Society ("HKHS"). If the SST assesses the individual household having special circumstances and genuine housing need, URA may consider offering them rehousing arrangement on 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
(149 Surveyed Households as of 29 March 2024)**



4.4 The number of years of residency is shown in **Figure 4.3**. A total of 52 households (about 35%) 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
(149 Surveyed Households as of 29 March 2024)

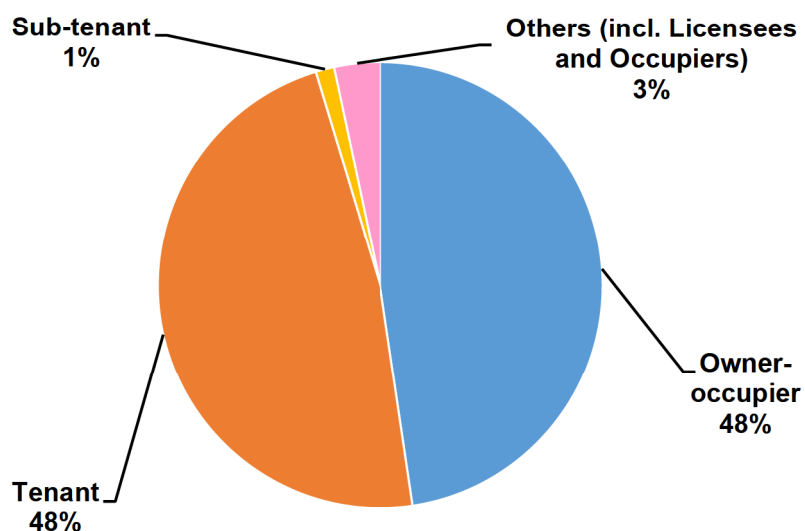


4.5 To mitigate potential inconvenience for eligible owner-occupiers, the URA would offer a “Flat-for-Flat” (“FFF”) option in accordance with URS. For tenants, subject to the availability of rehousing flats, the URA will also endeavour to arrange allocation of rehousing flats for the eligible tenants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

5 HOUSING

- 5.1 **Figure 5.1** shows the occupancy status of households³. There were 71 owner-occupier households (about 48%) and 78 tenant households (about 52%) (including tenants, sub-tenants while other occupancy status is included for analysis purpose). If the Scheme is approved by the Chief Executive in Council (“CE in C”) for implementation, those tenants who are eligible for rehousing will create a demand for it.
- 5.2 According to the approved GBPs, except the 4 approved GBP units (including 3 domestic GBP units and 1 non-domestic GBP unit) at the rooftop level of the buildings at 215 – 221 Sai Yee Street (odd nos.), roofs of all the buildings within the Scheme should be open roofs without domestic units. According to the FS results, a total of 10 rooftop structures, which are not part of the approved GBP units and are suspected to be unauthorised structures, were found within the Scheme. For households surveyed at rooftop structures, their occupancy status and eligibilities for compensation will be subject to verification upon approval of the Scheme and subject to meeting the eligibility criteria adopted by the HKHA in rehousing and other specific criteria⁴, if applicable.

Figure 5.1 *Occupancy Status of Households
(149 Surveyed Households as of 29 March 2024)*



³ 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.

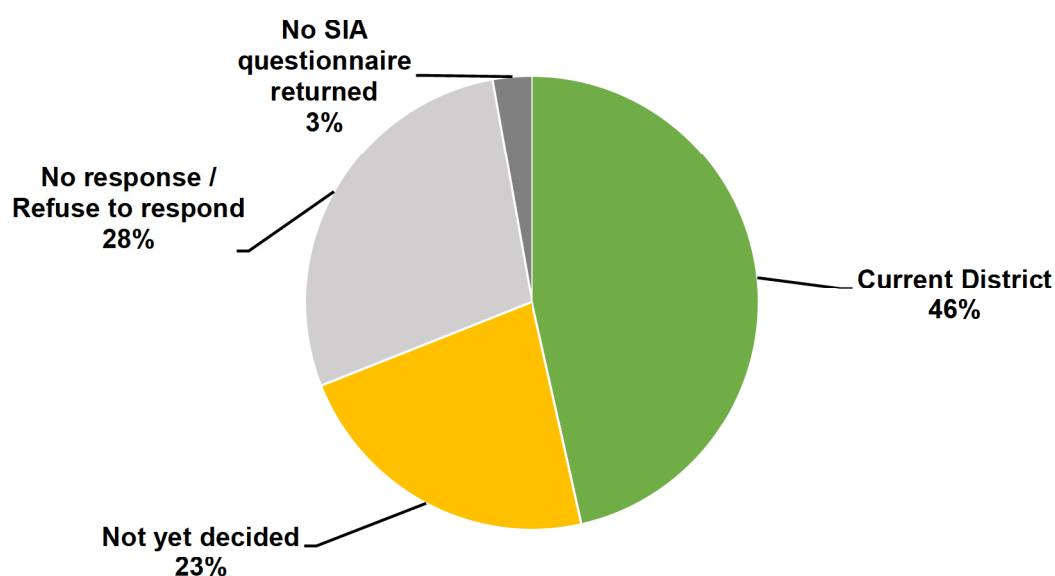
⁴ The relevant specific criteria are listed in the URA website:
<https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>

Re-housing Needs and Location Preference

Affected Owner-occupiers (71 Households as of 29 March 2024)

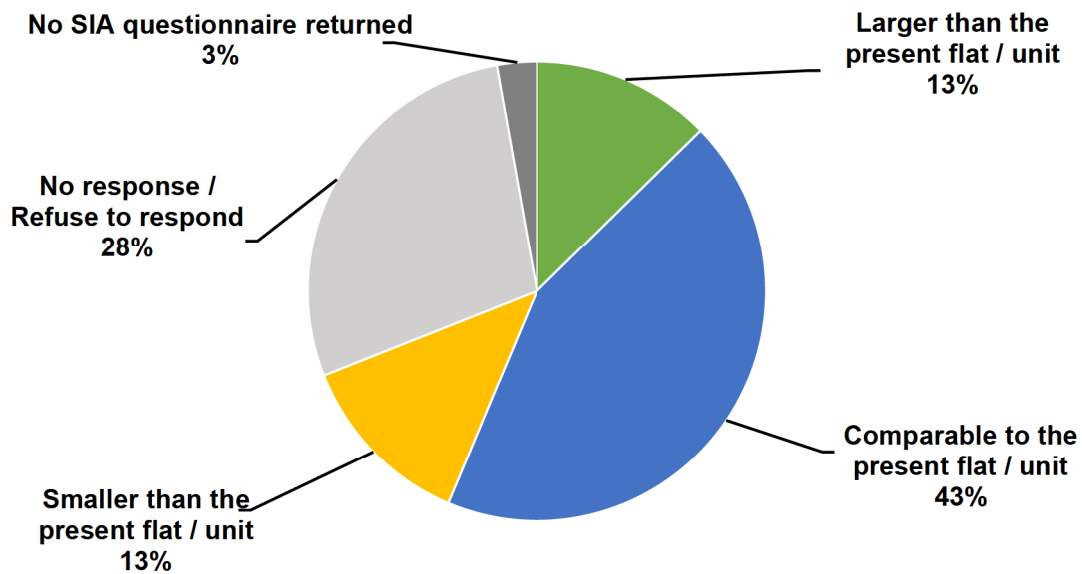
- 5.3 **Figure 5.2** shows the 71 surveyed owner-occupiers' preference of finding new accommodations. Thirty-three (33) surveyed owner-occupiers (about 46%) preferred to find alternative accommodations in the current district (i.e. Yau Tsim Mong District); while most of the remaining surveyed owner-occupiers either had not yet made a decision or had no response/ refused to respond.

Figure 5.2 Location Preference of New Accommodation for Owner-occupiers
(71 Surveyed Owner-Occupier Households as of 29 March 2024)



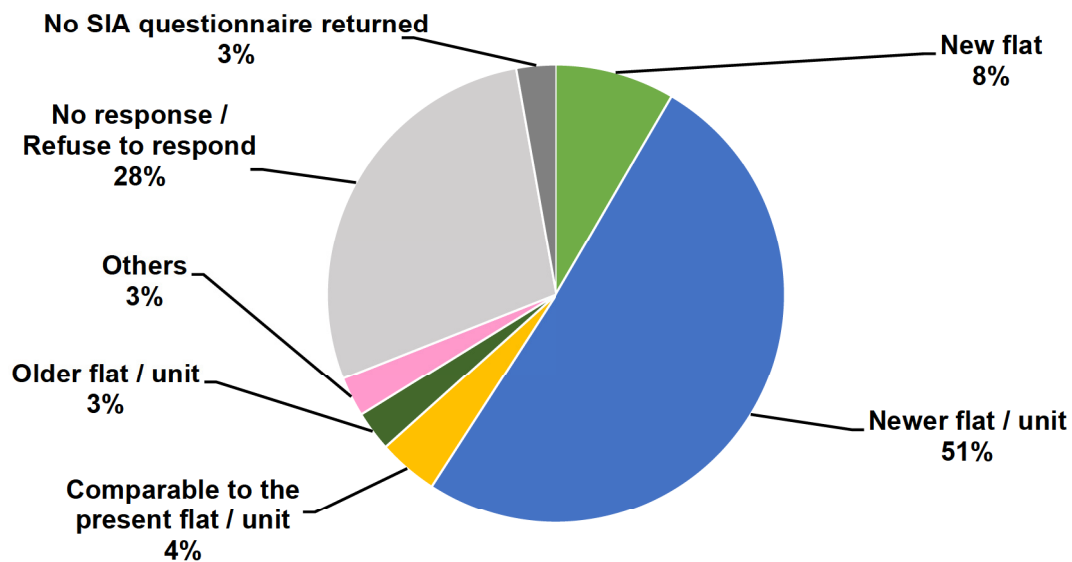
- 5.4 **Figure 5.3** shows the owner-occupier households' preference on flat size for the new accommodation. About 43% (31 surveyed owner-occupiers) preferred to find units of similar sizes as their present ones for new accommodation.

Figure 5.3 Flat Size Preference of New Accommodation for Owner-occupiers (71 Surveyed Owner-Occupier Households as of 29 March 2024)



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 (36 households or about 51%) preferred newer units compared to their existing ones. 6 households (about 8%) prefer brand new units as alternative accommodation. 6 households (about 8%) prefer brand new units as alternative accommodation.

Figure 5.4 Building Age Preference of New Accommodation for Owner-occupiers (71 Surveyed Owner-Occupier Households as of 29 March 2024)

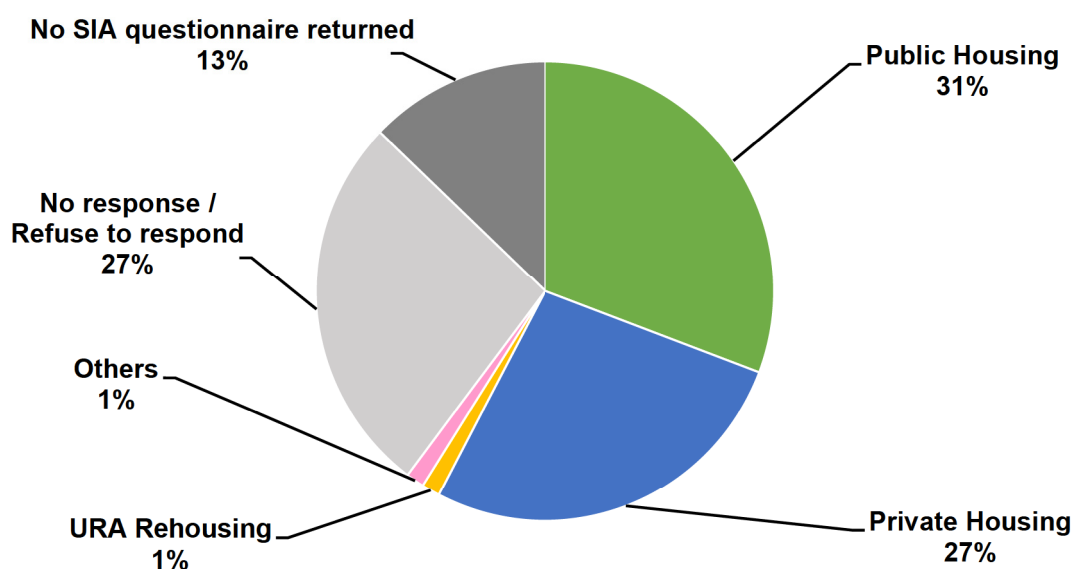


5.6 Subject to the approval by the CE in C to implement the Scheme, the URA will offer an owner-occupier of domestic property the market value, plus an ex-gratia allowance (namely home purchase allowance (“HPA”). It is believed that the affected owner-occupiers will be able to buy a newer flat of similar size in the same district. 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 13**.

Affected Tenants (78 Households as of 29 March 2024)

5.7 **Figure 5.5** shows the 78 surveyed tenants’ preference on new accommodations. 24 surveyed tenants (about 31%) preferred rehousing at public rental housing provided by either the HKHA or the HKHS.

**Figure 5.5 Preference of New Accommodation for Tenants
(78 Surveyed Tenanted Households as of 29 March 2024)**



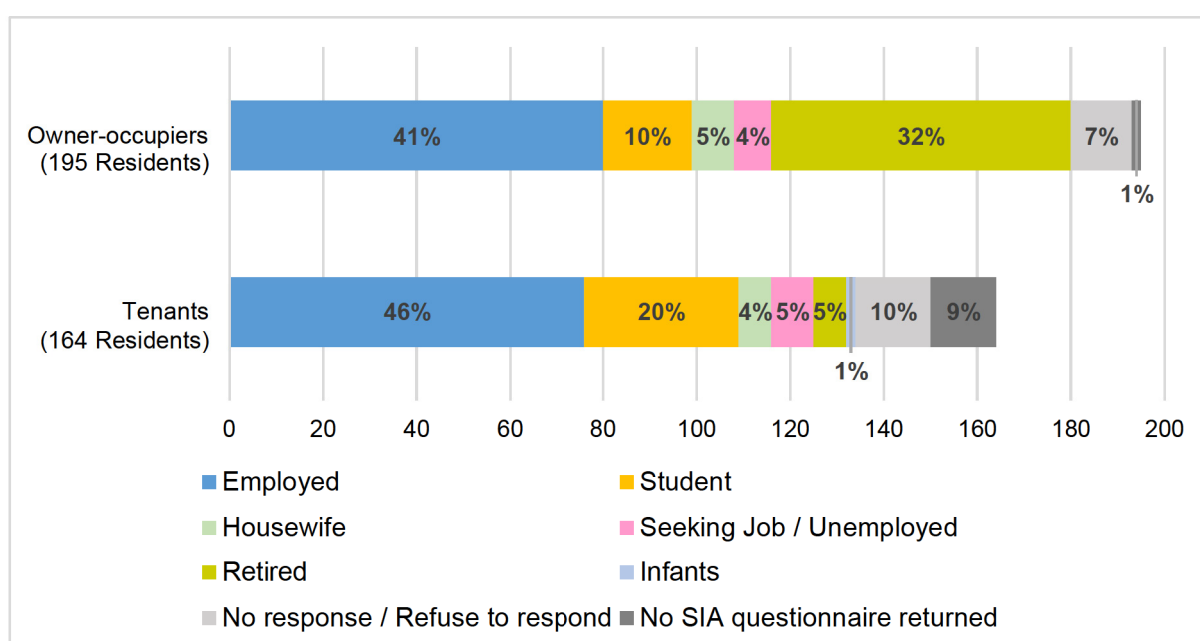
5.8 According to the agreement made between the URA and the HKHA and the HKHS, the HKHA and HKHS will provide flats within their estates for rehousing eligible tenants. The URA will liaise with HKHA and HKHS to reserve flats available in their estates to cater for potential demand. Subject to the availability of rehousing flats, the URA will endeavour to arrange allocation of rehousing flats for the eligible tenants in Yau Tsim Mong 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 359 surveyed residents (including 195 residents in owner-occupier households and 164 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 (359 Residents in 149 Surveyed Households as of 29 March 2024)



6.3 The unemployment rate within the Scheme was about 5%, which is higher than the seasonally adjusted territorial-wide rate of 2.9% recorded between December 2023 - February 2024⁵. This group of unemployed residents within the Scheme may have financial difficulty. Noted that some of the surveyed population had no response/ refused to respond to the question or did not return the SIA questionnaire, the actual unemployment rate might differ from the above.

⁵ Source: Census and Statistics Department website – Unemployment and underemployment statistics for December 2023 – February 2024.

6.4 If the Scheme is approved by the CE in C and is to be implemented, URA will make offer to eligible households according to its prevailing compensation policies. The SST and the URA's "Project Engagement" Programme would offer appropriate assistance in order to alleviate concerns of the residents. **Section 13** will further explain the mitigation measures.

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

**Table 6.1 Percentage Share of Place of Work of Employed Persons
(156 Surveyed Employed Residents as of 29 March 2024)**

	Employed persons in owner-occupier households (80 residents)	Employed persons in tenant households (76 residents)
Yau Tsim Mong	34%	24%
Sham Shui Po	10%	8%
Kowloon City	3%	4%
Wong Tai Sin & Kwun Tong	8%	17%
Hong Kong Island	11%	15%
Kwai Tsing & Tsuen Wan	1%	5%
Other Districts in the New Territories	5%	9%
Not fixed	12%	17%
Outside Hong Kong	6%	0%
No response/ Refuse to respond	10%	1%

6.6 It is found that a higher proportion of employed residents are working within the same district, i.e. Yau Tsim Mong District. The URA understands that employed tenants who are working within the Yau Tsim Mong District may have economic concerns arising from higher transportation costs if they were to be rehoused/ relocated to other districts. The URA will endeavour to meet the locational preferences of residents for public rental housing from the HKHA and the HKHS subject to their eligibilities and the availability of flats at that time. The SST will investigate the needy cases as identified and depending on justifications, may make recommendations for rehousing on compassionate grounds.

7 EMPLOYMENT AND ECONOMIC IMPACTS

7.1 **Table 7.1** summarizes the impacts of the proposed redevelopment on employment and economic condition as anticipated by the 71 surveyed domestic owner-occupier households and 78 tenant households.

Table 7.1 Anticipated Impacts on Employment and Economic Conditions (149 Surveyed Households as of 29 March 2024)

		Owner-occupiers (71 households)	Tenants (78 households)
Employment Condition	Positive Impact	1%	1%
	No Impact	45%	45%
	Negative Impact	14%	19%
	No response/ Refuse to respond	37%	22%
	No SIA questionnaire returned	3%	13%
Economic Condition	Positive Impact	6%	3%
	No Impact	27%	22%
	Negative Impact	21%	36%
	No response/ Refuse to respond	43%	27%
	No SIA questionnaire returned	3%	12%

7.2 For impact on employment, the majority of surveyed households (about 45% for owner-occupiers and about 45% for tenants) anticipated no impact caused by the proposed redevelopment. For those expressing negative impacts (about 14% for owner-occupiers and about 19% 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 (about 19%) anticipated negative impact on their employment condition than owner-occupiers (about 14%). 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, there were 27% of owner-occupiers and 22% of tenants anticipated no impact caused by the proposed redevelopment. Meanwhile, there were also about 21% of owner-occupiers and 36% of tenants anticipating negative impacts on economic condition. Their major concerns included increased expenditure, less saving and reduced cash flow. The URA will offer timely assistance to those residents with financial difficulty with the support of SST.
- 7.4 After commencement of the Scheme, the URA had organized 2 sessions of public briefing on 19 March 2024 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 compensated according to the URA's prevailing compensation policies. **Section 13** will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the "Project Engagement" Programme.

8 SOCIAL NETWORK

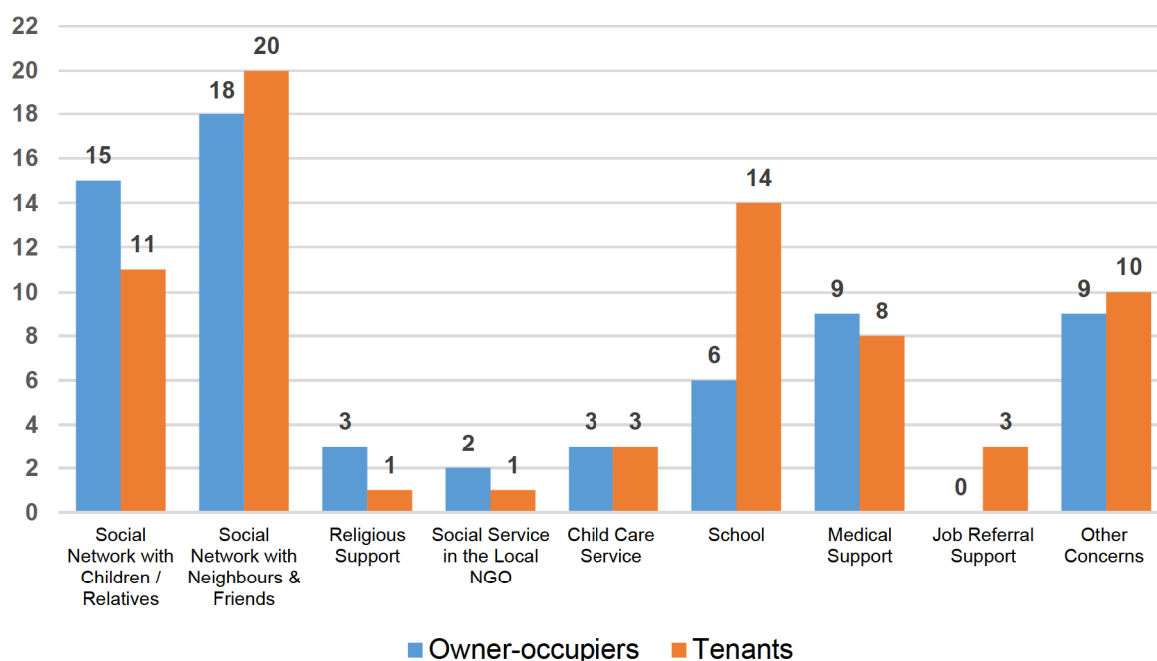
8.1 Table 8.1 showed that about 44% of surveyed owner-occupier households and about 48% of surveyed tenant households anticipated impacts on their social network by the proposed redevelopment. The percentage of tenants anticipating impacts on their social network was slightly higher than that of the owner-occupiers.

Table 8.1 Anticipated Impacts on Social Network (149 Surveyed Households as of 29 March 2024)

	Owner-occupiers (71 households)	Tenants (78 households)
No Impact	32%	26%
Affected	44%	48%
No response/ Refuse to respond	21%	13%
No SIA questionnaire returned	3%	13%

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 29 March 2024)

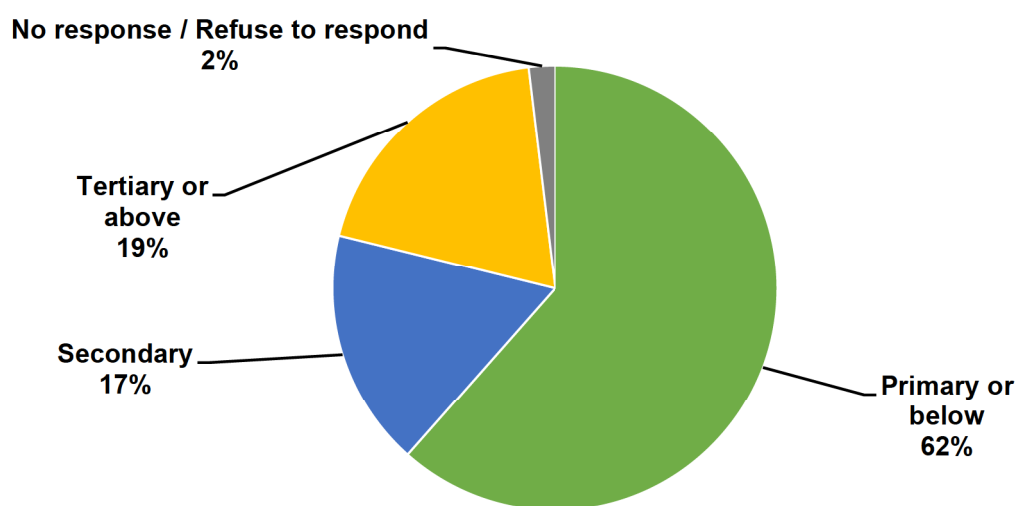


- 8.3 With reference to **Figure 8.1**, the major concerns expressed by the residents were on social network with their children, relatives, friends and neighbours. The URA and the SST understand the difficulty and effort required by the residents to establish/ re-establish the social support. To address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

9 EDUCATIONAL NEEDS OF CHILDREN

9.1 The survey identified 52 students residing within the Scheme, including 19 students (about 37%) from owner-occupier households and 33 students (about 63%) 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
(52 Surveyed Students as of 29 March 2024)



9.2 Of these 52 surveyed students, 22 of them (about 42%) were studying in the Yau Tsim Mong District. Twelve (12) of them (about 23%) were studying in other districts within Kowloon. Nine (9) of them (about 17%) were studying in other districts in Hong Kong. For the remaining students, one (1) of them (about 2%) did not have a fixed school location, one (1) of them (about 2%) was studying outside Hong Kong, and 7 of them (about 14%) 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 65% of surveyed students spent at most \$10 for travelling to school; while about 88% of them could arrive their schools within 1 hour.

Figure 9.2 Single Trip Travelling Cost to School
(52 Surveyed Students as of 29 March 2024)

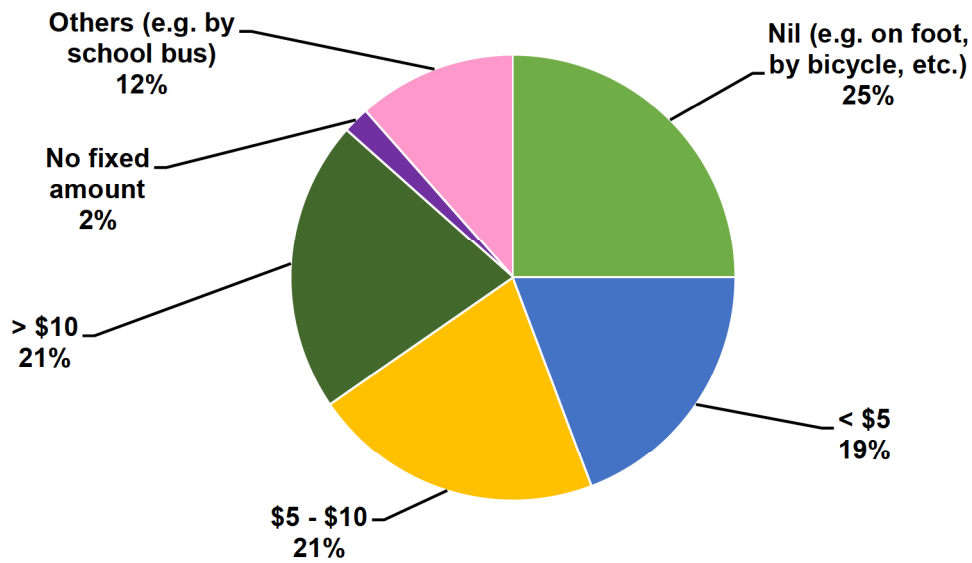
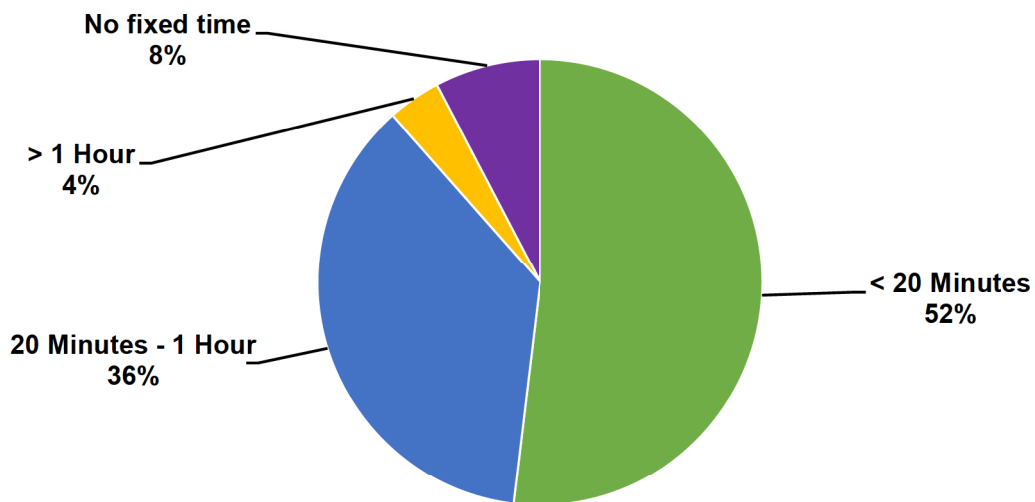


Figure 9.3 Single Trip Travelling Time to School
(52 Surveyed Students as of 29 March 2024)



9.4 With reference to **Figure 9.1**, of the 52 students, 32 (about 62%) 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 questionnaires.

Elderly (Aged 65 or above)

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

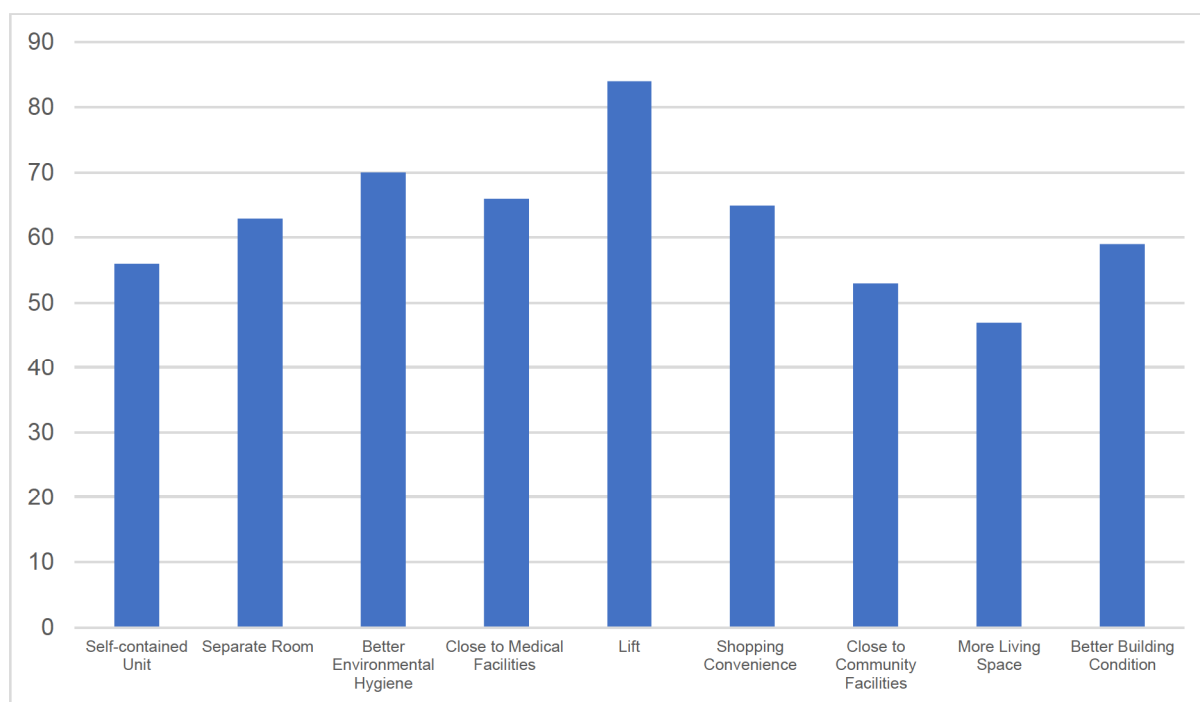
Table 10.1 Distribution of Elderly Residents (as of 29 March 2024)

Total number of Elderly and Households	
Total No. of Elderly Residents	82 persons (about 23% of surveyed residents)
Total No. of Households with Elderlies	54 households (about 36% of surveyed households)
Household Sizes	
Singleton Households	13 households (13 elderly residents)
Doubleton Households	7 households (14 elderly residents)
Others	34 households (55 elderly residents)
Occupancy Status	
Owner-occupiers	46 households (about 65% of surveyed owner-occupiers)
Tenants	8 households (about 10% of surveyed tenants)

10.3 With reference to **Tables 3.4 and 10.1**, the percentage of elderly residents within the Scheme (23%) was similar to the territorial level of about 22%. 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 29 March 2024)



10.5 With reference to **Figure 10.1**, elderly residents mostly aspired the presence of lift for their new accommodations. They also perceived better environmental hygiene, convenience to medical facilities, shopping convenience, and separate rooms. 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 Seven (7) residents with disabilities (about 2% of the 359 surveyed residents) (all in owner-occupier households) were recorded in the survey. Their disabilities mainly relate to wheelchair access and visual impairment. These residents mainly concerned medical care and disability access/ facility.

Single-parent Families

- 10.7 Nine (9) single-parent families (about 6% of the 149 surveyed households) including 4 owner-occupiers and 5 tenanted households. Seventeen (17) 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'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 Thirteen (13) of the 359 surveyed residents (about 4%) from total 4 households claimed themselves ethnic minority, which was lower than the district-wide and territorial-wide percentages of about 17% and about 8% respectively.
- 10.9 Sri Lankan was the major ethnicity in ethnic minority groups that there were in total 5 Sri Lankan residents (about 1% of the 359 surveyed residents) surveyed from in total 2 households (about 1% of the 149 surveyed households). The remaining 8 residents included 3 Thai, 1 American, and 4 residents who did not specified their ethnicity.
- 10.10 Among the 4 households of ethnic minorities, only 1 household was owner-occupier while the remaining 3 households were all tenants. Two (2) households of ethnic minorities anticipated negative impacts on their employment or economic condition, while three (3) households of ethnic minorities anticipated negative impact on their 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 public briefing on 19 March 2024 to brief the planning procedures of the Scheme 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 Thai, English, etc.) on the URA website to facilitate the ethnic minorities to understand the policies, their interests and to alleviate their concerns.
- 10.12 Moreover, the SST also started to contact the affected households to understand their concerns and provide support to the needy. If the Scheme is approved by the CE in C and is to be implemented, the eligible households will be subject to the URA's prevailing compensation policies. **Section 13** will further explain the compensation and rehousing policies, and other mitigation measures including support from the SST and the URA's "Project Engagement" Programme.

11 BUSINESS IMPACT

11.1 According to the FS, there are 56 business operators. The total number of non-domestic units in the Scheme according to the approved GBP is 15. The details are shown in Table 11.1.

Table 11.1 Number of Business Operators Surveyed within the Scheme (as of 29 March 2024)

		Number of GBP Units	Number of Actual units	Number of Operators
Surveyed Non-domestic GBP units for non-domestic use		13	16 Note 1	12 Note 2
Surveyed Non-domestic GBP units for domestic use only		1	N/A	N/A
Un-surveyed Non-domestic GBP units		1	N/A	N/A
Total no. of Non-domestic GBP units		15	N/A	N/A
Surveyed Domestic GBP units	For non-domestic use only	28	40 Note 3	31 Note 4
	With both domestic and non-domestic uses (including sub-divided units and mixed use unit)	3	5 Note 5	4 Note 6
Surveyed Non-GBP units for non-domestic use	Back-lane structures	N/A	3	3
	Rooftop structures	N/A	7	3 Note 7
	Forecourt Structures	N/A	7	2 Note 8
	External wall structures	N/A	1	1
Total		N/A	79	56

Note 1: 16 actual units were surveyed in 13 non-domestic GBP units for non-domestic use.

Note 2: 4 operators occupied 8 actual units.

Note 3: 40 actual units were surveyed in 28 domestic GBP units for non-domestic use.

Note 4: 4 operators occupied 13 actual units.

Note 5: 5 actual units were surveyed in 3 domestic GBP units with non-domestic use.

Note 6: 2 operators occupied 2 actual units; 2 household/operators occupied 2 actual units for both domestic and non-domestic use (mixed use); another 1 actual unit was occupied by 1 operator who also occupied 2 actual units for in a surveyed domestic GBP unit for non-domestic use.

Note 7: 3 operators occupied 3 rooftop structures. 4 rooftop structures were occupied by 4 operators who also occupied 4 actual units within non-domestic GBP units.

Note 8: 2 operators occupied 2 forecourt structures. 5 rooftop structures were occupied by 4 operators who also occupied 5 actual units within non-domestic GBP units.

11.2 Of the 56 business operators, 35 of them have completed the whole or part of the SIA questionnaire; while 9 business operators did not respond to the SIA questionnaire.

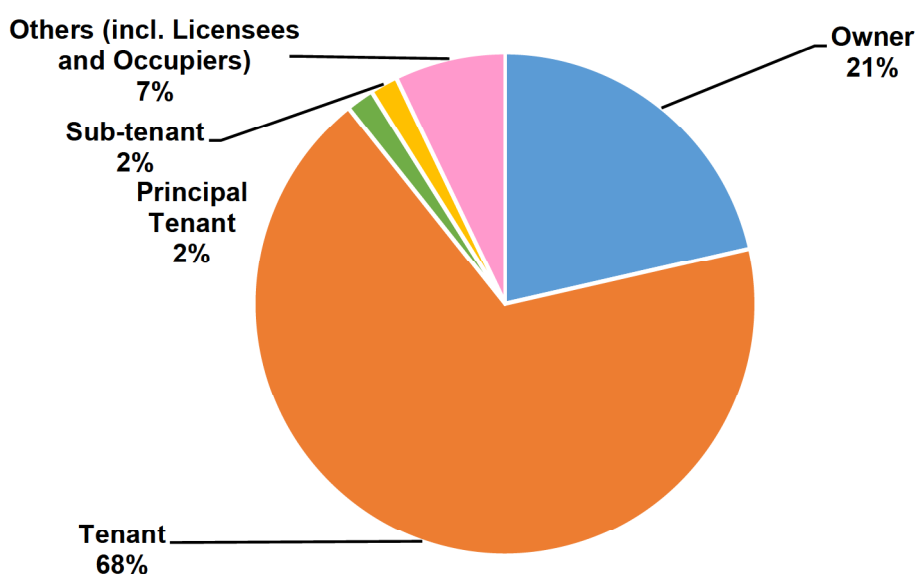
The remaining 12 business operators did not return the SIA questionnaire. For operators did not respond or refused to respond to the whole or part of SIA questionnaire, their answers to those questions would be categorized as “No response/ Refuse to respond” during analysis. For those had not yet returned SIA questionnaire, they would be categorized as “No SIA questionnaire returned” in the analysis. **Table 11.2** shows the breakdowns of all these 56 records from the business operators.

Table 11.2 Results of FS and SIA Survey for Business Operators (as of 29 March 2024)

	No. of Business Operators
Surveyed operators in the Freezing Survey	56
Breakdown by response to the SIA questionnaire	
Operators responded to the whole/ part of the SIA questionnaire	35
Operators did not respond to the SIA questionnaire	9
Operators with no SIA questionnaire returned	12
Total	56

11.3 As shown in **Figure 11.1**, out of the 56 surveyed business operators, 12 (about 21%) were owner operators, 40 (about 72%) were tenant operators (including tenants, principal tenants and sub-tenants) and 4 (about 7%) were of other status (including 2 licensees, 1 occupier and 1 other occupier).

Figure 11.1 Occupancy Status of Business Operators (56 Surveyed Operators as of 29 March 2024)



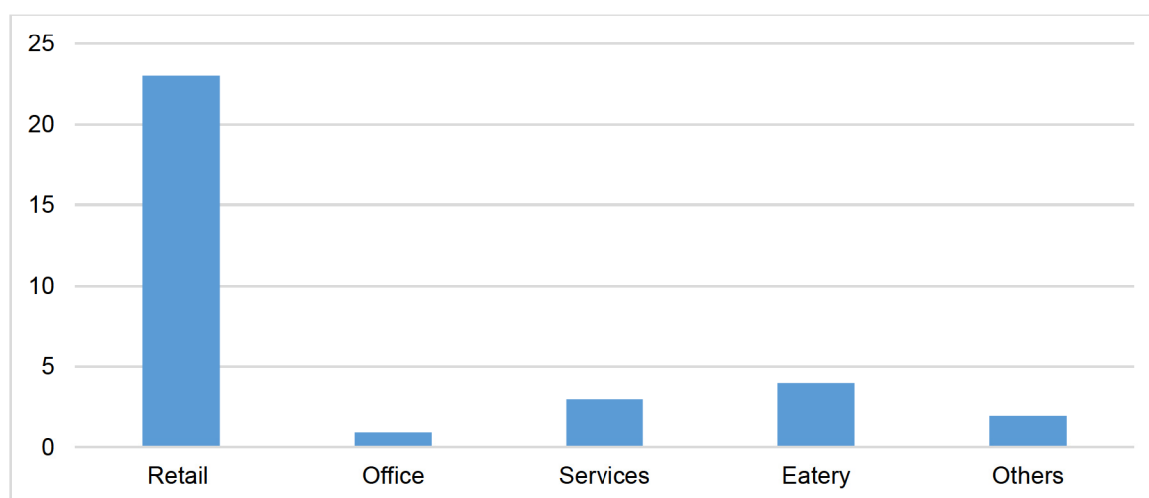
11.4 **Figure 11.2** shows the nature of existing businesses of the surveyed operators. The types of business identified within the Scheme were mainly “Retail”, “Services” and “Eatery”. Twenty-three (23) surveyed operators (about 41%) classified their business nature as retail. The two (2) operators who classified their business nature as “Others” included a church and a photo printing shop. No surveyed business operator categorised his/ her business as “Workshop” nor “Special trade unique to the area”.

Florist Operators within the Scheme

11.5 Given the proximity to the Flower Market precinct of the Scheme, based on the FS and SIA questionnaire results as of 29 March 2024, twenty-eight (28) florist operators were identified within the Scheme area. Among them, 3 florist operators owned 6 florist shops and submitted 6 FS questionnaires to state their shop details. As such, a total of 31 operators (i.e. representing 31 florist shops) are adopted in this section to analyse the information and views from the FS questionnaires and SIA surveys. According to the results of the SIA questionnaire, out of these 31 surveyed florist operators, 21 of them categorised their business nature as “Retail”, 1 of them categorised his/ her business nature as “Office”, and the remaining were either “no response/ refused to respond” or “no SIA questionnaire returned”.

11.6 Among these 31 surveyed florist operators, there were 26 florist operators at ground floor who occupied in total 18 ground floor GBP units. Three (3) florist operators occupied 3 non-GBP structures located at forecourts and back lanes while the remaining 2 florist operators occupied 2 upper floor GBP units.

Figure 11.2 Nature of Existing Businesses (56 Surveyed Operators as of 29 March 2024)



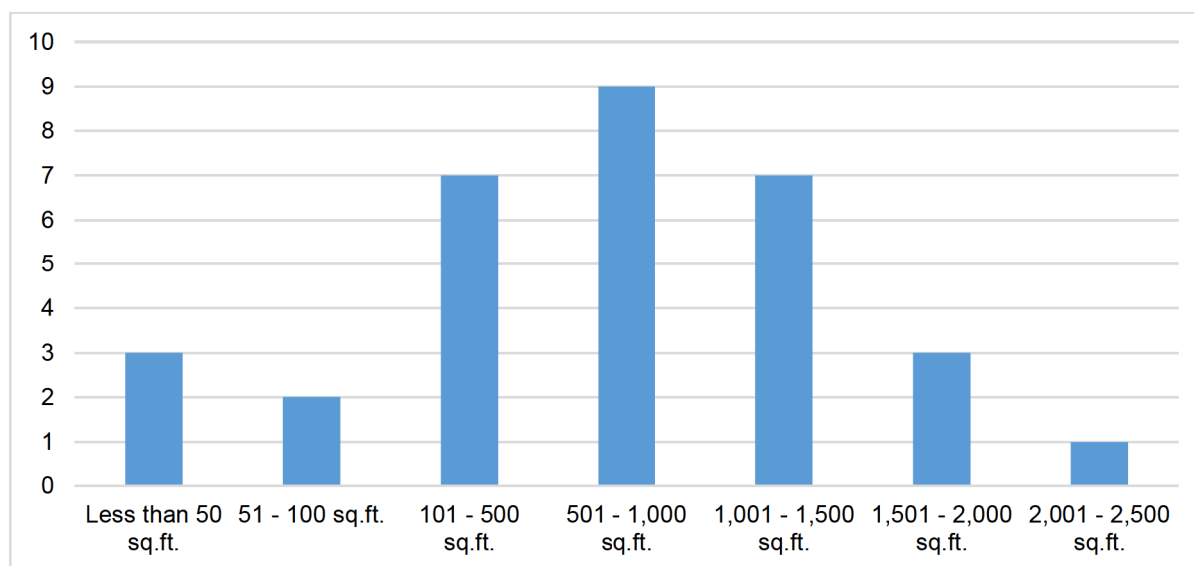
Remarks: 23 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

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

11.8 Among the 56 surveyed operators, 13 of them indicated that their shops were chain stores or have other branches, including 10 operators considered as florists. Less impact is anticipated to those operators who were chain stores or have other branches with the compensation provided by the URA.

11.9 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 (56 Surveyed Operators as of 29 March 2024)



Remarks: 24 operators did not/ refused to respond to this question or did not return the SIA questionnaire.

Views of All Surveyed Business Operators

11.10 **Figure 11.4** shows the business operators’ views on the proposed redevelopment. Among the 56 surveyed operators, 11 surveyed business operators (about 20%) strongly supported or supported the proposed redevelopment, while 6 interviewed business operators (about 11%) did not support. Nearly half (about 48%) of the surveyed operators chose “No comment” or “No response/ refuse to respond” to the proposed development.

Views of Surveyed Florist Operators

11.11 A higher percentage of surveyed florist operators expressed “Support” compared to the other surveyed operators. **Figure 11.5** shows that among the 31 surveyed operators considered as florists, 8 florists (about 26%) either strongly support or supported the proposed development, while there were only 2 florists (about 6%) not supporting. About 49% of florists chose “No comment” or “No response/ refuse to respond” to the proposed development.

11.12 The majority of those supported the Scheme considered that the building condition was poor; and the 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 (56 Surveyed Operators as of 29 March 2024)

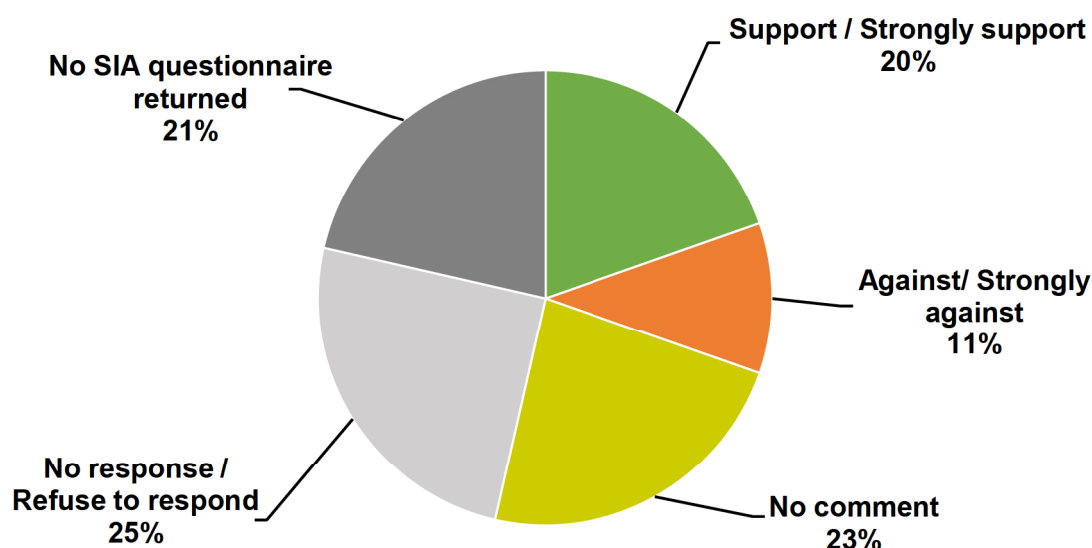
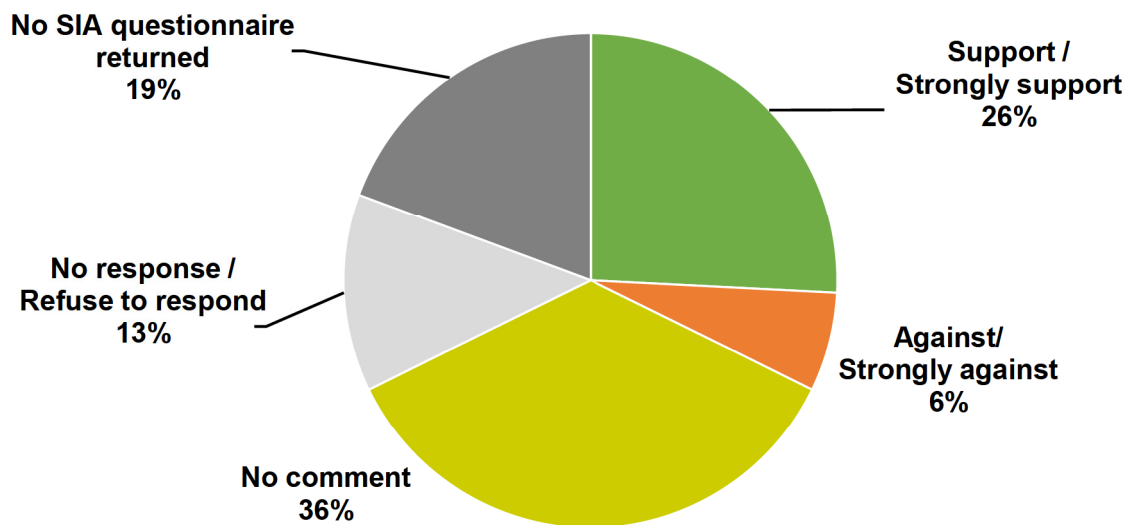
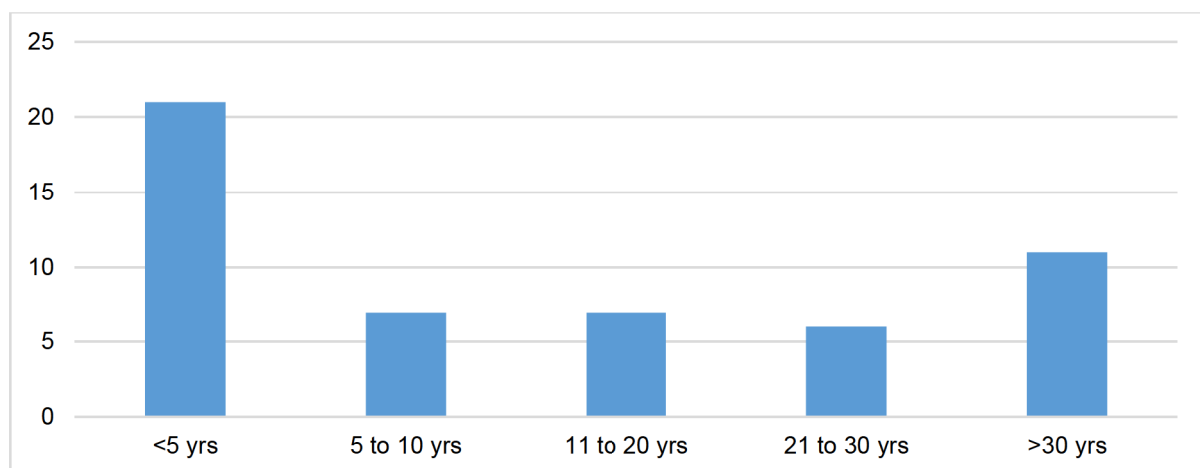


Figure 11.5 Florist Operators' Views on the Proposed Redevelopment (31 Surveyed Florist Operators as of 29 March 2024)



11.13 **Figure 11.6** shows the years of operations indicated by the surveyed operators. It is found that 35 operators (about 63%) had operated their businesses at the existing premises for not more than 20 years, within which 21 operators (about 38%) had operated for less than 5 years. On the other hand, there were 11 operators (about 20%) operated at the existing premises for more than 30 years.

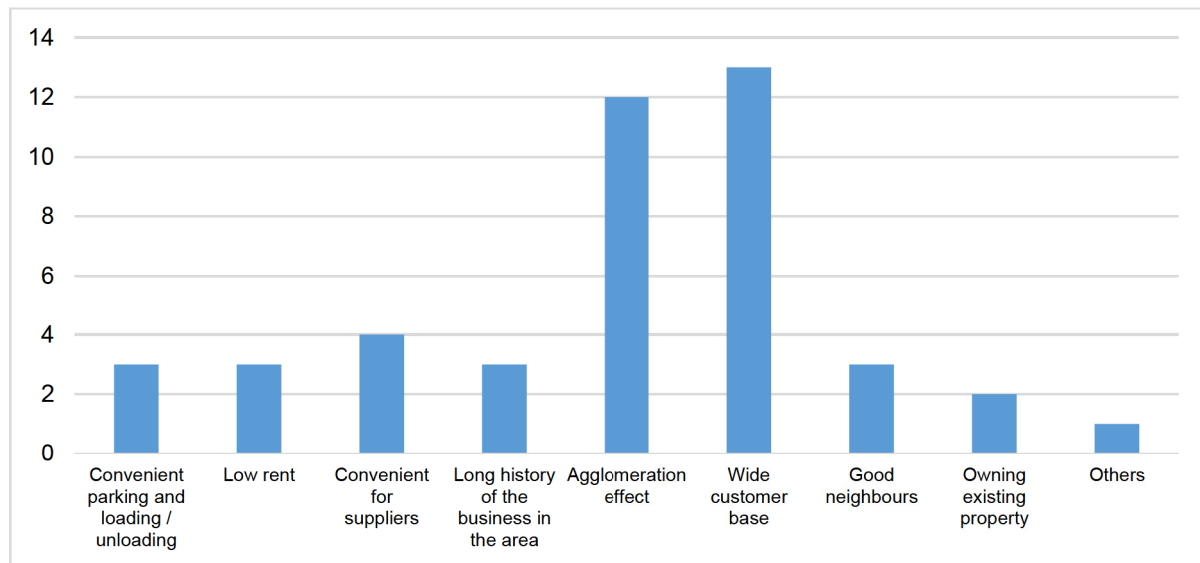
Figure 11.6 Years of Business Operation (56 Surveyed Operators as of 29 March 2024)



Remarks: 4 operators did not/ refused to respond to this question.

11.14 **Figure 11.7** shows the business operators’ main reasons for operating at the existing premises. Each operator can choose more than one reasons. The operator who chose to answer “Others” in this question refers to inheritance of family business. The most common two reasons chosen by the operators were “Agglomeration effect” and “Wide customer base”.

Figure 11.7 Main Reasons for Operating at the Existing Premises (as of 29 March 2024)



11.15 **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 was the highest percentage of operators considered that they were neither satisfied nor dissatisfied with their business performance, and there were the highest percentages of operators were satisfied of their interpersonal relationship and business network.

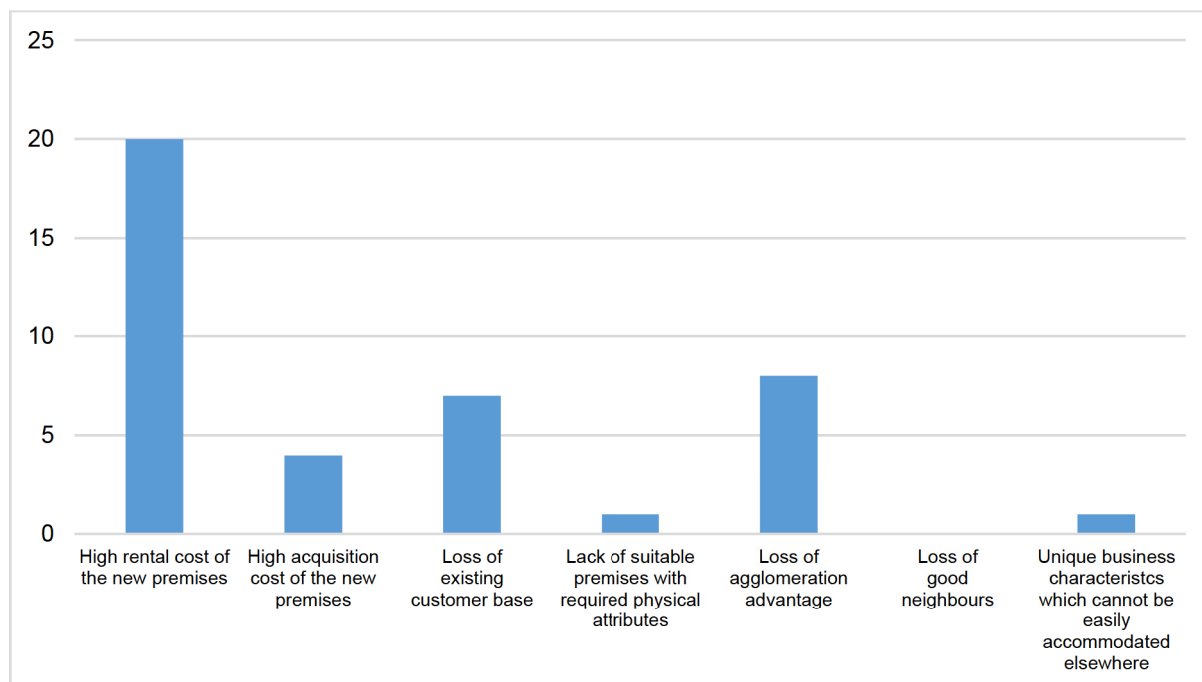
Table 11.3 Operators' Satisfaction of Business Performance, and Opinions of Interpersonal Relationship and Business Network Established from the Existing Business (56 Surveyed Operators as of 29 March 2024)

		Business Operators
Satisfaction Level of Business Performance	Very Satisfied	2%
	Satisfied	13%
	Neither Satisfied nor Dissatisfied	32%
	Dissatisfied	5%
	Very Dissatisfied	2%
	Others	2%
	No response/ Refuse to respond	23%
	No SIA questionnaire returned	21%
Opinion of Interpersonal Relationship	Very Satisfied	9%
	Satisfied	27%
	Neither Satisfied nor Dissatisfied	13%
	Very Dissatisfied	4%
	No response/ Refuse to respond	25%
	No SIA questionnaire returned	22%
Opinion of Business Network	Very Satisfied	4%
	Satisfied	30%
	Neither Satisfied nor Dissatisfied	9%
	Dissatisfied	5%
	Very Dissatisfied	2%
	No response/ Refuse to respond	29%
	No SIA questionnaire returned	21%

11.16 On the future intention of the operators if the proposed Scheme is to be implemented, 24 surveyed business operators (about 43%) responded that they would like to continue their businesses nearby; while 4 surveyed operators (about 7%) have not yet decided. No surveyed operator indicated that they would close the business.

11.17 **Figure 11.8** shows the surveyed business operators' major concerns on relocation. Each operator could choose more than one concerns. Among which, high rental cost of the new premises was the major concern of the surveyed operators.

**Figure 11.8 Main Concerns on Relocation of Business Operators
(as of 29 March 2024)**



11.18 Eighteen (18) surveyed business operators (about 32%) expressed that they wanted to meet URA staff and SST for assistance. Twenty-three (23) surveyed operators (about 41%) indicated that they would like the URA to assist them in finding new premises to continue their businesses. Upon request from the affected 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.

11.19 Eight (8) surveyed business operators (about 14%) had expressed that their employees had major concern on the proposed redevelopment, of which they were worried about unemployment. The SST and the URA's "Project Engagement" team will pay attention to the needs of staff and alleviate their concerns. **Section 13** will further explain the details of these mitigation measures.

12 AFFECTED OPEN SPACE, RECREATION FACILITIES AND GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES

- 12.1 Site B of the Scheme includes a cluster of existing open space, recreation facilities and Government, institution or community (“GIC”) facilities. The open space includes Boundary Street Recreation Ground, Sai Yee Street Children’s Playground and Boundary Street Amenity Plot. An artificial turf field is provided at Boundary Street Recreation Ground which can be used for playing football or hockey.
- 12.2 Boundary Street Sports Centre Nos. 1 and 2 are also located at Site B of the Scheme, which provide indoor sports venues including basketball courts, volleyball courts, badminton courts, squash courts, table tennis tables, and activity rooms. Other GIC facilities within Site B of the Scheme include Sai Yee Street (Flower Market Road) Refuse Collection Point, Sai Yee Street Public Toilet, and an electric substation. Site B also covers the Leisure and Cultural Services Department (“LCSD”) Boundary Street Plant Nursery.
- 12.3 Through restructuring and replanning of the existing open space, a Waterway Park of not less than 8,800sq.m. will be created at Site B. The Waterway Park will become an iconic and sizable green hub with blue-green feature for public leisure, reviving the previous spatial setting of a nullah with water features, and rejuvenating the district. With the Waterway Park and other proposed public open space, the Scheme will provide public open space of not less than 17,000sq.m. in total for public enjoyment. The public open space at Site B, including the Waterway Park, will be owned, managed and maintained by LCSD upon completion.
- 12.4 A multi-purpose complex building is proposed at Site B to re-provide/ upgrade and provide new recreation/ GIC facilities to meet the community needs. Subject to timely confirmation of funding and operation arrangement from relevant Government bureaux/ departments, the Scheme aims to provide about 20,000sq.m. non-domestic GFA for reprovisioned/ upgraded/ new recreational/ GIC uses. The existing artificial turf field will be reprovisioned on a raised level at the multi-purpose complex building.

- 12.5 Early liaison with relevant Government bureaux/ departments has been made on the reprovision and potential new provision of recreation/ GIC facilities at the Scheme. The actual provision of recreation/ GIC facilities will be subject to timely confirmation of funding, operational arrangement from the relevant Government bureaux/ departments and technical feasibility.

13 MITIGATION MEASURES

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

Social Service Team

13.2 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 22 April 2024, the SST has successfully contacted 76 households and 10 business operators. A breakdown of the contacts is listed in **Table 13.1**.

Table 13.1 Breakdown of SST Contacts by Client Groups (as of 22 April 2024)

Client Groups	Number of Contacts
Domestic Tenants	26
Domestic Owners	43
Business Operators	10
Domestic Households with no Claimed Occupancy Status	7
Total	86

13.3 **Table 13.2** summarised the nature of identified problems.

**Table 13.2 Nature of Problems Identified Among the SST Contacts
(as of 22 April 2024)**

Problem or Enquiry Nature	Number of Enquiries
Domestic Tenants	
a) Unclear on compensation and rehousing policies	25
b) Evicted by owners/ outrageous rent rise	0
c) Worry about eviction, termination of tenancy or outrageous rent rise in future	1
Domestic Owners	
a) Unclear on compensation policies	43
b) Worry about compensation not enough to purchase another flat in the same district	0
Business Operators	
a) Unclear on compensation policies	10
b) Worry about compensation not enough to resume their businesses in the same district	0
Domestic Households with no Claimed Occupancy Status	7
Total	86

13.4 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/ business operators with no imminent need, 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

13.5 The URA arranged 2 sessions of public briefing on 19 March 2024 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. The total attendance of the 2 sessions of public briefing was about 290 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

- 13.6 The URA will attend the Yau Tsim Mong District Council (“YTMDC”) meeting on 7 May 2024 to brief District Council members on the planning proposal and implementation procedures of YTM-013 and to obtain their comments on the redevelopment.

Engagement with the Florist Operators

- 13.7 Given the Scheme’s proximity to the Flower Market precinct, florist operators operating in the Flower Market precinct may have high concern on the proposed redevelopment. To address the concerns from the florist operators, URA engaged the Hong Kong Wholesale Florist Association and its representatives to hold a briefing session on 25 April 2024 to brief them on the proposal of the Scheme and to answer their questions. A total of 24 individuals attended the meeting. The representatives emphasised the significance of the Flower Market characters and the redevelopment should facilitate to enhance the Flower Market characters. Some representatives also expressed their views and suggestions on planning and design aspects to strengthen Flower Market characters through redevelopment. Questions on possible interim and permanent decanting options, acquisition and compensation, mitigation arrangement during construction period, construction programme, etc. were discussed at the meeting. URA has also informed the florist representatives that further individual interviews would be arranged by URA under the “Project Engagement Programme” to answer their enquiries and address their concerns individually (details in **paragraphs 13.8 – 13.9** below).

Project Engagement Programme

- 13.8 The process from the project commencement to the commencement of acquisition and rehousing arrangement after CE in C’s approval of the Scheme will usually take a long period of 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.
- 13.9 Under the “Project Engagement” Programme, a special team of URA staff members will proactively visit every household and business operator affected by the URA projects to explain the compensation and rehousing policies in details, as well as the

latest progress, 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

13.10 The URA also answers enquiries and provides hotline services to residents within the redevelopment area. About 218 enquiries had been received between 15 March 2024 and 22 April 2024. The subject matters of the enquiries are summarised in **Table 13.3**.

Table 13.3 Nature of Enquiries (as of 22 April 2024)

Subject Matters of Enquiries	
Scheme information, progress, timetable and planning procedures of urban renewal	19 (9%)
Acquisition Compensation and rehousing policies	11 (5%)
Freezing Survey (e.g. registration arrangement, briefing arrangement)	145 (66%)
Others	43 (20%)
Total Enquiries:	218 (100%)

13.11 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 to those in need after their moving to the replacement flats, such as familiarisation with new neighbourhood, accommodation and local facilities; and
- assistance to identify suitable replacement premises for affected businesses.

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

13.13 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.

Arrangements for Continuation of Business Operation of the Affected Florists

13.14 The URA aims to preserve local characters in the redevelopment spectrum. The URA had good experience in arranging shops of special/ local characters to return to the area and continue their operations upon redevelopment. For example, the URA Board had given special approval for the URA project at Kai Tak Road/ Sa Po Road Development Scheme (KC-015), to assist eligible operators of Thai restaurants and those long-established restaurants within the project KC-015 to rent shops in the future development at concessionary rates for 5 years to continue their operations so as to preserve the local characters. Additionally, the URA reserved floor space for selling fresh food in the Peel Street/ Graham Street Development Scheme (H18), so as to retain the long-established local characters of the fresh market and create synergy with the current street market nearby.

13.15 As indicated in YMDS, the Flower Market precinct is one of the key character streets in Hong Kong. The URA aims to comprehensively enhance and reinforce the local characters of the Flower Market precinct via various urban renewal initiatives, including redevelopment and rehabilitation/ revitalisation of the surrounding areas. Considering that the Scheme is situated within the Flower Market precinct with strong local culture

of floral and horticultural businesses, the URA designed ground floor retail shop frontage in Site B in front of Waterway Park and along Sai Yee Street with podium setback to allow exhibition spaces at street front to enable possible expansion of Flower Market businesses from the existing Flower Market precinct. In addition, subject to agreement with stakeholders and relevant Government departments, by undertaking rehabilitation/ revitalisation works at the back lanes near the adjacent URA's Preservation and Revitalization project at Prince Edward Road West / Yuen Ngai Street (MK/02) and opening up the backyards of the buildings in MK/02, it provides opportunities for further expansion of Flower Market activities along the new shop frontages at the back lanes which would be revitalised to become "the third street" to enhance the vibrancy and environment of the Flower Market.

- 13.16 The URA may explore the possibility of interim arrangement and return of florist operators for businesses upon redevelopment, in the purpose of enabling the affected florists to continue their businesses in the area to preserve the local characters of the Flower Market precinct. Subject to verification of the business nature, collection of views from the affected florists, feasibility and other relevant factors, the URA will explore possibilities to provide interim decanting locations or finding appropriate shops adjoining the Flower Market precinct to facilitate the affected florist shops to continue their businesses during construction period. Besides, URA will also explore the possibilities to facilitate the affected florists to rent the shops in the future redevelopment with priority, so as to enable them to return to the area to continue businesses.
- 13.17 In addition, according to the URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue their businesses in the same district as far as practicable.

Phased Redevelopment to Minimize Inconvenience Caused

- 13.18 Potential inconvenience to the users of the affected open space, recreation facilities and GIC facilities may be caused due to the proposed redevelopment. To materialise the planning gains as early as possible, and to minimise the potential inconvenience caused, a phased implementation of the proposed development in the Scheme may be explored and subject to technical feasibility and agreement with relevant Government departments. Detailed programme and phasing arrangement will be

subject to the collection of views from stakeholders, detailed design, GIC facilities reprovisioning schedule, construction programme and other relevant factors at the implementation stage.

Prevailing Acquisition, Compensation and Rehousing Policy

- 13.19 At the public briefing sessions held on 19 March 2024, general principles in property acquisition and the rehousing or ex-gratia allowance payment for tenants 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

- 13.20 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.
- 13.21 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 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 regardless of whether or not he/she elects to take up the choice of FFF offer.

- 13.22 Affected eligible domestic tenants will be re-housed in units provided by the HKHA or the HKHS or the URA. Tenants who are re-housed will be offered an ex-gratia removal allowance. The amount receivable is equivalent to the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government or the prevailing rates of the Ex-gratia Domestic Removal Allowance of HKHA, whichever is higher.
- 13.23 Tenants who are not allocated re-housing due to various reasons or who decline re-housing, may receive ex-gratia allowances. Details of the ex-gratia allowances for domestic tenants can be obtained from <https://www.ura.org.hk/en/redevelopment/tenants-corner/rehousing-and-ex-gratia-allowance-policies>.
- 13.24 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.
- 13.25 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 those domestic tenants whose tenancies commenced before the Freezing Survey of this Scheme and are required to move out from the properties as requested by their landlords upon expiry or termination of their tenancies before URA’s acquisition of the properties. In general, eligible domestic tenants who meet the criteria under this programme will be offered, after URA’s acquisition or Government’s resumption of the properties concerned, special ex-gratia allowance based on the rateable value of the properties concerned, the ex-gratia allowance is calculated according to the method as listed in **Table 13.4** below subject to a minimum amount of HK\$170,000 (for an one-person household) and HK\$190,000 (for a two-person or larger household) (“Minimum EGA”). The Minimum EGA will be reviewed annually in 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 13.4 Calculation of Special Ex-gratia Allowance for “Domestic Tenants Compassionate Assistance Programme”

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

Non-domestic Properties (Other than industrial premises)

13.26 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, 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. 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.

13.27 For non-domestic tenants of the premises, an ex-gratia allowance 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 on 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 13.5** below.

Table 13.5 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

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

13.29 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 Non-domestic G/F Premises (including both surveyed and un-surveyed units) within the Scheme (as taken in April 2024)

Site A1	
	
230 Fa Yuen Street	228 Fa Yuen Street
	
226A Fa Yuen Street	226 Fa Yuen Street
	
224C Fa Yuen Street	224B Fa Yuen Street

Site A1	
<p>224A Fa Yuen Street</p>	<p>224 Fa Yuen Street</p>
<p>Back lane structure, 222G-222H Fa Yuen Street</p>	<p>222H Fa Yuen Street</p>
<p>Shop B1, 152A-152D Prince Edward Road West</p>	<p>Shop C1, 152A-152D Prince Edward Road West</p>

Site A1



Shops B2, C2 and C3, Forecourts 1 and 2, 152A-152D Prince Edward Road West

Shop D and Forecourt 3, 152A-152D Prince Edward Road West











Shop E and Forecourt 4, 152A-152D Prince Edward Road West

Shop F and Forecourt 5, 152A-152D Prince Edward Road West



Forecourt 6, 152A-152D Prince Edward Road West

Site A1

	
<p>Back lane Structure, 152A-152D Prince Edward Road West</p>	<p>215 Sai Yee Street</p>
	
<p>217 Sai Yee Street</p>	<p>219 Sai Yee Street</p>
	
<p>221 Sai Yee Street</p>	<p>Back lane structure, 221 Sai Yee Street</p>
	
<p>223 Sai Yee Street</p>	<p>225-227 Sai Yee Street</p>

Site A2



Shop A, 1 Yuen Ngai Street



Shop B, 1 Yuen Ngai Street



Shop C, 1 Yuen Ngai Street



3 Yuen Ngai Street

Site A3



Portion A and Staircase Shop, G/F,
2 Yuen Ngai Street



Portion B, G/F, 2 Yuen Ngai Street

Site A3



Portions C, D and E, G/F,
2 Yuen Ngai Street

Portions F, G and H, G/F,
2 Yuen Ngai Street

Site A4



56 Flower Market Road

58 Flower Market Road

Site A5



66 Flower Market Road



68 Flower Market Road



68A Flower Market Road

