

**SOCIAL IMPACT TRACKING STUDY**

On

**HAI TAN STREET/KWEILIN STREET AND PEI HO STREET  
REDEVELOPMENT PROJECT**

**First Tracking Study Report**

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## Study Background

1. In March of 2009, the Urban Renewal Authority (URA) commissioned the Term Consultancy Team of the Department of Social Work and Social Administration (SWSA) at the University of Hong Kong (HKU) to conduct a Social Impact Study on Hai Tan Street/Kweilin Street and Pei Ho Street Redevelopment Project.
2. The study targets included the residents and business operators in Shamshuipo area located along Hai Tan Street between Yen Chow Street and Nam Cheong Street and north of Tung Chau Street. The study areas comprises Nos. 169-203 (odd numbers) and 216-222 (even numbers) Hai Tan Street, Nos. 7-23 (odd numbers) Kweilin Street, Nos. 1-14 Pei Ho Street, and Nos 230-250 (even numbers) Tung Chau Street. The total project area is approximately 7,740 square meters.
3. A three-stage study was proposed by the HKU Term Consultancy Team to URA to examine the social impact of relocation caused by redevelopment in the study areas to the existing residents and business operators. The number of affected households and units in the Hai Tan Street/Kweilin Street and Pei Ho Street area was relatively small and a population survey involving all the households was therefore proposed to obtain representative results. The subjects of the study were divided into four strata; 1) the tenant residential households, 2) the owner-occupier households, 3) the tenant shops, and 4) the owner-operators.
4. Same as the baseline study, quantitative method was being used to examine the issue and two sets of questionnaires were designed to interview the households and business operators that we had interviewed in the baseline study. The HKU Term Consultancy Team was engaged in the design of the study and questionnaires, while the Policy 21 Limited was responsible for data collection.
5. The proposed sampling size and the response rates of the first two rounds of interviews are shown in the table below (Table 1.1). The URA had sent out invitation letters to all the heads of households and shops in the study area to seek their consents to take part in the baseline study prior to the beginning of the fieldwork. Quite a number of the study targets had already moved out from their units when the study commenced and thus could not be reached. By August 2009, only around half of the expected consents (178 consents, 51.3%) were received by the URA. The interviewers of the Policy 21 Limited then interviewed the heads of households with reference to the details provided on the consent forms received. The initial response rate in the baseline study was around 98.3%, with a total 175 successful cases and the fieldwork of the baseline study was completed in late August 2009.
6. The house-warming interview, the first tracking study, was conducted after the relocation of

residents and business operators to collect the second baseline data related to the initial conditions of relocation. However, many of the households and business operators did not move immediately after accepting the acquisition or compensation offered by the URA and some of them are still staying in their units in the affected area. Besides, quite a number of the interviewed households and operators could not be reached after the baseline study. The response rate in the first tracking study was not that high (34.3%) with only 60 interviews were successfully conducted, and the response rate was highest among residential owners (57.1%). The breakdown of the figures is shown in Table 1.1.

7. For the above reasons, the study will extend three months to ensure that three interviewees will not be too close together, and the follow-up interview, second tracking study, will be conducted in May 2010 to collect information related to changes and adjustments after relocation. The whole study will be completed by the end of June 2010 as agreed by the Policy 21 Limited and the URA.

Table 1.1 – Sample size for Hai Tan Street/Kweilin Street and Pei Ho Street Project tracking study

Proposed sample size		1st interview	2nd interview	3rd interview	
Stratum		Stratum size	70% response rate	20% drop out	20% drop out
Residential	Owner	75	53	42	34
	Tenant	200	140	112	90
Commercial	Owner	18	13	10	8
	Tenant	54	38	30	24
Total		347	243	194	155
Actual sample size		Baseline study (1st interview)			
Stratum		Received consents	Completed Cases	Response Rate	
Residential	Owner	28	28	100.0%	
	Tenant	121	120	99.2%	
Commercial	Owner	5	4	80.0%	
	Tenant	24	23	95.8%	
Total		178	175	98.3%	
		Tracking study (2 <sup>nd</sup> interview)			
Stratum		Received consents	Completed Cases	Response Rate	
Residential	Owner	28	16	57.1%	
	Tenant	120	36	30.0%	
Commercial	Owner	4	1	25.0%	
	Tenant	23	7	30.4%	
Total		175	60	34.3%	

## Interview Findings

8. Among the 60 respondents, there were 52 residents (owner: 16; tenant: 36), and 8 business operators (owner: 1; tenant: 7). The survey findings in the first tracking study on different target groups are presented as below.

## **Household – Tenant & Owner-occupier**

### *Location of new homes/ shops*

9. A large majority (87.5%) of owner-occupiers found new homes in Shamshuipo, while about sixty percent (58.3%) of the tenants did so. Among the seven business operators (tenants), six of them stayed in Shamshuipo to continue their business, only one moved out of the district.

**Table 2.0 Location of new homes after relocation\***

		Stay in SSP		Not stay in SSP		Total
		<i>n</i>	%	<i>n</i>	%	<i>n</i>
Residential	Owner	14	87.5	2	12.5	16
	Tenant	21	58.3	15	41.7	36
Commercial	Owner	1	100.0	0	0.0	1
	Tenant	6	85.7	1	14.3	7
<b>Total</b>		<b>42</b>	<b>70.0</b>	<b>18</b>	<b>30.0</b>	<b>60</b>

\*For further details regarding the owner-occupiers, please refer to Table 4.1

### *Unit characteristics*

10. Close to three quarters of the tenants (74.3%) had been living in the Shamshuipo area for not more than 10 years, however, with similar percentage of the owner-occupiers (71.3%) had been living in Shamshuipo area for 10 years or more (Table 2.1).

**Table 2.1 Length of residency in Shamshuipo area**

Number of year	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Below 1	1	0.8	1	3.6	12	34.3	3	21.4
1 to less than 10	81	67.5	2	7.1	14	40.0	1	7.1
10 to less than 20	14	11.7	5	17.9	2	5.7	1	7.1
20 to less than 30	9	7.5	8	28.6	2	5.7	5	35.7
30 to less than 40	7	5.8	6	21.4	2	5.7	2	14.3
40 to less than 50	5	4.2	4	14.3	3	5.7	1	7.1
Above 50	3	2.5	2	7.1	0	0	1	7.1
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>14</b>	<b>100</b>

11. Tenants had an obvious increase in living area. The percentage of the units of tenants that were less than 251 square feet was very much lower in this tracking study (47.0%) than the baseline study (79.0%). There was not much change among owner-occupiers between two studies except that a lower percentage of them were living in larger flat of above 1000 square feet (Table 2.2).

Table 2.2 Construction size of the unit (Square feet)

Construction size of the unit (Square feet)	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Below 100	45	37.8	0	0	3	8.8	0	0
101-250	49	41.2	1	3.6	13	38.2	0	0
251-500	17	14.3	10	35.7	12	35.3	7	43.8
501-750	1	0.8	7	25.0	4	11.8	5	31.3
751-1,000	7	5.9	5	17.9	1	2.9	3	18.8
Above 1,000	0	0	5	17.9	1	2.9	1	6.3
<b>Total</b>	<b>119</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>34</b>	<b>100</b>	<b>16</b>	<b>100</b>

12. Nearly all the units (98.1%) that the interviewed households were staying were solely for residential use, the percentage was similar to that of the baseline study (97.3%). Among the 36 tenants, 16 of them had moved to public rental housing offered by the Hong Kong Housing Authority. In the baseline study, many of the tenants were staying in partitioned/shared units (room: 47.5%; suites: 30.0%), but after relocation over half of the tenants (58.3%) were using the whole flat.

#### *Social demographic*

13. In this tracking study, over half of the respondents (65.4%) were male, only around one third of them (34.6%) were female; the gender ratio was similar to the baseline study. Besides, over half of the tenants were between the ages of 20 to 59 (66.7%), which was the same as in the baseline study. Relatively, more of the owner-occupiers aged 60 years or over (50.0%) (Table 2.3). Among the 52 interviewees in this tracking study, 9 of them were not the same persons being interviewed<sup>1</sup> in the baseline study. A higher proportion of respondents among the owner-occupiers were younger (aged below 50) in the tracking interview.

Table 2.3 Age of respondents

Age	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
20 – 29	3	2.5	0	0	0	0	1	6.3
30 – 39	19	15.8	2	7.1	4	11.1	2	12.5
40 – 49	29	24.2	1	3.6	9	25.0	2	12.5
50 – 59	29	24.2	12	42.9	11	30.6	3	18.8
60 – 69	29	24.2	9	32.1	9	25.0	6	37.5
70 or above	11	9.1	4	14.3	3	8.3	2	12.5
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>36</b>	<b>100</b>	<b>16</b>	<b>100</b>

<sup>1</sup> In this study, the interviewees are the heads of households. The researchers obtained the consent replies and contact methods from the URA and made interview visits. Some of the households provided two names as the heads of households. In the tracking study, when the original interviewee could not answer the questions, another head of household would help to answer. For a small number of cases, the original head of household had moved out to elderly residential homes because of health reason. Another household member replaced the head for the interview.

14. Around half of the affected respondents (tenants: 51.4%; owner-occupier: 50.0%) were not working at the time of interview. The percentage was slightly higher among tenants than that in the baseline study (43.4%). Among those working, the most common industries were wholesaling, retailing, trading, and catering industries (tenants: 14.3%; owner-occupier: 18.8.0%) and the construction industry (tenants: 14.3%). There was no obvious change, but worth to note that a higher percentage of tenants were looking for jobs or were unemployed in the tracking study (baseline: 16.7%; tracking: 28.6%) (Table 2.4).

**Table 2.4 Industry**

Industry	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Manufacturing	6	5.0	1	3.7	0	0	0	0
Construction	20	16.7	3	11.1	5	14.3	1	6.3
Wholesaling, retailing, trading, and catering	23	19.2	3	11.1	5	14.3	3	18.8
Transportation, warehouse & communication	2	1.7	2	7.4	0	0	2	12.5
Financial, insurance, property & commercial	4	3.3	3	11.1	2	5.7	0	0
Community, social and personal care	13	10.8	1	3.7	4	11.4	1	6.3
Other industry	0	0	0	0	1	2.9	0	0
Student	0	0	0	0	0	0	1	6.3
Housewife	9	7.5	3	11.1	2	5.7	2	12.5
Looking for job/ unemployed	20	16.7	0	0	10	28.6	0	.0
Retired	23	19.2	11	40.7	6	17.1	6	37.5
<b>Total</b>	<b>120</b>	<b>100</b>	<b>27</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>16</b>	<b>100</b>

15. Among those respondents that were working (tenants: 17; owner-occupier: 7), quite a number of them were working as service workers/sales (tenants: 35.3%; owner-occupier: 57.1%), and elementary occupation was also a popular occupation to tenants (41.2%). Change in occupation distribution due to relocation was not much, especially to tenants (Table 2.5).

Table 2.5 Occupation

Occupation	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Manager/Administration officer	0	0	1	7.7	1	5.9	0	0
Professionals	1	1.5	2	15.4	0	0	0	0
Supporting professionals	2	2.9	0	0	1	5.9	0	0
Secretaries/Clerks	3	4.4	0	0	0	0	0	0
Service workers/Sales	25	36.8	3	23.1	6	35.3	4	57.1
Craft and related workers	2	2.9	1	7.7	1	5.9	1	14.3
Driver/Technician/Machine operators	11	16.2	4	30.8	1	5.9	2	28.6
Elementary occupations	24	35.3	2	15.4	7	41.2	0	0
<b>Total</b>	<b>68</b>	<b>100</b>	<b>13</b>	<b>100</b>	<b>17</b>	<b>100</b>	<b>7</b>	<b>100</b>

16. Among those working/studying, the change in working/ studying location was more obvious to tenants. When compared with the baseline study, higher percentage of the tenants did not work/ study in Shamshuipo (Baseline: 54.2%; tracking: 22.2%) in the tracking study (Table 2.6).

Table 2.6 Working/ studying area

Working/ studying area	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Shamshuipo	32	54.2	3	27.3	4	22.2	2	28.6
Other parts of Kowloon	9	15.3	3	27.3	3	16.7	1	14.3
Hong Kong Island	4	6.8	2	18.2	2	11.1	1	14.3
New Territories	8	13.6	0	0	3	16.7	1	14.3
Not fixed	6	10.2	3	27.3	6	33.3	2	28.6
<b>Total</b>	<b>59</b>	<b>100</b>	<b>11</b>	<b>100</b>	<b>18</b>	<b>100</b>	<b>7</b>	<b>100</b>

17. Over half of the respondents (tenants: 63.7%; owner: 60%) had to spend \$5 or more to travel to work/school, higher percentage of them had to spend more daily transportation fee after relocation (Table 2.7). More people need to take transportation for work and study in the tracking study.

Table 2.7 Transportation fee (one way)

Transportation fee (one way)	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
No need (walking, cycling)	27	50.9	4	36.4	2	18.2	2	40.0
Below \$5	6	11.3	1	9.1	2	18.2	0	0
\$5 - \$10	12	22.6	3	27.3	4	36.4	3	60.0
Above \$10	8	15.1	3	27.3	3	27.3	0	0
<b>Total</b>	<b>53</b>	<b>100</b>	<b>11</b>	<b>100</b>	<b>11</b>	<b>100</b>	<b>5</b>	<b>100</b>

*Support network*

18. Very high percentage of the tenant (80.0%) did not or seldom have contact with their neighbour in the tracking study, which was very much different from the baseline study (36.7%). However, changes were not that obvious among owner-occupiers on contact frequency (Table 2.8).

Table 2.8 Contact frequency with neighbours\*

Contact frequency with neighbours	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
No contact	14	11.7	2	7.1	6	17.1	2	12.5
Seldom	30	25.0	12	42.9	22	62.9	6	37.5
Sometimes	56	46.7	11	39.3	6	17.1	7	43.8
Frequently	20	16.7	3	10.7	1	2.9	1	6.3
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>16</b>	<b>100</b>

\* Neighbours in this study refer to neighbours, friends and relatives living in the same district

19. The contact frequency did not have much difference among different age groups in the baseline study, but in the tracking study, the reduction among people under 60-year-old was more obvious (baseline: no contact, 9.5%, seldom: 30.5%; tracking: no contact: 19.4%, seldom: 54.8%) (Table 2.8a).

Table 2.8a Contact frequency with neighbours by age group\*

Contact frequency with neighbours	Baseline interview				First tracking interview			
	Under 60		60 or above		Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
No contact	9	9.5	7	13.2	6	19.4	2	10.0
Seldom	29	30.5	13	24.5	17	54.8	11	55.0
Sometimes	42	44.2	25	47.2	6	19.4	7	35.0
Frequently	15	15.8	8	15.1	2	6.5	0	0
<b>Total</b>	<b>95</b>	<b>100</b>	<b>53</b>	<b>100</b>	<b>31</b>	<b>100</b>	<b>20</b>	<b>100</b>

\* Neighbours in this study refer to neighbours, friends and relatives living in the same district



20. Close to three quarters of the tenants found their relation with their neighbours just normal (baseline: 35.0%; tracking: 74.3%), and still a number of them (baseline: 55.0%; tracking: 22.9%) had good relationship with their neighbours (Table 2.9). The respondents had not rebuilt the relationship with their neighbours yet in the tracking study. The change pattern was similar among tenants and owner groups, but apparently the degree of change of tenants was larger (Table 2.9).

**Table 2.9 Relation with neighbours**

Relation with neighbours	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Very bad	3	2.5	0	0	0	0	0	0
Bad	2	1.7	0	0	1	2.9	0	0
Normal	42	35.0	10	35.7	26	74.3	7	46.7
Good	66	55.0	15	53.6	8	22.9	5	33.3
Very good	7	5.8	3	10.7	0	0	3	20.0
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>15</b>	<b>100</b>

21. Respondents under (baseline good to very good: 55.8%; tracking: 20%) and above 60-year-old (baseline good to very good: 71.7%; tracking: 50.0%) experienced deterioration in relationship and the younger people tended to be more affected by relocation (Table 2.9a).

**Table 2.9a Relation with neighbours by age group**

Relation with neighbours	Baseline interview				First tracking interview			
	Under 60		60 or above		Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Very bad	1	1.1	2	3.8	0	0	0	0
Bad	2	2.1	0	0	1	3.3	0	0
Normal	39	41.1	13	24.5	23	76.7	10	50.0
Good	49	51.6	32	60.4	6	20.0	7	35.0
Very good	4	4.2	6	11.3	0	0	3	15.0
<b>Total</b>	<b>95</b>	<b>100</b>	<b>53</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>20</b>	<b>100</b>

22. The trust level of over half of the tenant respondents had reduced very much in the tracking study (baseline trust to very much trust: 84.9%; tracking: 25.7%). However, many of them still believed that their neighbours would give them a hand when they needed help (71.4%) though only around one third of them agreed to strongly agreed (37.1%) that their neighbours would concern about the community benefit (Table 2.10). At the time of this first tracking interview, respondents (both tenants and owner-occupiers) had not built up the same level of trust with their neighbours and did not have the same level of confidence that they could find neighbours to help them. Moreover, they had less confidence that their neighbours would concern about the community benefit. The reduced in trust level in the tracking study was consistent to the change in contact frequency. The changing directions of both tenants and

owners were similar, but the trust level of owners toward neighbours was higher than tenants in both studies.

**Table 2.10 Attitude toward their neighbours**

Attitude toward their neighbours	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
<b>Trust on neighbours</b>								
Very much distrust	1	0.9	0	0	1	2.9	0	0
Distrust	15	14.2	2	8.3	3	8.6	1	6.3
General	--	--	--	--	22	62.9	9	56.3
Trust	85	80.2	20	83.3	9	25.7	5	31.3
Very much trust	5	4.7	2	8.3	0	0	1	6.3
<b>Total</b>	<b>106</b>	<b>100</b>	<b>24</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>16</b>	<b>100</b>
<b>You think your neighbours will help you when you need help</b>								
Surely will not	6	5.0	0	0	0	0	1	7.1
Mostly will not	22	18.3	3	10.7	10	28.6	2	14.3
Will (Half)	42	35.0	8	28.6	18	51.4	5	35.7
Mostly will	43	35.8	13	46.4	5	14.3	6	42.9
Surely will	7	5.8	4	14.3	2	5.7	0	0
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>14</b>	<b>100</b>
<b>You think your neighbours concern the community benefit</b>								
Strongly disagree	4	3.7	2	8.0	2	5.7	0	0
Disagree	35	32.7	8	32.0	2	5.7	1	7.1
General	--	--	--	--	18	51.4	8	57.1
Agree	65	60.7	14	56.0	13	37.1	5	35.7
Strongly agree	3	2.8	1	4.0	0	0	0	0
<b>Total</b>	<b>107</b>	<b>100</b>	<b>25</b>	<b>100</b>	<b>35</b>	<b>100</b>	<b>14</b>	<b>100</b>

23. The confidence level toward new neighbours was lower to people under 60-year-old (baseline trust to very much trust: 82.9%; tracking: 19.4%); younger respondents appeared to had greater changes in their attitude and trust toward their new neighbours. The changes for older respondents were less obvious (baseline trust to very much trust: 91.7%; tracking: 45.0%). (Table 2.10a).

Table 2.10a Attitude toward their neighbours by age group

Attitude toward their neighbours	Baseline interview				First tracking interview			
	Under 60		60 or above		Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
<b>Trust on neighbours</b>								
Very much distrust	0	0	1	2.1	0	0	1	5.0
Distrust	14	17.1	3	6.3	3	9.7	1	5.0
General	--	--	--	--	22	71.0	9	45.0
Trust	63	76.8	42	87.5	6	19.4	8	40.0
Very much trust	5	6.1	2	4.2	0	0	1	5.0
<b>Total</b>	<b>82</b>	<b>100</b>	<b>48</b>	<b>100</b>	<b>31</b>	<b>100</b>	<b>20</b>	<b>100</b>
<b>You think your neighbours will help you when you need help</b>								
Surely will not	4	4.2	2	3.8	1	3.3	0	0
Mostly will not	16	16.8	9	17.0	8	26.7	4	21.1
Will (Half)	32	33.7	18	34.0	16	53.3	7	36.8
Mostly will	35	36.8	21	39.6	5	16.7	6	31.6
Surely will	8	8.4	3	5.7	0	0	2	10.5
<b>Total</b>	<b>95</b>	<b>100</b>	<b>53</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>19</b>	<b>100</b>
<b>You think your neighbours concern the community benefit</b>								
Strongly disagree	3	3.6	3	6.3	2	6.7	0	0
Disagree	27	32.1	16	33.3	3	10.0	0	0
General	--	--	--	--	14	46.7	12	63.2
Agree	53	63.1	26	54.2	11	36.7	7	36.8
Strongly agree	1	1.2	3	6.3	0	.0	0	0
<b>Total</b>	<b>84</b>	<b>100</b>	<b>48</b>	<b>100</b>	<b>30</b>	<b>100</b>	<b>19</b>	<b>100</b>

24. The percentage of people needed support reduced very much in the tracking study (Table 2.11). Support needs were also reduced among owner-occupiers (Table 2.11a) and older people (Table 2.11b) but to a lesser extent.

Table 2.11 Household support needs (Tenants)

Household support needs	Tenants													
	Baseline study (120)							First Tracking study (36)						
	1*	2	3	4	5	Total #		1	2	3	4	5	Total	
	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>N</i>	%	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>N</i>	%
a. Help in family chores, such as cleaning, shopping, repairing & maintenance	0	24	2	3	0	29	24.2	0	2	1	0	0	3	8.3
b. Take care of children, old or sick family members	1	13	4	2	0	20	16.7	1	0	0	0	0	1	2.8
c. Hospital escort	0	26	9	2	0	37	30.8	0	0	0	0	0	0	0
d. Find someone to talk to, to provide psychological relief	0	50	20	5	0	75	62.5	0	2	5	1	0	8	22.2
e. Join social gatherings, such as Yam Cha & festival celebration	1	50	23	1	0	75	64.2	0	3	3	0	0	6	16.7
f. Discuss and solve problems	1	31	25	12	0	69	57.5	0	3	1	3	0	7	19.4

\* 1: oneself; 2: neighbours, relatives and friends in the district; 3: relatives and friends in other districts; 4: public facilities in the district; 5: public facilities in other districts

# Percentage among total number of respondents (tenant)

Table 2.11a Household support needs (Owner-occupier)

Household support needs	Owner-occupier													
	Baseline study (28)							First Tracking study (16)						
	1*	2	3	4	5	Total #		1	2	3	4	5	Total	
	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>N</i>	%	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>n</i>	<i>N</i>	%
a. Help in family chores, such as cleaning, shopping, repairing & maintenance	1	4	0	0	0	5	17.9	0	0	0	0	0	0	0
b. Take care of children, old or sick family members	0	2	0	0	0	2	7.1	0	0	0	0	0	0	0
c. Hospital escort	1	5	3	0	0	9	32.1	0	0	1	0	0	1	6.3
d. Find someone to talk to, to provide psychological relief	2	12	2	3	0	19	67.9	0	1	6	0	0	7	43.8
e. Join social gatherings, such as Yam Cha & festival celebration	0	14	1	1	0	16	57.1	0	1	8	0	0	9	56.3
f. Discuss and solve problems	1	10	3	0	0	14	50.0	0	0	5	1	0	6	37.5

\* 1: oneself; 2: neighbours, relatives and friends in the district; 3: relatives and friends in other districts; 4: public facilities in the district; 5: public facilities in other districts

# Percentage among total number of respondents (owner-occupier)

Table 2.11b Household support needs among older people

Household support needs	60 or above													
	Baseline study (53)							First Tracking study (20)						
	1*	2	3	4	5	Total #		1	2	3	4	5	Total	
	n	n	n	n	n	N	%	n	n	n	n	n	N	%
a. Help in family chores, such as cleaning, shopping, repairing & maintenance	0	9	1	1	0	11	20.8	0	2	0	0	0	2	10.0
b. Take care of children, old or sick family members	1	3	0	0	0	4	7.5	0	0	0	0	0	0	0
c. Hospital escort	0	11	5	0	0	16	30.2	0	0	0	0	0	0	0
d. Find someone to talk to, to provide psychological relief	0	22	4	2	0	28	52.8	0	3	5	1	0	9	45.0
e. Join social gatherings, such as Yam Cha & festival celebration	1	24	4	1	0	30	56.6	0	2	5	0	0	7	35.0
f. Discuss and solve problems	0	15	8	3	0	26	49.1	0	3	1	2	0	6	30.0

\* 1: oneself; 2: neighbours, relatives and friends in the district; 3: relatives and friends in other districts; 4: public facilities in the district; 5: public facilities in other districts

# Percentage among total number of respondents (older people aged 60 or above)

25. Reduction in tangible and social-emotional support need were found among all tenants (Table 2.12), owner-occupiers (Table 2.12a) and people above 60-year-old (Table 2.12b) groups. Relatively, a larger proportion of tenants were in need of support to fulfill their socio-emotional needs (baseline: 74.2%; tracking: 27.8%) than tangible needs (baseline: 40%; tracking: 8.3%) both in the baseline and tracking studies. Among those who needed support, over half of them received tangible support from neighbours in the district only (66.7%) which was more confined to the district concerned when compared with the baseline. The rate of tenants in getting neighbour support on social-emotional needs (50.0%) was lower than the baseline study (67.4%) (Table 2.12). For owner-occupiers, fewer people need tangible help, and with similar percentage of them needed social-emotional support. However, neighbours were not their source of support when needed help (owner-occupier obtained help from neighbour: tangible need: 0%; social-emotional need 10%). (Table 2.12a).

Table 2.12 Household support needs (tangible/social-emotional, among tenants)

Household needs	Tenant											
	Baseline study (N)						First Tracking study (N)					
	Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only		Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Tangible need (a-c)	48	40	31	64.6	14	29.2	3	8.3	2	66.7	2	66.7
Social-emotional need (d-e)	89	74.2	60	67.4	21	23.6	10	27.8	5	50.0	2	20.0

Table 2.12a Household support needs (tangible/social-emotional, among owner-occupiers)

Household needs	Owner-occupier											
	Baseline study (N)						First Tracking study (N)					
	Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only		Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Tangible need (a-c)	9	32.1	6	66.7	4	44.4	1	6.3	0	0	0	0
Social-emotional need (d-e)	22	78.6	18	81.8	4	18.2	10	63.5	1	10.0	1	10.0

Table 2.12b Household support needs (tangible/social-emotional, among older people)

Household needs	Older people (60 or above)											
	Baseline study (N)						First Tracking study (N)					
	Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only		Need support		Had obtained help from neighbours in the district		Had obtained help from neighbours in the district only	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Tangible need (a-c)	23	43.4	14	60.9	9	39.1	2	10.0	2	100	2	100
Social-emotional need (d-e)	36	67.9	27	75.0	10	27.8	10	50.0	4	40.0	1	10.0

26. The frequency of use on community facilities of tenants in general reduced, but still many of

them had used the leisure facilities in the districts that they have moved to in the tracking study, and particularly over half of them indicated that they used the park facilities (66.7%) in their district sometimes to frequently (Table 2.13). Same to tenants, the usage of the park (sometimes: 18.8%; frequent: 50%) among owner-occupiers remained very high when compared with other facilities (Table 2.13a). Again, to the tenants over 60-year-old, their uses on leisure facilities like swimming pool and sports ground had obvious increase after relocation (sometimes to frequently, baseline: 26.5%; tracking: 60%) (Table 2.13b).

**Table 2.13 Community facilities usage (Tenants)**

Have used the following facilities in the district	Tenant											
	Baseline study						First Tracking study					
	N	R	S	F	Total		N	R	S	F	Total	
	%	%	%	%	N	%	%	%	%	%	N	%
Hospital and clinic	14.2	15.8	39.2	30.8	120	100	33.3	50	13.9	2.8	36	100
Library and town hall	45.8	9.2	20.8	24.2	120	100	38.9	41.7	11.1	8.3	36	100
Swimming pool and sports ground	49.2	12.5	24.2	14.2	120	100	22.2	36.1	36.1	5.6	36	100
Park	12.5	6.7	30.0	50.8	120	100	8.3	25	41.7	25	36	100
Community centre	56.7	5.8	16.7	20.8	120	100	50	44.4	5.6	0	36	100

N=Never, R=Rarely, S=Sometimes, F=Frequently

**Table 2.13a Community facilities usage (Owner-occupiers)**

Have used the following facilities in the district	Owner-occupier											
	Baseline study						First Tracking study					
	N	R	S	F	Total		N	R	S	F	Total	
	%	%	%	%	N	%	%	%	%	%	N	%
Hospital and clinic	10.7	17.9	39.3	32.1	28	100	18.8	56.3	12.5	12.5	16	100
Library and town hall	39.3	17.9	28.6	14.3	28	100	18.8	25	25	31.3	16	100
Swimming pool and sports ground	60.7	7.1	17.9	14.3	28	100	37.5	18.8	31.3	12.5	16	100
Park	17.9	14.3	10.7	57.1	28	100	25	6.3	18.8	50	16	100
Community centre	67.9	14.3	7.1	10.7	28	100	75	12.5	12.5	0	16	100

N=Never, R=Rarely, S=Sometimes, F=Frequently

Table 2.13b Community facilities usage (Older people)

Have used the following facilities in the district	Older people (aged 60 or above)											
	Baseline study						First Tracking study					
	N	R	S	F	Total		N	R	S	F	Total	
	%	%	%	%	N	%	%	%	%	%	N	%
Hospital and clinic	15.1	13.2	30.2	41.5	95	100	10	55	20	15	20	100
Library and town hall	49.1	5.7	26.4	18.9	95	100	25	40	15	20	20	100
Swimming pool and sports ground	67.9	5.7	20.8	5.7	95	100	30	10	50	10	20	100
Park	7.5	5.7	20.8	66	95	100	5	5	35	55	20	100
Community centre	60.4	3.8	15.1	20.8	95	100	65	30	5	0	20	100

N=Never, R=Rarely, S=Sometimes, F=Frequently

27. Most of the tenants (97.2%) rarely or would not participate in activities in the new communities they were living after relocation (Table 2.14). Both tenants and owner-occupiers had not regained the interest in participating in community activities. The situation was similar to people under and above 60-year-old also.

Table 2.14 participation in community activities

Participate activities in the community	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	n	%	n	%	n	%	n	%
Will not participate	63	52.9	12	44.4	21	58.3	9	56.3
Rarely	29	24.4	9	33.3	14	38.9	5	31.3
Sometimes	26	21.8	6	22.2	1	2.8	2	12.5
Frequently	1	0.8	0	0	0	0	0	0
<b>Total</b>	<b>119</b>	<b>100</b>	<b>27</b>	<b>100</b>	<b>36</b>	<b>100</b>	<b>16</b>	<b>100</b>

Table 2.14a Participation in community activities by age

Participate activities in the community	Baseline interview				First tracking interview			
	Under 60		60 or above		Under 60		60 or above	
	n	%	n	%	n	%	n	%
Will not participate	51	54.3	24	46.2	51	54.3	24	46.2
Rarely	18	19.1	20	38.5	10	31.3	9	45.0
Sometimes	24	25.5	8	15.4	2	6.3	1	5.0
Frequently	1	1.1	0	0	0	0	0	0
<b>Total</b>	<b>94</b>	<b>100</b>	<b>52</b>	<b>100</b>	<b>32</b>	<b>100</b>	<b>20</b>	<b>100</b>

#### Living and expenditure

28. After relocation, the average monthly rent the tenants were paying was HKD 3260.5 which was higher than in the baseline study HKD 2,060.0 (Table 2.15).



Table 2.15 Average monthly rent

	Baseline interview	First tracking interview
Average monthly rent (HKD)	2,060.0	3,260.5

29. The monthly basic living expenditure of many of the tenants was not more than HKD 6,000 (80.6%), and with three quarters of them (75.0%) used even less than HKD 3,000 in the first tracking study while 12.6% were so in the baseline study. There was a sharp reduction of monthly living expenditure among tenants in the tracking study, and the reduction also occurred among owner-occupies but to a lesser extent (Table 2.15a). The drop in monthly living expenditure was particularly obviously among respondents under 60-year-old (Table 2.15b).

Table 2.15a Average monthly living expenditure

Average monthly expenditure	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
2,999 or below	15	12.6	2	7.1	27	75.0	6	40.0
3,000-5,999	59	49.6	9	32.1	2	5.6	4	26.7
6,000-8,999	23	19.3	8	28.6	3	8.3	3	20.0
9,000-11,999	19	16.0	4	14.3	1	2.8	1	6.7
12,000 or above	3	2.5	5	17.9	3	8.3	1	6.7
<b>Total</b>	<b>119</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>36</b>	<b>100</b>	<b>15</b>	<b>100</b>

Table 2.15b Average monthly living expenditure

Average monthly expenditure	Baseline interview				First tracking interview			
	Under 60		60 or above		Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
2,999 or below	3	3.2	14	26.9	22	71.0	11	55.0
3,000-5,999	42	44.2	26	50.0	1	3.2	5	25.0
6,000-8,999	21	22.1	10	19.2	5	16.1	1	5.0
9,000-11,999	21	22.1	2	3.8	1	3.2	1	5.0
12,000 or above	8	8.4	0	0	2	6.5	2	10.0
<b>Total</b>	<b>95</b>	<b>100</b>	<b>52</b>	<b>100</b>	<b>31</b>	<b>100</b>	<b>20</b>	<b>100</b>

30. More of the respondents (baseline: 68.1%; tracking: 76.0%) indicated that salary, either earned by themselves or their family members, was the major source of their household income to both owners (81.3%) and tenants (73.5%). Lower percentage of the tenants was CSSA recipients (baseline: 30.3%; tracking: 23.5%) when compared with the baseline study.

*Attitude toward redevelopment and relocation*

31. The attitude of tenants towards redevelopment compensation (77.8%), consultation (82.8%) and social service team (85.7%) arrangements became more positive after settling in the new place (Table 2.16). Among owner-occupiers, there was also an increase in the proportion of people feeling satisfied about requisition, but the satisfaction regarding consultation and the work of the social service team reduced slightly. However, both of them remained at a very high level (Table 2.16a). A higher proportion of older people also showed higher level of satisfaction with the requisition arrangement and the work of the social service team (Table 2.16b).

**Table 2.16 Attitude toward the redevelopment arrangement in Hai Tan Street/Kweilin Street and Pei Ho Street (Tenants)**

Redevelopment arrangement	Tenant											
	Baseline study						First Tracking study					
	VS	S	DS	VDS	Total		VS	S	DS	VDS	Total	
	%	%	%	%	<i>n</i>	%	%	%	%	%	<i>N</i>	%
Compensation	4.2	44.2	44.2	7.4	<b>95</b>	<b>100</b>	3.7	74.1	14.8	7.4	<b>27</b>	<b>100</b>
Consultation	8.5	71.3	18.1	2.1	<b>94</b>	<b>100</b>	0	82.8	13.8	3.4	<b>29</b>	<b>100</b>
Social service team	6.8	46.6	42.0	4.5	<b>88</b>	<b>100</b>	0	85.7	14.3	0	<b>7</b>	<b>100</b>

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

**Table 2.16a Attitude toward the redevelopment arrangement in Hai Tan Street/Kweilin Street and Pei Ho Street (Owner-occupiers)**

Redevelopment arrangement	Owner-occupier											
	Baseline study						First Tracking study					
	VS	S	DS	VDS	Total		VS	S	DS	VDS	Total	
	%	%	%	%	<i>N</i>	%	%	%	%	%	<i>N</i>	%
Requisition	10.7	57.1	28.6	3.6	<b>28</b>	<b>100</b>	21.4	50.0	21.4	7.1	<b>14</b>	<b>100</b>
Consultation	14.3	71.4	0	14.3	<b>18</b>	<b>100</b>	7.1	71.4	21.4	0	<b>14</b>	<b>100</b>
Social service team	0	93.3	0	6.7	<b>15</b>	<b>100</b>	0	85.7	12.5	0	<b>8</b>	<b>100</b>

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

**Table 2.16b Attitude toward the redevelopment arrangement in Hai Tan Street/Kweilin Street and Pei Ho Street (Older people)**

Redevelopment arrangement	Older people (aged 60 or above)											
	Baseline study						First Tracking study					
	VS	S	DS	VDS	Total		VS	S	DS	VDS	Total	
	%	%	%	%	<i>N</i>	%	%	%	%	%	<i>N</i>	%
Compensation	23.1	61.5	7.7	7.7	<b>13</b>	<b>100</b>	30.0	50.0	20.0	0	<b>10</b>	<b>100</b>
Requisition	6.7	46.7	43.3	3.3	<b>30</b>	<b>100</b>	0	66.7	11.1	22.2	<b>9</b>	<b>100</b>
Consultation	13.6	65.9	15.9	4.5	<b>44</b>	<b>100</b>	6.3	75.0	18.8	0	<b>16</b>	<b>100</b>
Social service team	12.5	42.5	40.0	5.0	<b>40</b>	<b>100</b>	0	85.7	14.3	0	<b>7</b>	<b>100</b>

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

32. Among those expressing dissatisfaction toward redevelopment arrangements, no matter in the baseline study or the tracking study, money was the major concern. Some respondents also

felt that there was no actual help during the consultation process and the social service teams in the baseline study (Table 2.17) (Table 2.17a).

Table 2.17 Reasons behind the dissatisfaction toward the redevelopment arrangement (Baseline study)

Arrangement (Baseline study)	Reason	Tenant	Owner-occupier
		Dissatisfied/Very dissatisfied (N)	
Requisition	Too little	0	7
	Spent too long/ too slow	0	2
Compensation	Not enough	9	0
	No agreement	21	0
	Spent too long/ too slow	3	0
	Not fair	2	0
	May not have public housing given	1	0
	URA neglect figures from tenant	1	0
Consultation	No actual help	9	1
	Not listening to opinion	0	1
	No consultation	3	0
	Not sure when to move/low transparency	1	0
	Too slow	1	0
Social service team	Have Never seen any Social worker	4	0
	Only help once	1	0
	No actual help	16	0
Demolition arrangement	Too slow, no one care	1	0

Table 2.17a Reasons behind the dissatisfaction toward the redevelopment arrangement (First Tracking study)

Arrangement (First Tracking study)	Reason	Tenant	Owner-occupier
		Dissatisfied/Very dissatisfied (N)	
Requisition	Compensation too little	1	3
	No compensation	1	1
Compensation	Compensation too little	3	2
Consultation	Compensation too little	1	0
	Not efficiency	1	0
	Not enough explanation	0	2
Social service team		0	0

33. Again, more tenants found redevelopment/ relocation had no impact to different aspects of their lives. Very high percentage of the tenants found that redevelopment/ relocation had no impact on their social (97.2%), work opportunity (91.7%), medical (88.9%), education (80.6%), and even housing (69.4%) needs after settled in the new environment. In fact, only a very small percentage felt that the impact was serious to them. Again, among the owner-occupiers, the actual impact was less serious than they thought during the baseline study. And an even

smaller percentage of people expressed any serious impact in various aspects of life comparing with the tenants (Table 2.18a). The change in attitude was obvious as shown in the change in figures obtained in the tracking study (Table 2.18), particularly to people aged over 60 (Table 2.18b).

**Table 2.18 Impact of redevelopment/relocation (Tenants)**

Aspects of impact (%)	Tenant							
	Baseline study				First Tracking study			
	No	Mild	Serious	Very serious	No	Mild	Serious	Very serious
Housing	35.3	11.2	31.9	21.6	69.4	19.4	8.3	2.8
Work opportunity	55.7	15.1	20.8	8.5	91.7	8.3	0	0
Education	71.4	7.1	8.3	13.1	80.6	13.9	5.6	0
Medical	61.7	15	19.2	4.2	88.9	11.1	0	0
Social	52.9	24.4	17.6	5	97.2	0	2.8	0

**Table 2.18a Impact of redevelopment/relocation (Owner-occupiers)**

Aspects of impact (%)	Owner-occupier							
	Baseline study				First Tracking study			
	No	Mild	Serious	Very serious	No	Mild	Serious	Very serious
Housing	57.1	17.9	10.7	14.3	75.0	18.8	0	6.3
Work opportunity	85.2	11.1	0	3.7	87.5	12.5	0	0
Education	90.5	0	4.8	4.8	100	0	0	0
Medical	74.1	14.8	11.1	0	93.8	6.3	0	0
Social	75.0	17.9	7.1	0	87.5	6.3	6.3	0

**Table 2.18b Impact of redevelopment/relocation (Older people)**

Aspects of impact (%)	Older people (aged 60 or above)							
	Baseline study				First Tracking study			
	No	Mild	Serious	Very serious	No	Mild	Serious	Very serious
Housing	39.6	13.2	28.3	18.9	65.0	20.0	5.0	10.0
Work opportunity	73.2	4.9	17.1	4.9	95.0	5.0	0	0
Education	88.2	0	2.9	8.8	95.0	5.0	0	0
Medical	58.5	17.0	22.6	1.9	100	0	0	0
Social	49.1	26.4	22.6	1.9	95.0	0	5.0	0

*Attitude toward new living environment*

34. A very high percentage of the tenants was satisfied/very satisfied on different aspects of the new accommodation from hygiene & sanitation (87.5%), safety (Fire) (81.3%), security (81.3%) to the building facilities (71.9%), flat structure (71.9%), and building structure (71.9%). However only half of the tenants (53.1%) were satisfied with the transportation in the new areas after moved and with less than one third of them (31.3%) was satisfied with the shopping facilities. Among the owner-occupiers, the level of satisfaction was very high among most of

the aspects except the flat structure (62.5%) in the new accommodation, and shopping (50.0%). Only a tiny percentage expressed dissatisfaction towards the new accommodation (Table 2.19). The findings were also similar to different age groups, but the level of satisfaction of people above 60-year-old on different aspects in general was higher (Table 2.19a).

**Table 2.19 Satisfaction with the new accommodation**

Satisfaction (%)	First Tracking							
	Tenant				Owner-occupier			
	VS/S	Half	NS	VDS	VS/S	Half	NS	VDS
Hygiene & sanitation	87.5	12.5	0	0	93.8	6.3	0	0
Safety (Fire)	81.3	18.8	0	0	93.8	6.3	0	0
Facilities	71.9	21.9	6.3	0	87.5	12.5	0	0
Flat structure	71.9	21.9	6.3	0	62.5	37.5	0	0
Building structure	71.9	21.9	6.3	0	75.0	25.0	0	0
Transportation	53.1	15.6	28.1	3.1	87.5	6.3	6.3	0
Shopping	31.3	40.6	28.1	0	50.0	37.5	6.3	6.3
Security	81.3	12.5	3.1	3.1	93.8	6.3	0	0

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

**Table 2.19a Satisfaction with the new accommodation (Older people)**

Satisfaction (%)	First Tracking							
	Under 60				60 or above			
	VS/S	Half	NS	VDS	VS/S	Half	NS	VDS
Hygiene & sanitation	86.7	13.3	0	0	94.4	5.6	0	0
Safety (Fire)	83.3	16.7	0	0	88.9	11.1	0	0
Facilities	76.7	20.0	3.3	0	77.8	16.7	5.6	0
Flat structure	60.0	33.3	6.7	0	83.3	16.7	0	0
Building structure	66.7	26.7	6.7	0	83.3	16.7	0	0
Transportation	53.3	13.3	30.0	3.3	83.3	11.1	5.6	0
Shopping	30.0	43.3	26.7	0	50.0	33.3	11.1	5.6
Security	80.0	13.3	3.3	3.3	94.4	5.6	0	0

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

35. A large majority of the tenants (84.4%) and owner-occupiers (81.3%) found the living environment after moving improved (Table 2.20). The percentage among people above 60-year-old was high (77.8%), but was not as high as the younger group (86.7%) (Table 2.20a).

**Table 2.20 Improvement in the living environment after moving to the new place**

Having Improvement	First tracking interview			
	Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%
Yes	27	84.4	13	81.3
No	5	15.6	3	18.8
<b>Total</b>	<b>32</b>	<b>100</b>	<b>16</b>	<b>100</b>

Table 2.20a Improvement in the living environment after moving to the new place (Older people)

Having Improvement	First tracking interview			
	Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%
Yes	26	86.7	14	77.8
No	4	13.3	4	22.2
<b>Total</b>	<b>30</b>	<b>100</b>	<b>18</b>	<b>100</b>

36. Respondents expressed that there was very much living environment improvement on areas like the hygiene & sanitation (74.1%), safety (Fire) (74.1%), and building facilities (74.1%). However, not much was found on transportation (tenant: 29.6%; owner-occupier: 38.5%) and shopping (tenant: 18.5%; owner-occupier: 30.8%) by respondents. Among the owner-occupiers, the improvement in various aspects was not as strong as felt by the tenants (Table 2.21).

Table 2.21 Association of improvements with the following aspects

Aspects	First Tracking							
	Tenant				Owner-occupier			
	Very much	Some-How	Little	None	Very much	Some-How	Little	None
Hygiene & sanitation	74.1	18.5	7.4	0	46.2	38.5	7.7	7.7
Safety (Fire)	74.1	18.5	7.4	0	23.1	61.5	7.7	7.7
Facilities	74.1	7.4	14.8	3.7	38.5	38.5	15.4	7.7
Flat structure	37.0	40.7	18.5	3.7	23.1	30.8	30.8	15.4
Building structure	33.3	44.4	18.5	3.7	23.1	30.8	30.8	15.4
Transportation	3.7	25.9	14.8	55.6	7.7	30.8	23.1	38.5
Shopping	0	18.5	11.1	70.4	7.7	23.1	7.7	61.5
Security	22.2	63.0	11.1	3.7	23.1	38.5	15.4	23.1

Table 2.21a Association of improvements with the following aspects (Older people)

Aspects	First Tracking							
	Under 60				60 or above			
	Very much	Some-how	Little	None	Very much	Some-how	Little	None
Hygiene & sanitation	65.4	23.1	7.7	3.8	64.3	28.6	7.1	0
Safety (Fire)	61.5	26.9	7.7	3.8	50.0	42.9	7.1	0
Facilities	65.4	15.4	15.4	3.8	57.1	21.4	14.3	7.1
Flat structure	34.6	26.9	30.8	7.7	28.6	57.1	7.1	7.1
Building structure	30.8	30.8	30.8	7.7	28.6	57.1	7.1	7.1
Transportation	3.8	19.2	19.2	57.7	7.1	42.9	14.3	35.7
Shopping	0	15.4	11.5	73.1	7.1	28.6	7.1	57.1
Security	15.4	57.7	15.4	11.5	35.7	50.0	7.1	7.1

37. Close to half of the tenants (46.9%) planned to renovate their new flats and the percentage among the owner-occupiers was higher (68.8%). For those who had done so, all of them had renovated the whole flat. The tenants spent on average \$37,542 on renovation, and the owner-occupiers spent over a hundred thousand (\$114,091) (Table 2.22). A slightly higher percent of people over 60-year-old had no plan to renovate their new accommodation (44.4%) compared with the younger group (36.7%). For those who had renovated their flat, on average people under 60-year-old spent \$75,824, and people above 60-year-old spent a little bit less (\$69,417) (Table 2.22a).

**Table 2.22 Renovated of the new accommodation**

Renovation	First tracking interview			
	Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%
No, no such plan	16	50.0	3	18.8
Yes, only the dilapidated parts	0	0	0	0
Average HK\$	--		--	
Yes, the whole flat	15	46.9	11	68.8
Average HK\$	37,542		114,091	
Not applicable	1	3.1	2	12.5
<b>Total</b>	<b>32</b>	<b>100</b>	<b>16</b>	<b>100</b>

**Table 2.22a Renovated of the new accommodation (Older people)**

Renovation	First tracking interview			
	Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%
No, no such plan	11	36.7	8	44.4
Yes, only the dilapidated parts	0	0	0	0
Average HK\$	--		--	
Yes, the whole flat	18	60.0	8	44.4
Average HK\$	75,824		69,417	
Not applicable	1	3.3	2	11.1
<b>Total</b>	<b>30</b>	<b>100</b>	<b>18</b>	<b>100</b>

38. Most of the respondents expressed that their health conditions were good (Table 2.23). A higher percentage of the tenants thought that they were in better health conditions than the owner-occupiers. It could be because the owner-occupiers were older on average. It is natural that younger people feel that they are in better health conditions than the older people (Table 2.23a).

Table 2.23 Overall Health conditions

Overall health conditions	First tracking interview			
	Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%
Extremely good	5	13.9	0	0
Very good	22	61.1	8	50.0
Good	5	13.9	4	25.0
Average	3	8.3	3	18.8
Poor	1	2.8	1	6.3
<b>Total</b>	<b>36</b>	<b>100</b>	<b>16</b>	<b>100</b>

Table 2.23a Overall Health conditions (Older people)

Overall health conditions	First tracking interview			
	Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%
Extremely good	3	9.4	2	10.0
Very good	20	62.5	10	50.0
Good	5	15.6	4	20.0
Average	4	12.5	2	10.0
Poor	0	0	2	10.0
<b>Total</b>	<b>32</b>	<b>100</b>	<b>20</b>	<b>100</b>

39. The majority of the residents were in good psychological health in the previous month. About 13.9% of the tenants expressed that they felt sad and depressed most of the time. The percentage was smaller so among the owners (6.3%) (Table 2.24). A higher proportion of older people felt sad and depressed (25%) most of the time or more, and 10% felt that they had limited social life due to health & emotional problem most of the time. The conditions among the younger respondents were better in these two aspects (Table 2.24a).

Table 2.24 Health conditions in the past 4 weeks

Health conditions in the past 4 weeks	First Tracking study											
	Tenant						Owner					
	A	M	F	S	R	N	A	M	F	S	R	N
	%	%	%	%	%	%	%	%	%	%	%	%
Feeling peaceful	19.4	52.8	13.9	8.3	5.6	0	31.3	37.5	6.3	18.8	0	6.3
Feeling energetic	19.4	50.0	13.9	8.3	8.3	0	25.0	31.3	6.3	31.3	0	6.3
Feeling sad, depressed	2.8	11.1	0	16.7	27.8	41.7	0	6.3	0	12.5	37.5	43.8
Limited social life due to health & emotional problem	2.9	0	--	11.8	23.5	61.8	0	6.3	--	18.8	12.5	62.5

A=Always; M=Most of the time; F=Frequently; S=Sometimes; R=Rarely, N=Never



Table 2.24a Health conditions in the past 4 weeks (Older people)

Health conditions in the past 4 weeks	First Tracking study											
	Under 60						60 or above					
	A	M	F	S	R	N	A	M	F	S	R	N
	%	%	%	%	%	%	%	%	%	%	%	%
Feeling peaceful	18.8	50.0	18.8	9.4	3.1	0	30.0	45.0	0	15.0	5.0	5.0
Feeling energetic	15.6	50.0	15.6	18.8	0	0	30.0	35.0	5.0	10.0	15.0	5.0
Feeling sad, depressed	0.0	3.1	0.0	21.9	34.4	40.6	5.0	20.0	0	5.0	25.0	45.0
Limited social life due to health & emotional problem	0	0	--	20.0	20.0	60.0	5.0	5.0	--	5.0	20.0	65.0

A=Always; M=Most of the time; F=Frequently; S=Sometimes; R=Rarely, N=Never

40. The size of most of the households remained the same after moving (no change: tenant: 88.9%; owner-occupier: 81.3%). If there was a change, it was likely to be an increase (Table 2.25). The pattern was alike among the older and younger groups (no change: under 60: 87.5%; 60 or above: 85.0%) (Table 2.25a).

Table 2.25 Changes in the number of people living in the flat

Changes	First tracking interview			
	Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%
Increased	3	8.3	2	12.5
Decreased	1	2.8	1	6.3
No change	32	88.9	13	81.3
<b>Total</b>	<b>36</b>	<b>100</b>	<b>16</b>	<b>100</b>

Table 2.25a Changes in the number of people living in the flat (Older people)

Changes	First tracking interview			
	Under 60		60 or above	
	<i>n</i>	%	<i>n</i>	%
Increased	3	9.4	2	10.0
Decreased	1	3.1	1	5.0
No change	28	87.5	17	85.0
<b>Total</b>	<b>32</b>	<b>100</b>	<b>20</b>	<b>100</b>

41. Regarding the new/ left household members that needed help, the number obtained was too small for analysis (Table 2.26).

Table 2.26 Whether the new/ left household members need special help

New/ left members are people who need special help	First tracking interview			
	Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%
No	3	75.0	2	66.7
Yes	1	25.0	1	33.3
Old people (Above 60)	1	100	0	0
Young children (under 12)	0	0	1	100
Person with physical disability	0	0	0	0
Person with learning disability	0	0	0	0
Person with visual impairment	0	0	0	0
Persons who need special nursing care	0	0	0	0
Persons with mental illness	0	0	0	0
Persons with other disability	0	0	0	0
<b>Total</b>	<b>4</b>	<b>100</b>	<b>3</b>	<b>100</b>

42. The size of households in the first tracking study was larger, and none of the owner-occupiers in the first tracking interview were living alone (Table 2.27).

Table 2.27 Household size

No. of members in the unit	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
1	46	38.3	3	10.7	13	36.1	0	0
2	27	22.5	7	25.0	5	13.9	5	31.3
3	20	16.7	9	32.1	6	16.7	7	43.8
4	23	19.2	4	14.3	8	22.2	2	12.5
5	3	2.5	2	7.1	3	8.3	2	12.5
6 or above	1	0.8	3	10.7	1	2.8	0	0
<b>Total</b>	<b>120</b>	<b>100</b>	<b>28</b>	<b>100</b>	<b>36</b>	<b>100</b>	<b>16</b>	<b>100</b>

43. The socio-demographic background of household members in the first tracking interview, though smaller in number, was very similar to those in the baseline study (Table 2.28).

Table 2.28 Gender and marital status of household members

	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
<b>Gender</b>								
Male	149	54.6	48	49.5	42	46.7	23	43.4
Female	124	45.4	49	50.5	48	53.3	30	56.6
<b>Total</b>	<b>273</b>	<b>100</b>	<b>97</b>	<b>100</b>	<b>90</b>	<b>100</b>	<b>53</b>	<b>100</b>
<b>Marital Status</b>								
Singled	114	41.8	34	35.1	41	46.1	19	35.8
Married	134	49.1	57	58.8	37	41.6	31	58.5
Separated	7	2.6	0	0	1	1.1	0	0
Widowed	5	1.8	6	6.2	8	9.0	2	3.8
Divorced	12	4.4	0	0	2	2.2	1	1.9
<b>Total</b>	<b>272</b>	<b>99.6</b>	<b>97</b>	<b>100</b>	<b>89</b>	<b>100</b>	<b>53</b>	<b>100</b>
<b>Relation with respondents</b>								
Respondent	120	44.0	28	28.9	36	40.4	16	30.2
Spouse	54	19.8	18	18.6	14	15.7	14	26.4
Parent(in-law) of respondent	7	2.6	4	4.1	7	7.9	2	3.8
Children(in law) of respondent	78	28.6	29	29.9	29	32.6	19	35.8
Grand children	3	1.1	7	7.2	1	1.1	1	1.9
Sibling	2	0.8	4	4.1	1	1.1	1	1.9
Others	9	3.4	7	7.2	1	1.1	0	0
<b>Total</b>	<b>273</b>	<b>100</b>	<b>97</b>	<b>100</b>	<b>89</b>	<b>100</b>	<b>53</b>	<b>100</b>

44. A lower percentage of tenants and owner-occupies worked and studied in Shamshuipo after moving when compared with the findings in the baseline study and there was an increase in percentage of the household members worked and studied in mainland China (baseline: tenant, 1.3%, owner-occupier, 0%; tracking: tenant, 14.0%, owner-occupier, 11.4%). Besides, more household members among the tenants had to use transport to work and study. In general, the transportation expenses increased in the tracking study (Table 2.29).

Table 2.29 Working/ studying area

Area of work/ study	Baseline interview				First tracking interview			
	Tenant		Owner-occupier		Tenant		Owner-occupier	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Shamshuipo	92	58.2	22	38.6	18	36.0	10	28.6
Other parts of Kowloon	28	17.8	12	21.1	13	26.0	10	28.6
Hong Kong Island	11	7	6	10.5	5	10.0	7	20.0
New Territories	12	7.6	10	17.6	6	12.0	4	11.4
Mainland China	2	1.3	0	0	7	14.0	4	11.4
Not fixed	13	8.2	7	12.3	1	2.0	0	0
<b>Total</b>	<b>158</b>	<b>100</b>	<b>57</b>	<b>100</b>	<b>50</b>	<b>100</b>	<b>35</b>	<b>100</b>
<b>Transportation fee (one way)</b>								
No need (walking, cycling)	71	47.3	18	35.3	6	16.7	13	41.9
Below \$5	27	18.0	10	19.6	11	30.6	2	6.5
\$5 - \$10	31	20.7	13	25.5	13	36.1	12	38.7
Above \$10	21	14.0	10	19.6	6	16.7	4	12.9
<b>Total</b>	<b>150</b>	<b>100</b>	<b>51</b>	<b>100</b>	<b>36</b>	<b>100</b>	<b>31</b>	<b>100</b>

### Business Operator – Tenant & Owner-operator

45. There were some changes in the industry reported by the business operators. Since only a few of them could be located, we could not do further analysis at this stage (Table 3.1).

Table 3.1 Industry

Industry	Baseline interview			First tracking interview		
	Tenant		Owner-operator	Tenant		Owner-operator
	<i>n</i>	%	<i>n</i>	<i>n</i>	%	<i>n</i>
Manufacturing	2	8.7	3	2	28.6	1
Construction	3	13.0	0	1	14.3	0
Wholesaling, retailing, trading, and catering	9	39.1	1	2	28.6	0
Transportation, warehouse and communication	2	8.7	0	0	0	0
Financial, insurance, property and commercial	3	13.0	0	2	28.6	0
Community, social and personal care	4	17.4	0	0	0	0
<b>Total</b>	<b>23</b>	<b>100</b>	<b>4</b>	<b>7</b>	<b>100</b>	<b>1</b>

### Business concerns

46. Only one tenant operator had not decided, the rest (6 tenants and 1 owner-operator) decided to continue to run business in the same district after relocation. Reviewing the findings in the baseline study, around two thirds of the operators (tenant: 68.8%; owner-operator: 2/3) found “had frequent customer” the major reason to run business in the district. (Table 3.2).

Table 3.2 Continue the businesses in the same district after relocation

Reason to continue the businesses in the same district after relocation	Baseline interview		
	Tenant		Owner-operator
	<i>n</i>	%	<i>n</i>
Convenient to staff	1	6.3	0
Convenient transportation	2	12.5	0
Had frequent customer	11	68.8	2
Close to living place	1	6.3	0
Low rent	1	6.3	0
Had affection toward the district	0	0	1
<b>Total</b>	<b>16</b>	<b>100</b>	<b>3</b>
Continue the business in the same district after relocation	First tracking interview		
	Tenant		Owner-operator
	<i>n</i>	%	<i>n</i>
Yes	6	85.7	1
No	0	0	0
Not yet decided	1	14.3	0
<b>Total</b>	<b>7</b>	<b>100</b>	<b>1</b>

47. There were some changes in the staff size, but the number of respondents was too small for further analysis (Table 3.3).

Table 3.3 Staff size

Staff size	Baseline interview			First tracking interview		
	Tenant		Owner-operator	Tenant		Owner-operator
	<i>n</i>	%	<i>n</i>	<i>n</i>	%	<i>n</i>
0	7	30.4	0	1	14.3	0
1	3	13.0	0	2	28.6	0
2	2	8.7	0	0	0	0
3	1	4.3	0	2	28.6	0
4	6	26.1	1	0	0	1
5	2	8.7	1	0	0	0
6 or above	2	8.7	2	2	28.6	0
<b>Total</b>	<b>23</b>	<b>100</b>	<b>4</b>	<b>7</b>	<b>100</b>	<b>1</b>

48. The tenant operators remained quite satisfied with the business environment of Hai Tan Street/Kweilin Street and Pei Ho Street area. The majority of them were satisfied with all the aspects listed, only some dissatisfaction obtained on aspects like the operational cost (3 tenants), usable area (3 tenants) and source of customer (2 tenants) (Table 3.4).

Table 3.4 Attitude toward the business environment of Hai Tan Street/Kweilin Street and Pei Ho Street area (Tenants)

	Tenants										
	Baseline interview						First tracking interview				
	VS	S	DS	VDS	Total		VS	S	DS	VDS	Total
	%	%	%	%	N	%	n	n	n	n	N
Business nature	0	91.3	4.3	4.3	23	100	0	7	0	0	7
Purchasing	0	93.8	0	6.3	16	100	0	6	0	0	6
(Un)Loading	5.6	77.8	5.6	11.1	18	100	0	6	0	0	6
Revenue	8.7	65.2	21.7	4.3	23	100	2	5	0	0	7
Source of customer	13.6	72.7	9.1	4.5	22	100	1	4	2	0	7
Operational cost	4.3	78.3	13.0	4.3	23	100	0	4	2	1	7
Usable area	4.3	91.3	0	4.3	23	100	0	4	3	0	7

VS=Very satisfied; S=Satisfied; DS=Dissatisfied; VDS=Very dissatisfied

## Owner-occupier Case Study

49. With the help of URA, the recent property purchasing records of the affected owner-occupiers in the Hai Tan Street/Kweilin Street and Pei Ho Street redevelopment project were identified from the Land Registry. Data such as the location, age, size and value of their new properties were used to compare with their previous properties in the redevelopment area to examine the impact of redevelopment to these households and the adequacy of the compensation obtained from URA.
50. Finally 28 affected owner-occupiers were identified from the Land Registry property purchasing record as at 6 July 2009. In respect of personal data privacy, the data search and comparison tasks were conducted by URA. All the personal data were removed when passing to the research team.
51. Among these 28 owner-occupiers, half of them had purchased properties in Shamshuipo (50.0%) after getting the redevelopment compensation. Together with those moving to other neighbouring areas/ districts like Lai Chi Kok (also being part of the Shamshuipo administrative district) and Mongkok, most of them (82.2%) had purchased properties in Kowloon as property replacements, and the rest of them had purchased new properties in the New Territories (Table 4.1).

Table 4.1 Relocation districts of the 28 owner-occupiers

District		No. of Residents	
		<i>n</i>	%
Kowloon	Shamshuipo	14	50.0
	Lai Chi Kok	4	14.3
	Cheung Sha Wan	1	3.6
	Mongkok	3	10.7
	Hung Hum / To Kwa Wan	1	3.6
New Territories	Tsuen Wan	1	3.6
	Shatin	2	7.1
	Yuen Long	2	7.1
<b>Total</b>		<b>28</b>	<b>100</b>

52. Most of the 28 owner-occupiers did not buy replacement properties that were under 10 years of building age after obtaining the redevelopment compensation. Over half of them (53.6%) bought properties of 30-50 years old (Table 4.2).

Table 4.2 Building age difference of the 28 owner-occupiers after relocation

New Building Age	No. of Respondents	
	<i>n</i>	%
1 – 10 years	3	10.7
11 – 20 years	3	10.7
21 – 30 years	7	25.0
31 – 40 years	8	28.6
41 – 50 years	7	25.0
<b>Total</b>	<b>28</b>	<b>100.0</b>

53. About forty percent (39.2%) of the 28 owner-occupiers were living in units at least 10 m<sup>2</sup> smaller than their original flats after relocation with maximum size difference up to 50 m<sup>2</sup>. There were also 4 of them (14.3%) bought properties at least more than 10 m<sup>2</sup> larger than their original one (Table 4.3).

Table 4.3 Unit size difference of the 28 owner-occupiers after relocation

Size Difference (m <sup>2</sup> ) (approx.)	No. of Residents	
	<i>n</i>	%
- 49 to - 40	2	7.1
- 39 to - 30	2	7.1
- 29 to - 20	3	10.7
- 19 to - 10	4	14.3
- 9 to - 0	5	17.9
1 to 10	8	28.6
11 to 20	2	7.1
21 to 30	1	3.6
31 to 40	0	0.0
41 to 50	1	3.6
<b>Total</b>	<b>28</b>	<b>100.0</b>

54. Forty percent (39.2%) of the 28 owner-occupiers purchased flats that were at least 10 m<sup>2</sup> smaller than their original ones after redevelopment. Close to half of the 28 owner-occupiers (46.3%) had over 1 million balanced pocketed when compared the value of the new properties with the compensation obtained from redevelopment (the URA), and over a quarter (28.5%) of them had 2 to 3.5 million balanced pocketed (Table 4.4) reserved for other purposes.

Table 4.4 Balance pocketed of the 28 owner-occupiers after relocation

Difference in Value (\$)	No. of Residents	
	<i>n</i>	%
- 500,000 to 0	2	7.1
1 to 500,000	6	21.4
500,001 to 1,000,000	7	25.0
1,000,001 to 1,500,000	2	7.1
1,500,001 to 2,000,000	3	10.7
2,000,001 to 2,500,000	2	7.1
2,500,001 to 3,000,000	3	10.7
3,000,001 to 3,500,000	3	10.7
<b>Total</b>	<b>28</b>	<b>100.0</b>

55. With reference to the data obtained from the Land Registry and the URA, the compensation obtained by the 28 affected owner-occupiers, in most cases, was sufficient for them to purchase replacement properties in the neighbour areas and with a considerable some of balance pocketed. Apparently, a substantial proportion of owner-occupiers opted for relatively old and smaller flats, and kept the balance for other purposes. One possibility was that some children had already left their parents prior to or during relocation. The old parents thus did not need the same space in their new homes. We would confirm this in the 2nd tracking study.



## Concluding Summary

56. In this first tracking study, we have interviewed 60 respondents, with 52 residents (owner: 16; tenant: 36) and 8 business operators (owner: 1; tenant: 7).
57. Similar to the baseline study, higher proportion of the owner-occupiers had been staying in the district for a longer period of time than the tenants. Still around half of the respondents were not working and the unemployment rate of the tenant group was higher among the respondents in the tracking study. Among those working, a higher percentage of them were not working in Shamshuipo in the tracking study, and the daily transportation time and cost of respondents on average were also higher in the tracking study.
58. Besides, there was a notable increase in the monthly rent of accommodation of tenants in the tracking study and a reduction in monthly expenditure among all groups of respondents. The change will be followed in the coming second tracking study.
59. Many of the respondents expressed that the living environment, such as building hygiene and building facilities, had improved and the satisfaction toward living environment had also increased on most of the aspects being asked.
60. Regarding the social support network, the frequency of contact with neighbours of respondents reduced, and the relation and trust towards their (new) neighbours was also not as high as in the baseline. As the interviews were conducted not long after they had moved in the units, it is not surprise to see such change. Whether the relation with neighbours can be rebuilt will be observed in the coming tracking study.
61. Many residents found the relocation caused by redevelopment has no impact to them or their family on aspects like work opportunity, education, medical support, and social life. The rate was higher than they expected before moved. The major impact that the respondents expected was in relation to housing (no impact, 39.6%; serious, 27.8%; very serious, 20.1%) in the baseline study, the impact found after move also reduced very much. The satisfaction rate on different redevelopment arrangements also increased a lot after relocation.
62. The number of business operator respondents was small and therefore it is difficult to make analysis at this stage. However, apart from 1 had not decided, all of the operators continued their business in the same district, which is consistent to the preference shown in the baseline study.

63. For the 28 affected owner-occupiers that were identified to have recent entries in the Land Registry property purchasing records on or before July, 2009. Most of them bought flats in Shamshuipo or adjacent areas.
64. Over half of the 28 owner-occupiers bought relatively old flats (over 30 years) and forty percent bought a flat that was at least 10 m<sup>2</sup> smaller than their original one. Apparently, a substantial proportion of owner-occupiers opted for relatively old and smaller flats, and kept the balance for other purposes. One possibility was that some children had already left their parents prior to or during relocation. The old parents thus did not need the same space in their new homes.

~ End ~

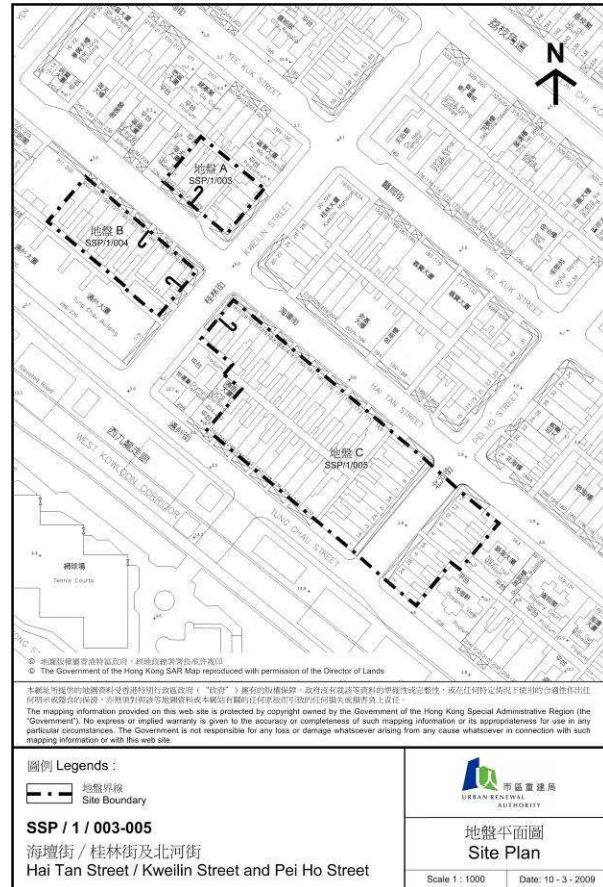
## Appendix: Hai Tan Street/Kweilin Street and Pei Ho Street Project

### Project Site Information

Area : 7,440 square metres  
 Existing GFA : 25,344 square metres  
 Affected buildings : 37  
 Affected population : 1,233  
 Affected property interests : 385

### Project Development Information

Total GFA : 66,960 square metres  
 Residential flats : 784  
 Commercial space : 9,930 square metres  
 G/IC GFA : 2,200 square metres  
 Open space : 1,500 square metres



Junction of Pei Ho Street and Hoi Tan Street (2007)



Hoi Tan Street project area (Nov 2009)

