

Topical Discussion 4:

Compensation and Rehousing Policies

Questions for Discussion

1. Should the affected residents and shop owners be offered the options of “flat for flat” and “shop for shop” as compensation?
 - Does “flat for flat” mean an old flat for a new flat? If so, this would mean higher compensation than notional 7-year old replacement flat.
 - As redevelopment takes time, in the interim, should rental subsidies be given to residents and shop owners who opt for “flat for flat” or “shop for shop” until the redevelopment projects are completed?
 - These will increase the redevelopment cost; as taxpayers, will you support these compensation options?
 - How to resolve the technical problems of different layouts upon redevelopment? (e.g. sizes and orientation of new flats and shops will be different; less G/F shop space will be available for provision of on-site loading/unloading and means of escape, etc.)
2. Apart from “shop for shop” after completion of redevelopment, what will be other realistic measures to help the business concerns who have to make way for redevelopment?
3. Is the current compensation model (e.g. “notional 7-year old replacement flat”) sustainable, especially in the light of community aspirations for lower development density and rising prices for 7-year old flats due to better management?
4. The original intention of paying Home Purchase Allowance to owner-occupiers is to improve their living conditions. Should the same rate for owner-occupiers be applied to owners of vacant or tenanted residential properties?
5. Should affected tenants be rehoused in the same district? Do we have common understanding what is meant by same district? What other ways can we use to help rehouse the affected tenants in the same district?