



# 居民通訊

## NEWSLETTER

2023 / 11 月號

土瓜灣道/榮光街(KC016)  
To Kwa Wan Road/  
Wing Kwong Street (KC016)

### 救世軍市區重建社區服務隊

地址：紅磡崇安街 17 號陽光廣場 2 座 1 樓 J 室

Address: Unit J, 1/F, Block 2, Sunshine Plaza, No.17 Sung On Street, Hung Hom, Kowloon.

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## 編者的話 EDITOR'S WORD



電子版  
通訊

各位街坊大家好，11月正值深秋，天空清朗，氣候涼爽。是適合外出郊遊、舒展身心、樂聚天倫的好時光。現在正值秋冬轉換的時間，早晚溫差較大，提醒各位街坊外出時要多添衣服，以免著涼。

重建方面，有關「土瓜灣道/榮光街」(KC016)重建計劃進度，項目已於7月15日(復歸日)復歸政府。相關補償建議信件已在復歸日後28日內發出，預計各佔用人已收到現金或安置補償及陸續遷出。由於不少街坊都陸續搬遷出單位，故此今期通訊會講述一些搬遷須知，以供街坊參考。

社區資訊方面，今期通訊將節錄了2023年施政報告的撮要，供各位參考。

最後，亦為大家介紹本月的活動，如有興趣，歡迎報名參加。

November is in late autumn, it is a good time for an outing, relax your mind, and have fun with family. Due to large temperature difference, it is necessary to bring a jacket when going out to avoid catching cold.

Regarding the progress of the redevelopment scheme of KC016, the land in the project has been reverted to the government on 15 July. The URA and the Lands Department made an offer of compensation or rehousing ballot for eligible residents. As some of the residents are moving home recently, we would like to conclude some reminders about preparations for moving home.

For the community information, this newsletter will extract the summary of the 2023 Policy Address for your reference.

Finally, our service team will organize a variety of activities in this month, the details of activities are listed.

## 送曆迎龍年

社工隊為重建區街坊準備了2024年全新月曆，與大家共同迎接新一年！活動詳情如下，請踴躍參加領取。

對象：對象：土瓜灣道/榮光街(KC016)重建項目內之居民及商舖

領取數量：每戶1個

領取地點：本中心

領取辦法：於24/10至30/11指定時間到本中心領取

查詢電話：3586 3095

注意事項：

(1) 領取月曆時需攜帶重建項目內之地址證明以作核實；

(2) 一個住址只能領取一個；

相同住址會被視作重複並予以取消；

(3) 月曆數量有限，先到先得，送完即止；

本隊保留最終決定權。

	星期一	星期二	星期三	星期四	星期五	星期六
上午 10:30 - 12:30	✓	✓	✓			✓
下午 2:30 - 5:30	✓	✓	✓	✓	✓	
晚上 7:30 - 9:30				✓	✓	

# 搬遷須知

1. 如何開啟水、電、煤的賬戶？
  - 一般而言，如果是公屋居民，在辦理入住手續時房屋署多數已協助居民開啟水、電、煤的賬戶。
  - 若是搬至其他私人樓宇的居民，租樓前應先向物業代理了解水、電、煤如何交接，尤其是上手有沒有欠繳費、以及水電煤等雜費如何收費(如果雜費由地產或代理人收取)。
2. 水、電、煤是否可以申請優惠？
  - 目前只有電費及煤氣費可以申請優惠，一般而言申請人需是年滿 60 歲、綜援受助人、獨居或雙老居住、或有特殊困難者。由於申請手續及資格較複雜，有需要的居民可向本隊查詢。
3. 如何申請水、電、煤自動轉賬？
  - 可向本隊查詢、或親往各機構之服務中心索取表格：

中華電力	旺角西洋菜南街 188 號	電話:2678 2678
水務署	大角咀鐵樹街 41 號地下	電話:2824 5000
煤氣公司	黃埔新邨第二期德民街 41 號地下 N4 號舖	電話:2773 6336

  - 獲得有關表格，填妥後交回有關銀行辦理。由於自動轉賬辦理需時，在辦理後可能要一至兩個月才能啟動自動轉賬。
4. 固網電話如何轉地址？
  - 一般而言，居民可前往固網電話所需的門市辦理。搬遷固網電話費用不一定是免費的，因為各固網電話的服務合約不同，居民如有疑問可向本隊查詢。

## GUIDANCE NOTES FOR MOVING

1. How to open a water, electricity or town gas account?
  - In general, if you are moving to a public housing unit, the Housing Authority will open the accounts for the tenants.
  - If you are moving to a private housing unit, you should clarify the handover procedures with the property agent before renting the unit.
2. Are there any allowances for water, electricity or town gas charges?
  - There are allowances for electricity and town gas charges. In general, applicants have to be 60 years old or over, receiving CSSA, living alone or elderly doubletons or having special difficulties. Because of the complicated application procedure, you may ask our team for the assistance.
3. How to sign up autopay service for paying the water, electricity or town gas bills?
  - Enquiries can be made by visiting our office or you may get the authorization forms from the following organizations:

Organizations	Address	Hotline
CLP Group	188, Sai Yeung Choi Street South, Mongkok, Kowloon	2678 2678
Water Supplies Department (Tai Kok Tsui Customer Enquiry Centre)	G/F, 41 Tit Shu Street, Tai Kok Tsui, Kowloon	2824 5000
Towngas	Shop N4, G/F., 41 Tak Man Street, Phase 2, Whampoa Estate, Hung Hom, Kowloon	2773 6336

  - After completing the form, you can submit it to your bank. Activating the autopay service may take one to two months after handling the application procedure.
4. How to change the billing address for my fixed line service?
  - In general, you can finish the procedure in the customer service centers, and it may charge a fee. Should you have any enquiries, please feel free to contact our team.

以上內容僅供參考，如有疑問可向相關機構查詢。  
提供服務團體保留是否接納申請的最終決定權。

\*The above information is for reference only  
The organizations' determination shall be final  
conclusive.

# 2023 年施政報告(節錄)

社區資訊  
Community  
Resources

## 1. 土地房屋

- 正規劃和進行十個公營房屋重建計劃，預計重建後可提供約 32 800 個住宅單位
- 房委會繼續應用創新建築科技，測試及改善「組裝合成」建築法的技術，提升建屋質量及加快建造流程
- 成立「解決劏房問題」工作組，設定最低標準，例如樓宇安全、消防及衛生要求、居住面積等
- 額外印花稅的適用年期由三年縮短至兩年
- 買家印花稅和新住宅印花稅的稅率減至 7.5%。

## 2. 有利育兒環境

- 即日起向每名在港出生的港人新生嬰兒派兩萬元現金，為期 3 年
- 2024-25 課稅年度起，父母的居所相關免稅額提高 2 萬元
- 預留 10% 居屋及綠置居單位，讓新生嬰兒家庭優先揀樓
- 新生嬰兒家庭輪候公屋可縮減一年輪候時間，明年 4 月生效
- 2024-25 課稅年度起，政府在新俸稅和個人入息課稅下，設立每年最多 10 萬元輔助生育服務稅項扣除
- 明年 4 月起，增加「在職家庭津貼計劃」下的住戶及兒童津貼金額 15%
- 明年起於三年內，分階段增設十所資助獨立幼兒中心，提供額外近 900 個日間幼兒照顧服務名額
- 明年 4 月起，「幼兒中心家長津貼」由每月最多 600 元提高至 1,000 元

## 3. 安老服務

- 明年第二季起，把「長者院舍照顧服務券計劃」服務券適用範圍由現時參與計劃的護理安老宿位，擴展至護養院宿位，並增加 1,000 張服務券，讓更多合資格長者不用輪候即可選擇入住參與計劃的院舍
- 2024-25 年度，向「樂齡及康復創科應用基金」額外注資 10 億元
- 2024-25 年度，向「長者學苑發展基金」額外注資 8,000 萬元

## 4. 扶貧服務

- 推出第二期「共創明『Teen』計劃」
- 今年內推出「社區客廳試行計劃」

## 5. 醫療

- 2025 年推出計劃，資助 13 至 17 歲青少年使用私營牙科檢查
- 與非政府組織合作，為弱勢社群、有特殊需要和殘疾人士提供更多的緊急和特殊護理牙科服務

資料來源:

<https://www.policyaddress.gov.hk/2023/tc/policy.html>

### 重建諮詢站 (KC016)

日期	時間
2023 年 11 月 17 日 (五)	晚上 7 時 30 分至 8 時 30 分

地點：馬頭圍道與啟明街交界

對象：土瓜灣道/榮光街重建發展計劃(KC016)的居民及商戶

內容：由社工解答街坊對重建項目及政府收地

備註：

如天文台於活動開始前兩小時仍懸掛三號或以上颱風訊號或所有暴雨警告，或因天雨關係，活動將會取消而不另行通知，參加者可先致電本中心查詢。

### 活動資訊

### 重建租客組 (KC016)

日期：2023 年 11 月 30 日 (星期四)

時間：晚上 8 時正至 9 時正

實體小組地點：本中心(紅磡崇安街 17 號 陽光廣場 2 座 1 樓 J 室)

內容：提供重建資訊及解答有關重建及政府收地的問題

對象：土瓜灣道/榮光街發展計劃(KC-016)內之租客

報名日期：即日起至 29/11/2023

報名及查詢：3188 2151

備註：

如天文台於活動開始前兩小時仍懸掛八號或以上熱帶氣旋警告信號；或紅/黑色暴雨警告信號；活動將會取消；

未經本中心許可，請勿轉發及錄影相關資料；

名額有限，先到先得；

實體小組每戶只限 2 名參加者出席。



本中心保留一切最終決定權

# Policy Address(abstract)

## 1. Housing

- The HKHA is planning or undertaking 10 redevelopment projects to provide some 32 800 flats in total.
- HKHA will continue to apply innovative construction technologies, as well as testing and improving the techniques of the MiC approach, to enhance building quality and expedite construction.
- set the minimum standards of living conditions for SDUs in terms of their building safety, fire safety and hygiene requirements, living space, etc.;
- shorten the applicable period of the Special Stamp Duty (SSD) from three years to two years.
- reduce the respective rates of the Buyer's Stamp Duty (BSD) and the New Residential Stamp Duty (NRSD) to 7.5%.

## 2. Create a Childbearing Environment

- provide a one-off cash bonus of \$20,000 for each baby born today or after in Hong Kong to a parent who is a HKPR. This measure will last for three years
- from the year of assessment 2024/25, we will raise the deduction ceiling for home loan interest or domestic rents from the current \$100,000 to \$120,000
- an additional 10% of the total number of flats will be reserved for the purpose of the "Families with Newborns Flat Selection Priority Scheme"
- "Families with Newborns Allocation Priority Scheme", applications of families that have babies born today or after will have their waiting time for PRH flats reduced by one year.
- Starting from the year of assessment 2024/25, the Government will provide a deduction for expenses on assisted reproductive services under salaries tax and personal assessment, subject to a ceiling of \$100,000 a year.
- Starting from next April, the household and child allowances under the Working Family Allowance Scheme will increase by 15%
- Over the next three years starting from 2024, 10 more aided standalone child care centres (CCCs) will be set up in phases, providing about 900 additional places for day child care services.
- Child Care Centre Parent Subsidy, will be increased from a maximum of \$600 to \$1,000 per month.

## 3. Elderly services

- Starting from the second quarter of next year, the coverage of the voucher extend from care-and-attention places to nursing home places, and provide 1 000 more vouchers
- In 2024-25, the Government will inject an additional \$1 billion into the Innovation and Technology Fund for Application in Elderly and Rehabilitation Care
- In 2024-25, the Government will inject an additional \$80 million into the Elder Academy Development Foundation

## 4. Poverty Alleviation

- The second round of the 'Strive and Rise Programme' will begin
- launch a Pilot Programme on 'Community Living Room'

## 5. Health

- launch the Primary Dental Co-care Pilot Scheme for private dental check-up services for adolescents aged between 13 and 17
- collaborate with NGOs to enhance emergency and special care dental services to the under-privileged, vulnerable groups with special needs, and persons with disabilities

Resource from :

<https://www.policyaddress.gov.hk/2023/en/index.html>

## Redevelopment Project Street Counter (KC016)

### Activities

<b>Date :</b>	17/11/2023 (FRI)
<b>Time :</b>	7:30 p.m. to 8:30 p.m.
<b>Venue :</b>	The Corner of Ma Tau Wai Road and Kai Ming Street
<b>Target :</b>	All residents and business operators affected by the redevelopment project To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016)
<b>Content :</b>	Information of the redevelopment project & activities promotion
<b>Enquiry:</b>	3188 2151
<b>Remarks:</b>	When the Tropical Cyclone Warning Signal No. 3 or above; or Rainstorm Warning is issued and is still in force 2 hours before the program is scheduled to begin, the program will be cancelled without further notice.

URSST reserve the right of the final decision