

非賣品



# 居民通訊

NEWSLETTER

2023 / 11 月號

兼善里/福華街(SSP017)

## 救世軍市區重建社區服務隊

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電子版  
通訊

### 編者的話

### EDITOR'S WORD

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，關於「兼善里/福華街」(SSP017) 發展項目，項目大部分的業主已將其業權賣給市建局，買賣手續仍在處理中。另外，由於租客人數眾多，故處理租客安置或特惠津貼補償需時，請各位耐心等待。今期通訊將會介紹「租客須知」讓各位租戶參考，了解一下甄別登記所需準備的文件。

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 outing, relax your mind, and have fun with family. Due to large temperature change, it is necessary to bring a jacket when going out to avoid catching cold.

Regarding the progress of the redevelopment project of SSP017, the landlord's response period to accept the offer is over. After the acquisition agreement has been completed between the owners and URA, URA will contact the tenants to discuss the issue of compensation and have Screening Registration with the tenant. Moreover, we would like to provide you "Notice for tenant" in the following pages for your reference.

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.

## 租戶須知

當業主落實同意賣樓後，市區重建局的職員會陸續接觸租客。

市建局會查核及確認租客身份，在單位內進行度呎，確認租客所屬的居住面積，以便計算賠償金額。租客可先預備以下的文件（正本或副本），以待市建局職員到訪時提供給予他們查核。

### 住宅租客方面

1. 戶主及家人身份証副本及出世紙副本
2. 結婚證書副本 (如有)：離婚證明書副本／子女撫養權文件
3. 近期稅單及入息證明文件 如 銀行存摺、糧單 副本
4. 學生手冊副本 (如有)
5. 福利金證明文件副本
6. 租約副本、租金按金收據副本 (如有) 租單正本
7. 近期差餉單、水、電、電話費單正本
8. 住址證明 如 月結單、書信
9. 輪候公屋的藍咭 (如有)
10. 退休金或租金收入證明文件副本

### 商舖租客（以下資料不適用於利用住宅單位營商的租客）

1. 商業申報：溢利通知書及報稅表或稅務局發出之豁免證明有限公司
  2. 有限公司：溢利及資產證明書  
不少於 12 個月的財政狀況及與登記日期相距不超過六個月
  3. 非有限公司 執業會計師證明之財政報告  
不少於 12 個月的財政狀況及與登記日期相距不超過六個月  
現時股權分配證明文件  
商業登記申請書的簽署證明本  
商業登記證
  4. 其他投資證明
- ~ 一切資料以市建局公佈為準 ~

資料僅供參考，有關詳情可以向市區重建局查詢

# 2023 年施政報告(節錄)

## 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，政府在薪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



## 重建諮詢站 (SSP017)

日期	時間
2023年11月20日(一)	下午4時正至5時正
2023年11月10日(五)	晚上8時正至9時正
2023年11月30日(四)	

地點：昌華街與福榮街交界

對象：兼善里/福華街重建發展項目(SSP017)的居民及商戶

內容：由社工解答街坊對重建項目的疑問

查詢電話：3586 3095

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。

## 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：兼善里/福華街 (SSP017) 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

	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				✓	✓	

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。

## 重建業主組 (SSP017)

日期：2023年11月24日(星期五)

時間：晚上8時正至9時正(實體)

實體小組地點：荔枝角永康街79號創匯國際中心6樓E室

內容：提供重建資訊及解答有關重建的問題

對象：兼善里/福華街(SSP017)發展項目內之業主

報名日期：即日起至23/11/2023

報名及查詢：3586 3095

備註：

- 參加者必須先致電中心報名方可出席實體小組；
- 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。



## 重建租客組 (SSP017)

日期：2023年11月16日(星期四)

時間：晚上7時15分至8時15分(網上ZOOM)

或晚上8時30分至9時30分(實體)

實體小組地點：荔枝角永康街79號創匯國際中心6樓E室

內容：提供重建資訊及解答有關重建的問題

對象：兼善里/福華街(SSP017)發展項目內之租客

報名日期：即日起至15/11/2023

報名及查詢：3586 3095

備註：

- 參加者必須先致電中心報名方會獲發網上 Zoom 會議登入連結；
- 參加者必須先致電中心報名方可出席實體小組；
- 參加者只需報名其中一場；
- 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。



## Redevelopment Project Street Counter

Date :	20/11/2023 (MON)	10/11/2023 (Fri) 30/11/2023 (THUR)
Time :	4p.m. to 5 p.m.	8p.m. to 9p.m.
Venue :	The Corner of Cheung Wah Street and Fuk Wing Street	
Target :	All residents and business operators affected by the redevelopment project in Kim Shin Lane/ Fuk Wa Street (SSP017)	
Content :	Information of the redevelopment project & activities promotion	
Enquiry:	3586 3095	
Remarks:	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.	

本中心保留一切最終決定權

URSST reserve the right of the final decision





## Notice for Tenant

Renewal  
Information

The staff of URA will contact the tenant after the owner accepts the offer from the URA. The URA will identify living in acquired properties and confirm the size of the household in order to calculate the amount of cash compensation.

### **For domestic tenant**

It is suggested that affected tenants preserve the following documents as the supporting documents :

1. Copy of identity card or birth certificate for all living in the affected unit
2. Copy of the marriage certificate  
(or copy of the certificate of making Decree Nisi Absolute (Divorce) / child custody file) (IF only)
3. Income proof ,eg: Bank statement (IF only)
4. Student handbook (IF only)
5. Copy of documents indicating the amount of Comprehensive Social Security Assistance (IF only)
6. Tenancy agreement and Rental receipts
7. Residential proof
8. Demand for Rates and/or Government Rent , water, electricity and telephone bills (IF only)
9. The document from the Housing Authority with the application number (IF only)
10. Copy of pension documents or the proof of rental income (IF only)

### **For non-domestic tenant**

1. Business declaration : Profit notification and tax return or exemption certificate issued by the Inland Revenue Department
2. Limited company : Certificate of Profit and Assets  
(Financial status of not less than 12 months and not more than six months from the date of registration)
3. Non-limited company: financial report certified by a certified public accountant  
(Financial status of not less than 12 months and not more than six months from the date of registration)
4. Current Equity Distribution Proof
5. A signed copy of the application for business registration
6. Business Registration Certificate

\*The above information is for reference only, subject to URA arrangements  
\*If there is any difficulty, please contact relevant department as soon as possible



# NEWSLETTER



## 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>