

非賣品



# 居民通訊

## NEWSLETTER

2023 / 12 月號

兼善里/福華街(SSP017)

### 救世軍市區重建社區服務隊

地址：荔枝角永康街 79 號創匯國際中心 6 樓 E 室

Address：Room E, 6/F, THE GLOBE, 79 Wing Hong Street, Lai Chi Kok.

電話(Tel)：3586 3095

傳真(Fax)：3586 3401

## 編者的話

## EDITOR'S WORD

時間有如白駒過隙般轉瞬即逝，2023 年快將過去。社工隊在此祝願街坊們聖誕節快樂。踏入 12 月，氣溫將逐漸下降，街坊們須注意保暖，如家有長者、兒童或長期病患者，更應注意寒冷天氣對身體的影響。

有關「兼善里/福華街」(SSP017) 重建計劃進度，項目內大部分業主已將其業權售予市建局，如租客收到由市建局所發出的租金結算單及律師函，即市建局已正式成為閣下之業主。如尚未收到相關文件，請耐心等待。在本期通訊中，我們將介紹有關租客在人口凍結後遷入重建項目的補償政策，以供參考。

有關社區資源方面，今期將為大家介紹照顧者支援專線及照顧者資訊網，以供護老者及殘疾人士/精神復元人士照顧者參考。

最後，本隊於 12 月舉辦不同的小組及活動，歡迎各位參與！詳情請留意今期通訊後頁的 < 活動推介 >。

Time flies, and 2023 is rapidly coming to an end. Our service team wishes everyone a Merry Christmas. As December begins, temperatures gradually drop. It is important for everyone to stay warm, especially the elderly, children, and individuals with chronic illnesses who may be more vulnerable to the impacts of cold weather.

Regarding the progress of the "Kim Shin Lane/Fuk Wa Street" Development project (SSP017), the majority of property owners within the project have accepted the compensation offered by the Urban Renewal Authority. If tenants receive statements of account and demand letters issued by the Urban Renewal Authority, it signifies that the Urban Renewal Authority has officially become the owner of your premises. If you have not received the relevant documents, please be patient and wait for further updates. Moreover, we will introduce compensation policies for tenants who commenced occupying the properties on or after the day of the freezing survey.

In terms of community resources, this issue introduces the "Designated Hotline for Carer Support 182 183" and the "Information Gateway for Carers."

Finally, our service team will be organizing a variety of activities in the coming month. It is our pleasure to invite you to participate. The details of all activities are listed in the Activity Information.



電子版  
通訊



救世軍市區重建社區服務隊  
The Salvation Army Urban Renewal Social Service Team

[聖誕抽獎券]

## 聖誕即影即友

2023年12月5-30日  
中心開放時間

大家齊齊影靚相  
兼每人送一張即影即有相片

## 聖誕大抽獎

2023年12月12-20日 中心開放時間

周日及公眾假期休息	一	二	三	四	五	六
早上10:00-1:00	✓	✓	✓			✓
下午2:00-6:00	✓	✓	✓	✓	✓	
晚上7:00-10:00				✓	✓	

包括各類小家電、  
家庭用品、  
超市現金券、  
食物等，共150份！

獎品豐富  
送完即止

地址及電話：

荔枝角永康街79 號創匯國際中心6 樓E 室  
3586 3095

對象：

只限兼善里/福華街重建發展項目(SSP017)  
的業主和租客，每戶只限抽獎一次

記得要帶 本抽獎券(見12月通訊) 及 住址證明



# 凍結人口調查日或之後遷入的 住宅租客補償準則

重建資訊

凍結人口調查日  
(2021年9月24日)或  
之後入住的租客

## 凍結人口調查日或之後遷入的住宅租客

狀況	所得補償
(i) 符合市區重建局的補償準則；及 (ii) 不屬於下方所列的任何一個情況	可獲得相等於政府收地時 <u>「地政總署所提供特惠津貼兩倍」</u> 的金額作為特惠津貼

## 凍結人口調查日或之後遷入的住宅租客

狀況	所得補償
(i) 另有居所；或 (ii) 並非真正在重建項目範圍內物業居住；或 (iii) 於凍結人口調查日之前兩年內或之後接受市建局的 以下任何一種津貼或安排： ➢ 住宅物業業主的津貼 [但不包括相關費用津 貼]；或 ➢ 高於政府特惠津貼的任何住宅租客特惠津貼； 或 ➢ 搬遷補助金；或 ➢ 安置；或 (iv) 非合法香港居民或未持有有效的香港身份	可獲得相等於政府收地時 <u>「地政總署所提供的特惠津貼」</u> 的金額作為特惠津貼

資料僅供參考，有關詳情可以向市區重建局查詢

### 服務簡介

照顧者支援專線 ( 照顧者專線 ) 24 小時服務，由專業社工接聽，旨為減輕照顧者在日常生活照顧工作的壓力和負擔，並持續提升他們的照顧能力。專線為照顧者提供即時支援，亦會按個別情況轉介照顧者到主流福利服務單位，讓有需要照顧者得到跟進服務。

### 電話

182 183 (24 小時)

### 服務對象

護老者；及殘疾人士/精神復元人士的照顧者。

### 專線會提供以下服務：

- 按來電者的需要提供各項支援照顧者的社區資源資訊；
- 即時評估來電者的狀況及需要，從而轉介適切的支援服務；
- 為有緊急需要的個案提供即時情緒輔導和/或外展探訪；
- 與日間 / 住宿暫託服務的單位保持密切聯繫和建立網絡合作關係，配對有需要的長者或殘疾人士至合適的暫託服務；以及
- 為有經濟困難的照顧者提供交通津貼，協助他們護送有需要的長者或殘疾人士接受暫託服務。



資料來源：社會福利署 社會福利署。(2023, September 26). 照顧者支援專線 182 183. [https://www.swd.gov.hk/tc/pubsvc/rehab/cat\\_supportcom/scpd/dhcs/](https://www.swd.gov.hk/tc/pubsvc/rehab/cat_supportcom/scpd/dhcs/).

## 照顧者資訊網 (網址：<https://www.carers.hk/>)



### 計劃簡介

承蒙香港賽馬會慈善信託基金捐助，香港樹仁大學社會工作學系獲社會福利署委託開發及營運「賽馬會照顧資訊通-照顧者資訊網」(下稱資訊網)，為長者、殘疾人士和精神復元人士的照顧者提供全面和最新的資訊，並鼓勵他們在有需要時尋求協助。

### 服務形式和內容

網站以自助模式 24 小時運作，並持續搜索、整理、更新及發布與長者、殘疾人士和其照顧者相關的資訊。為持續改善使用者的體驗，資訊網將於 2024/2025 年度增加人工智能電子互動系統。

### 資訊網的主要功能

資訊搜索：服務與資源、活動資訊、活動花絮  
知識搜索：照顧者指南、照顧知識  
聯繫及連結：服務資訊提供者專區  
評估：照顧需要及評估工具 (預計將於 2024 年度推出，由香港大學及香港理工大學設計。)



照顧者資訊網  
二維碼

資料僅供參考

## 重建業主組 (SSP017)

日期：2023年12月29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28/12/2023  
 報名及查詢：3586 3095  
 備註：

1. 參加者必須先致電中心報名方可出席實體小組；
2. 未經本中心許可，請勿轉發及錄影相關資料；
3. 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12月28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27/12/2023  
 報名及查詢：3586 3095  
 備註：

1. 參加者必須先致電中心報名方可出席實體小組；
2. 未經本中心許可，請勿轉發及錄影相關資料；
3. 名額有限，先到先得；實體小組每戶只限2名參加者出席。

## 重建諮詢站 (SSP017)

日期	時間
2023年12月18日(一)	下午4時正至5時正
2023年12月8日(五)	晚上8時正至9時正
2023年12月28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：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。

## Redevelopment Project Street Counter (SSP017)

<b>Date :</b>	18/12/2023 (Mon)	8/12/2023 (Fri) 28/12/2023 (Thu)	Activity Information
<b>Time :</b>	4p.m. to 5 p.m.	8p.m. to 9p.m.	
<b>Venue :</b>	The Corner of Cheung Wah Street and Fuk Wing Street		
<b>Target :</b>	All residents and business operators affected by the redevelopment project in Kim Shin Lane/ Fuk Wa Street (SSP017)		
<b>Content :</b>	Information of the redevelopment project & activities promotion		
<b>Enquiry:</b>	3586 3095		
<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.		



# Newsletter

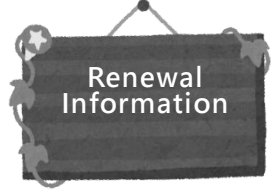
The Salvation Army - Urban Renewal Social Service Team

Not for sale

Dec 2023

Kim Shin Lane /  
Fuk Wa Street (SSP017)

Address : Room E, 6/F, THE GLOBE, 79 Wing Hong Street, Lai Chi Kok.  
Tel : 3586 3095 Fax : 3586 3401




## Compensation of Domestic Tenant after the date of freezing survey

Residents who are living on or  
after the date of freezing  
survey (24/9/2021)

### Compensation of Domestic Tenant after the date of freezing survey

<u>Status</u>	<u>Compensation</u>
<p><b>(i)</b> Tenants who had commenced occupying the properties under valid tenancies on or after the date of Freezing Survey.</p> <p><b>(ii)</b> Do not apply any circumstances below</p>	<p>The URA will only offer an ex-gratia allowance equal to <b><u>2 times Government EGA.</u></b></p>

### Compensation of Domestic Tenant after the date of freezing survey

<u>Status</u>	<u>Compensation</u>
<p>The tenant who</p> <p><b>(i)</b> have alternative accommodation; or</p> <p><b>(ii)</b> are not genuinely residing in their properties within the project; or</p> <p><b>(iii)</b> have received from the URA within two years prior to the date of Freezing Survey or at any time after the date of Freezing Survey any of the following allowances or arrangement:</p> <ul style="list-style-type: none"> <li>➢ allowances for owners of domestic properties but excluding the incidental cost allowance; or</li> <li>➢ Ex-gratia allowances for domestic tenant being higher than Government EGA; or</li> <li>➢ Relocation Assistance; or</li> <li>➢ re-housing; or</li> </ul> <p><b>(v)</b> are not legal Hong Kong residents holding valid HKIC.</p>	<p>The URA will only offer an ex-gratia allowance equal to <b><u>1 time Government EGA.</u></b></p> 

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

# Designated Hotline for Carer Support 182 183

Community  
Resources

## Service Description

Designated Hotline for Carer Support (Carer Hotline) operates 24-hour service. The Hotline will be answered by professional social workers and aims to reduce the stress and burden induced by daily caregiving, and enhance their caring capability continuously. It provides instant support by phone to the carers, crisis intervention and outreaching service to those facing emergency situation without support. The Hotline will make referrals to the mainstream welfare units so as that the carers would receive long term casework service.

## Tel No:

182 183 (24-hour service)

## Target Group

- Carer of elderly persons; and Carer of persons with disabilities/persons in mental recovery.

## Service Provision

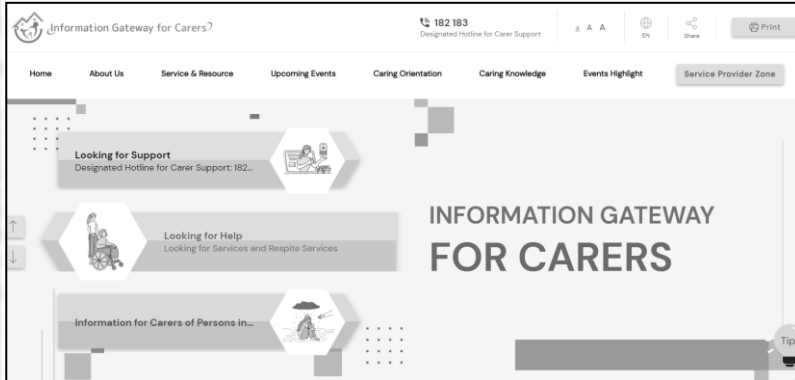
The Carer Hotline will provide the following services:

- providing various community resources on carer support and service referral according to the callers' needs;
- instant assessment on the callers' condition and needs with the stratified risk assessment tool, so as to match the callers with appropriate support service;
- providing instant counselling, outreaching visits to cases with urgent needs;
- maintaining close contact and establishing networking and cooperation relationship with the day/residential respite service units to match the elderly persons or persons with disabilities in need with respite services; and
- providing transport subsidy for carers with financial difficulties to assist them in escorting elderly persons or persons with disabilities in needs to receive respite services.



Resource from : [https://www.swd.gov.hk/en/pubsvc/rehab/cat\\_supportcom/scpd/dhcs/pubsvc/rehab/cat\\_supportcom/scpd/dhcs/](https://www.swd.gov.hk/en/pubsvc/rehab/cat_supportcom/scpd/dhcs/pubsvc/rehab/cat_supportcom/scpd/dhcs/).

## Information Gateway for Carers ( <https://www.carers.hk/en-us> )



## Service Mode and Content

The self-service website operates round the clock, the Gateway continuously searches, organizes, updates, and publishes information for carers of the elderly and people with disabilities. To continuously improve the user experience, AI Chatbot will be installed in the Gateway in 2024/2025.

## Project Description

Funded by The Hong Kong Jockey Club Charities Trust, the Department of Social Work of Hong Kong Shue Yan University was commissioned by the Social Welfare Department to develop and operate the JC Carers e-Navigation – Information Gateway for Carers Project (Gateway), providing comprehensive and up-to-date information to carers of elderly, people with disabilities and people in mental recovery, and encourage them to seek help whenever needed.

## The Main Functions of The Information Gateway for Carers

Information Search: Services and Resources, Carer Activities, Event Highlights

Knowledge Search: Caring Orientation, Caring Knowledge

Networking and connection: Service Information Provider Zone

Assessment: Carer Needs Assessment (expected to be launched in 2024, designed by the University of Hong Kong and the Hong Kong Polytechnic University.)



Information  
Gateway for Carers

\* The above information is for reference only.