

非賣品



居民通訊

NEWSLETTER

2024 / 1 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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編者的話 EDITOR'S WORD

不經不覺 2023 年過去，又迎來新的一年了。社工隊在此祝願街坊們新年快樂，身心健康。踏入 2024 年，氣溫有機會下降，街坊們須注意保暖，如家中有長者、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/福華街發展項目」(SSP017) 重建項目進度，項目內大部分業主已將其業權售予市建局，而當出租業主與市建局完成收購後，市建局便會與租客聯絡，開展賠償或安置流程。而過程中租戶仍有一段時間會居住於重建區，故在本期通訊中，我們將介紹市建局成為業主之後的常見問題，以供參考。有關社區資訊方面，今期將為大家介紹即將推行的垃圾徵費安排，讓大家預早了解。

最後，本隊將於 1 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 the end. Our service team wishes everyone a Happy New Year. As new year 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 to 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 offer of the Urban Renewal Authority. After the URA becomes the owner of the unit, the URA staff will contact the tenant to conduct screening registration and deal with compensation matters. As the tenant will still live in the unit for a period before getting compensation. We conclude the general inquiry about the issue of URA became owner and it will be posted in this newsletter. Moreover, Regarding to community resources, we will introduce to you about Municipal Solid Waste Charging (MSW charging).

Finally, our service team will organize 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.



怎樣可以知道我的業主是否已與市建局完成收購？

一般情況下，市建局主要會先與業主進行物業收購。當雙方收購程序將近完成時，市建局職員會聯同業主、租客三方會面，商議租務事宜。同時，租客亦會收到由市建局代表律師發出的律師信，通知租客有關業權轉變的事宜。



市建局成為業主後，租戶是否需要交租？

需要。租金會調整為凍結人口日當日的水平。
有機會未必即時有租單提醒交租，請預留租金以備繳款。



我是否要在業主賣出物業予市建局前，向業主取回水電按金、租屋按金？

一般情況下，租客在起租時交予業主的按金，需在市建局職員聯同業主、租客三方共同會面時，一起商議退還按金安排與租務事宜。



租住單位的水電錶登記人是業主，如果業主賣了物業予市建局後，我會否因無人交費而停水停電？

當業主賣了物業予市建局後，如果租客所租住的單位以往是租金包水電，則繼續交租金予市建局包水電。如果租客以往是按水電費單自行交費，則可以與業主商量，轉租客為水電錶登記人而繼續自行交費。



垃圾徵費

社區資訊

都市固體廢物收費（垃圾徵費）條例草案於 2021 年 8 月 26 日在立法會三讀通過，經過一系列準備工作後，將於 **2024 年 4 月 1 日實施垃圾收費**，政府宣佈將設有 6 個月適應期。

收費模式一

按「袋」或「標籤」收費

1. 適用於大部分住宅樓宇、工商業樓宇、村屋、地舖等
2. 將來大部分市民要丟掉一般垃圾，須先購買指定袋包妥垃圾
3. 指定袋分 9 種大小，每個袋價錢由 0.3 元至 11 元不等，容量介乎 3 公升至 100 公升
4. 環保署預計 3 至 4 人家庭，每日使用 1 個 10 公升或 15 公升的指定袋，即每月垃圾收費開支約 30 元至 50 元
5. 公屋戶首 6 個月可獲免費提供指定垃圾袋；綜援戶每人每月津貼 10 元

收費模式二

按垃圾重量徵收入閘費

1. 適用於工商業處所棄置的垃圾，以及小部分住宅樓宇棄置的大型或形狀不規則的垃圾，例如椅子、牀架等
2. 若垃圾由私營廢物收集商以非壓縮型垃圾車收集，並棄置於堆填區或廢物轉運站，則按垃圾重量收取入閘費
3. 4 個市區廢物轉運站（港島西、港島東、西九龍及沙田）及新界西北廢物轉運站：395 元/公噸
4. 其他廢物轉運站及堆填區：365 元/公噸
5. 私營收集商及垃圾產生者均可開納繳費帳戶，環保署會郵寄或以電子郵件發出月結單



違例棄置垃圾罰款 1500 元

垃圾收費實施後首 6 個月設適應期，執法人員會對違規者盡量給予口頭警告，而非採取執法行動，但對性質及程度嚴重的違例行為（例如違例者在獲發警告後仍屢次違法）採取執法行動。

在適應期後，執法人員會針對「違法黑點」採取執法行動，並向違例者發出 1500 元的定額罰款通知書，亦會以傳票方式向嚴重及屢次違例者採取檢控行動，首次定罪可處罰款 2.5 萬元及監禁半年。

重建租客組 (SSP017)

日期：2024年1月25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：提供重建資訊及由社工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24/1/2024
 報名及查詢：3586 3095
 備註：

1. 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；
2. 參加者必須先致電中心報名方可出席實體小組；
3. 參加者只需報名其中一場；
4. 未經本中心許可，請勿轉發及錄影相關資料
5. 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
2024年1月15日(一)	下午4時正至5時正
2024年1月5日(五)	晚上8時正至9時正
2024年1月25日(四)	晚上8時正至9時正

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)

Activity
Information

Date :	15/1/2024 (Mon)	5/1/2024 (Fri) 25/1/2024(Thu)
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 answering by social worker	
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



Tenant's Tenancy Questions Q&A



I am a residential tenant. How can I know if the owner has completed the acquisition with the URA?

Under normal circumstances, the URA mainly deals with the acquisition of properties with owners first. When the procedures for the acquisition by both parties are almost completed, the URA staff members will meet with the owner and tenants to discuss the rental matters. At the same time, tenants will also receive letters of solicitors sent by URA lawyers informing tenants of the change of ownership.



When the owner sold the property to the URA, do I need to pay for the rent?

When the URA and the owner complete the entire acquisition of property, the URA becomes the owner of the property. At that time, the tenant will receive the rental order from the URA and the tenant must continue to perform the tenant's responsibility to pay the rent regularly.



Do I have to ask the owner for the utility deposit and rental deposit before the owner sold the property to the URA?

The URA staff, together with the owner and tenants, must jointly discuss the arrangements for the return of the deposit and the rental payment together.



The registered owner of the utility meter is the landlord. If the owner sold the property to the URA, will they stop water and electricity supply because no one pay for them?

After the owner sells the property to the URA, if the unit rented by the tenant used to be rent-package, he will continue to pay the rent to the URA. If the tenant used to pay his own electricity and water bills, he or she could discuss with the owner if change the registration of the meter.



Waste & Recycling Municipal Solid Waste Charging

Community
Resources

The Government will implement Municipal Solid Waste Charging (MSW charging) on 1 April 2024. The government also announced that there will be 6 Month adaptation period.

Mode 1: Charging by designated bags/designated labels

1. Applicable to most residential buildings, industrial and commercial buildings, village houses, ground floor shops, etc.
2. Most citizens who want to throw away general garbage must purchase designated bags to wrap the garbage.
3. The designated bags are available in 9 sizes, the price of each bag ranges from \$0.3 to \$11, and the capacity ranges from 3 liters to 100 liters.
4. The Environmental Protection Department estimates that a family of 3 to 4 people will use one designated 10-liter or 15-liter bag every day, which means that the monthly garbage collection fee will be about \$30 to \$50.
5. Public housing households will be provided with designated garbage bags for free in the first 6 months; Comprehensive Social Security Assistance households will receive a monthly subsidy of \$10 per person.

Mode 2: Charging by weight through "gate-fee"

1. Applicable to garbage discarded in industrial and commercial premises, as well as large or irregularly shaped garbage discarded in a small number of residential buildings, such as chairs, bed frames, etc.
2. If the garbage is collected by private waste collectors using non-compressed garbage trucks and disposed of in landfills or waste transfer stations, entry fees will be charged based on the weight of the garbage.
3. 4 urban waste transfer stations (Island West, Island East, West Kowloon and Shatin) and Northwest New Territories Waste Transfer Station: \$395/metric ton.
4. Other waste transfer stations and landfills: \$365/metric ton
5. Private collectors and waste generators can open payment accounts, and the Environmental Protection Department will send monthly statements by mail or email.



Fine for illegal disposal of garbage is \$1,500

There will be an adaptation period in the first 6 months after the implementation of garbage charging. Law enforcement officers will try to give violators verbal warnings instead of taking enforcement actions. However, for violations of a serious nature and degree (such as violators who continue to violate the law repeatedly after being warned) Take enforcement action.

After the adaptation period, law enforcement officers will take enforcement actions against "violation black spots" and issue fixed penalty notices of \$1,500 to violators. They will also take prosecution actions by issuing summonses to serious and repeated violators, with penalties imposed on the first conviction. A fine of \$25,000 and half a year's imprisonment.