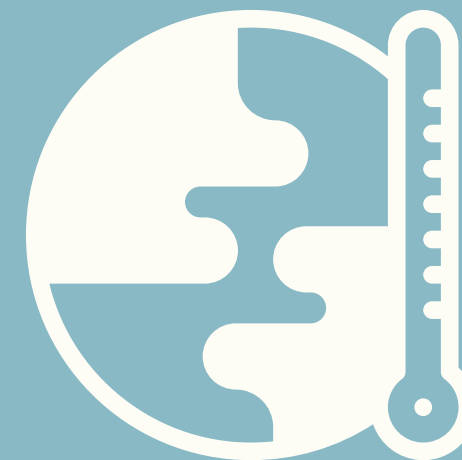


Rethinking Sustainable Communities

Kim Shin Lane as a Case Study in Balancing Community, Housing, Livelihood, and Well-being Amid Urban Renewal

Well-being of Hong Kong Citizens under Emerging Public Policy Agendas

Housing, Community, Livelihood and Well-being - Advancing integrated housing and community policies to enhance social inclusion and long-term well-being outcomes.



Two Myths

Tenants (subdivided unit residents) are indifferent to the community because they view it as merely a transient one.

Tenants who move to public housing no longer care about their previous tenant community.





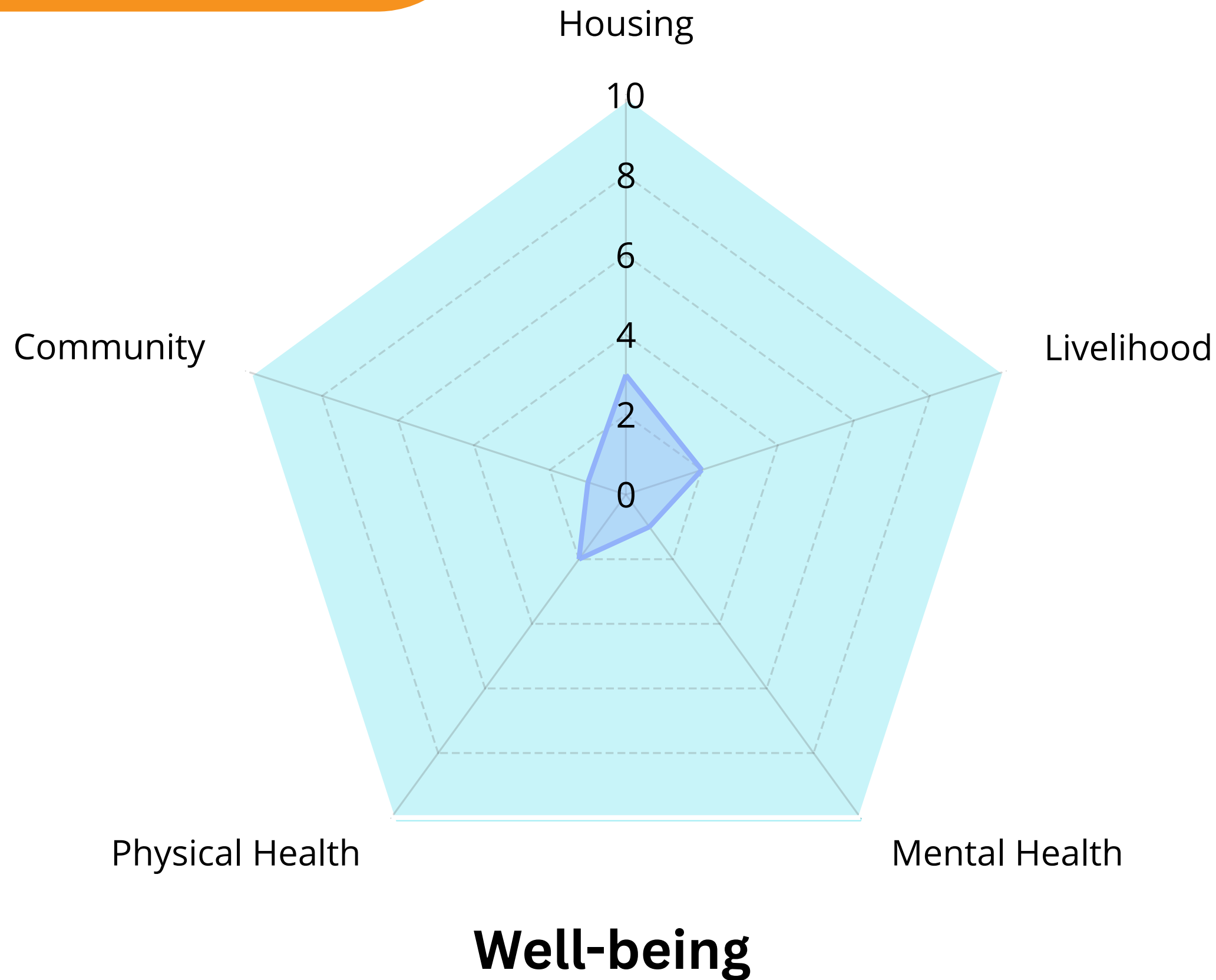
Kim Shin Lane Specifications

- Year of Completion: 1959 (66 years old)
- Number of Blocks: 21
- Number of Floors: 8 stories plus rooftop
- Ground Floor: Commercial shops (neighborhood-serving retail)
- Original Layout: 720 units
- "Three-Nil" Buildings: 12 blocks (with over half of their Owners' Corporations defunct)
- Subdivided Units (SDUs): Estimated over 1,700 (including cubicle apartments)
- Estimated Population: Over 3,000 residents

Project Timeline

- 2018: Caritas commenced community work in Kim Shin Lane.
- 2021: The Urban Renewal Authority (URA) announced the redevelopment project.
- 2022: Community issues arising from the redevelopment...
(Forced displacement of tenants, Severe deterioration of subdivided units due to deferred maintenance, Safety and hygiene hazards from abandoned bamboo scaffolding.....)
- 2026: Closure of Kim Shin Lane

When Caritas team first entered Kim Shin Lane...



- **The Challenge:** Like many HK old districts, Kim Shin Lane suffers from severe population aging and building decay.
- **The Governance Gap:** Elderly owners lack the capacity to form Owners' Corporations, turning minor maintenance issues (spalling concrete) into structural hazards.
- **The Grassroots Reality:** Units are carved into subdivided flats. While the cheap rent attracts low-income families, these unmanaged "three-nil" buildings suffer from deplorable sanitation.
- **Sense of Belonging:** The living conditions are so grim that residents are deeply ashamed to admit they live in a "rubbish alley."

In 2019, Caritas Team partnered with the Department of Social Work at Hong Kong Baptist University to conduct a community assessment, which found Kin Shin Lane...

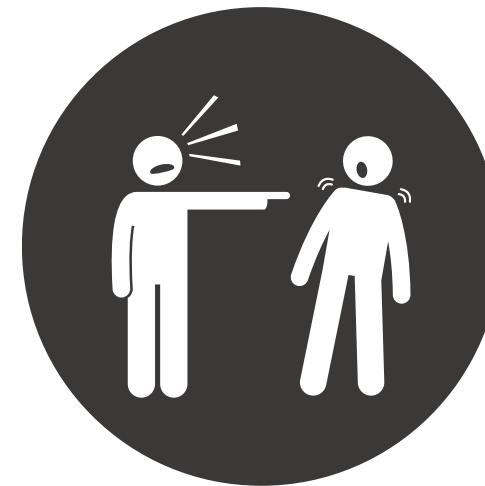
Neighborhood Isolation



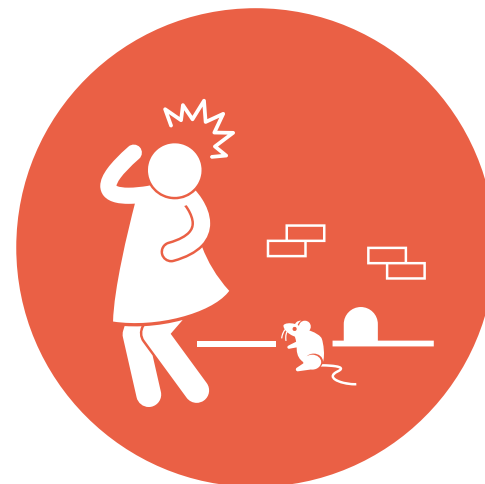
Neighborhood Alienation



Residents Blaming One Another



Sense of Insecurity



Community Polarization



A lack of a Sense of Belonging



- **Severe Waste Accumulation:** Mountains of garbage piling up on rooftops and in the Lane
- **Public Health Hazards:** Too many rats and very dirty streets, corridors, and public spaces
- **Pandemic Vulnerability:** Entrenched systemic issues that money alone could not solve during the COVID-19 pandemic.
- **Deteriorated Infrastructure:** Crumbling community facilities and severely deteriorated housing units.
- **Apathy and Detachment:** An indifferent atmosphere, irresponsible attitudes, and low community engagement

Our Intervention

- **Bridging the gap between the government, business sector, and community to foster collaboration.**
- **By empowering residents to express their needs directly and facilitating timely follow-ups by authorities, we create a win-win situation for all.**

Establishing a Platform for Participation

Transforming a community crisis into a catalyst for collective resident engagement.

Residents coordinated the strategic placement of large refuse bins, launched community education campaigns, and volunteered as wardens to deter neighbors from littering.



Residents conducted a joint meeting with the Food and Environmental Hygiene Department (FEHD), District Councilors, cleaning contractors, and Caritas to collaboratively develop solutions for the littering problem in Kim Shin Lane.

Engaging the government, businesses, and residents to tackle littering
and cultivate a sense of community responsibility



Mobilizing residents to clear accumulated waste from rooftops and alleys to eliminate fire hazards



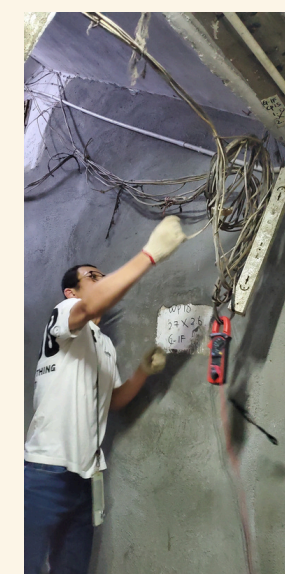
Residents came together to clean up the area and stop the rat problem at its source



疫情肆虐期間，一戶斷電兩日的家庭找不到維修師傅願意到劏房檢查及跟進。幸好擁有電力A、B及C牌資格的街坊阿穎願意幫忙。

阿穎憶述該幸好中心建立了社區網絡，讓他可以幫上忙。他細心檢查每一條電線，直至在電箱發現了一隻熔掉的甲由，才知道斷電真正原因。

阿穎還歷歷在目電箱內恐怖情況及令人嘔心的氣味。對於自己能運用專業技能，及時解決鄰里家庭需要，阿穎感到非常欣慰。



During the pandemic, residents used their own professional skills to solve problems that money alone could not fix



During the pandemic, residents used their own professional skills to solve problems that money alone could not fix.

We found that Creating Sustainable Community involves.....

建構可持續發展的社區



Context
原況



Commitment
承擔

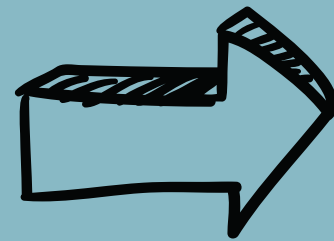


Continuous
Participation
持續參與

Context 原況

Role Changing 角色轉變

提供多元化的參與平台：提升參加的居民人數



Sense
of Belonging

Satisfying

公共衛生問題
製造者+ 受害者

公共衛生議題參與者

公共衛生議題改變者

公共衛生議題受益者
+倡議者

Public Health Crisis:
The Paradox of
Residents as Both
Creators and Victims

Community
Participants in Public
Health Issues

Public Health
Changemakers

Public Health
Beneficiaries and
Advocates

Personal understanding &
position around public
health issue

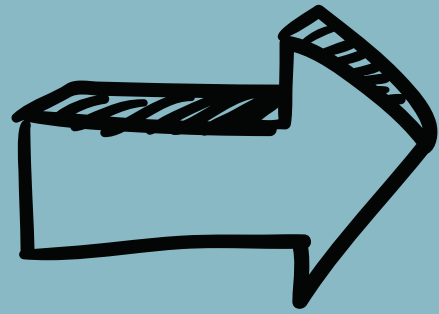
Recognise others'
perspectives on public
health issues

Change a private
concern to a
public concern

Building organisational
capacity and structure for
a macro participatory
development change

Context

Norm Changing 文化規範轉變



Community Solidarity

處理公共衛生議題的轉變

Community
Identity

個人化

透過市場處理問題
只能瞬間處理問題

Individualization:
Relying strictly on
market-driven
solutions only provides
temporary, short-term
fixes to deep-rooted
problems.

集體化

居民參與應對問題
居民持續處理問題

Collective Action:
Mobilizing residents to
actively confront
issues and drive
sustained community
management.

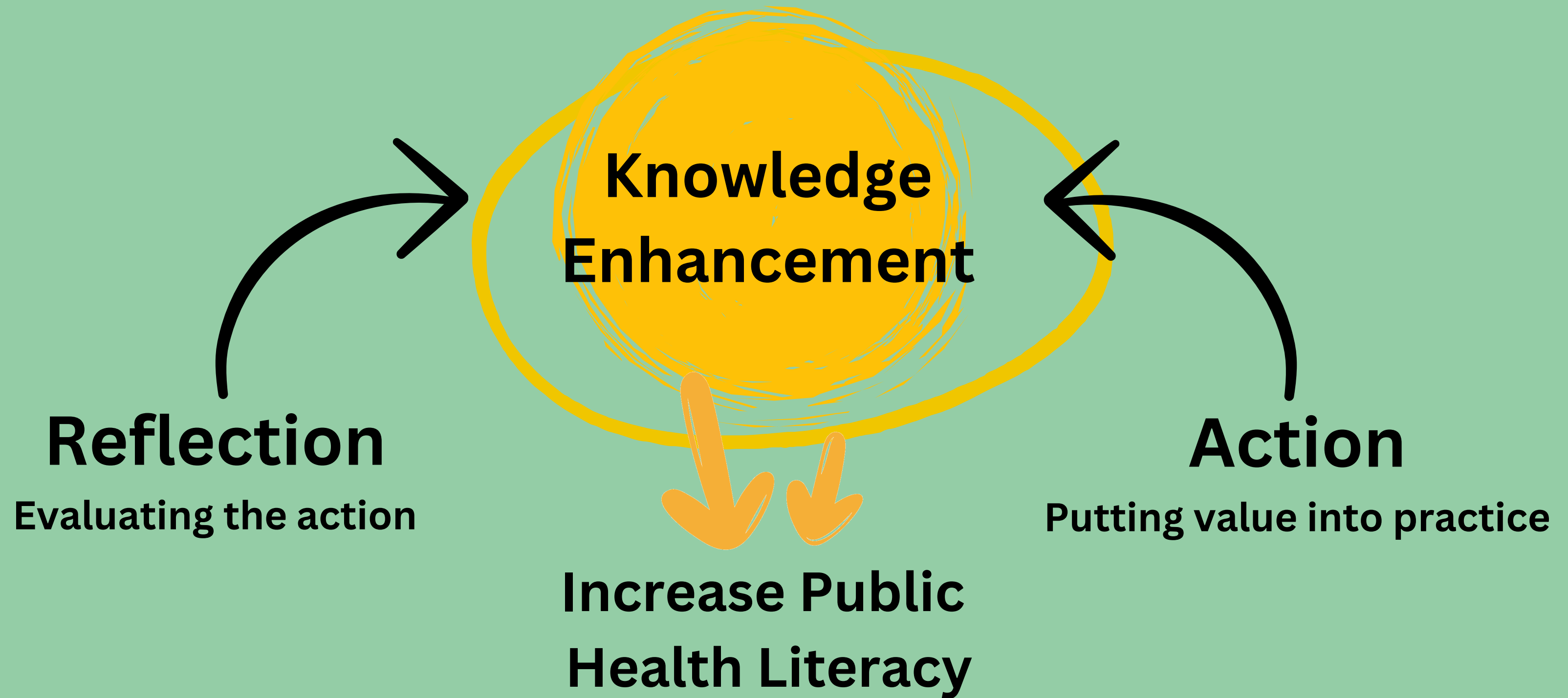
普及化

居民將參與經驗
帶到其他社區/社群

Replicating the Impact:
Empowering residents
to share their firsthand
experience to uplift
other neighborhoods
and communities



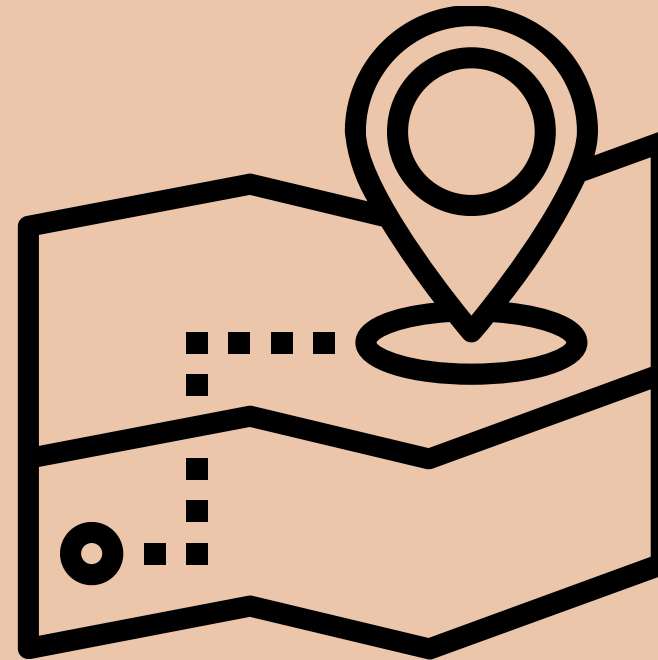
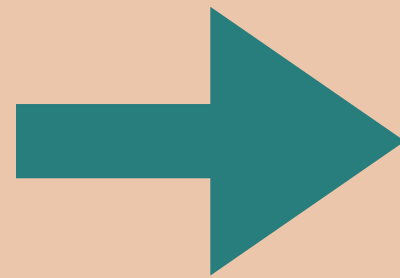
Commitment



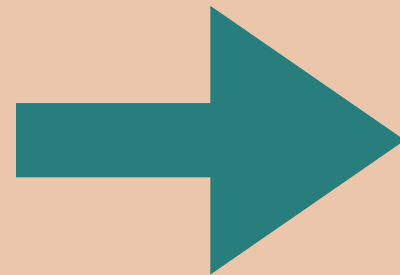
Continuous Participation



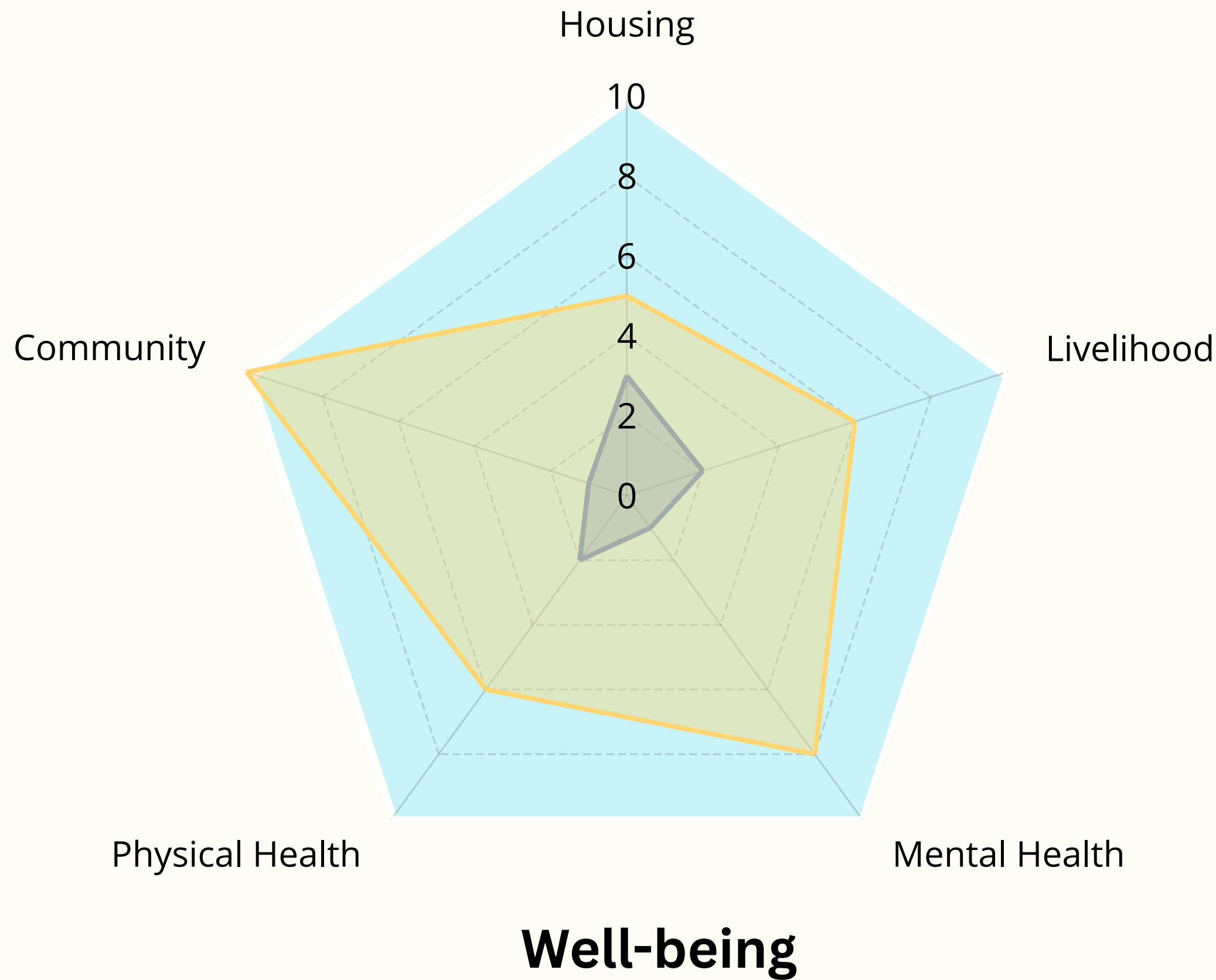
Platform



Visible
Physical Place
Collective Identity



Invisible
Social Network
Leveraging Community
assets +capitals



- **Social Connectedness:**
Building Networks & Mutual Support
- **Health Literacy:**
Empowering Community Knowledge
- **Social Capital:**
Strengthening Community Assets
- **Civic Culture:** Fostering a Responsible Community

Kim Shin Lane
兼善里

8746

麵飽舖
嘉枝角分店

順利物流

新荃記帳篷
電話: 66994355
www.sunchamoon.com

偏光眼鏡 防反光
重釣、司機、近視必備
全部5折

Preserving Social Capital in Urban Renewal

兼善里

Redevelopment Destroys More Than Old Buildings

Breaking Networks

Demolition physically tears down invisible, long-established local social structures.

Threat to Well-being

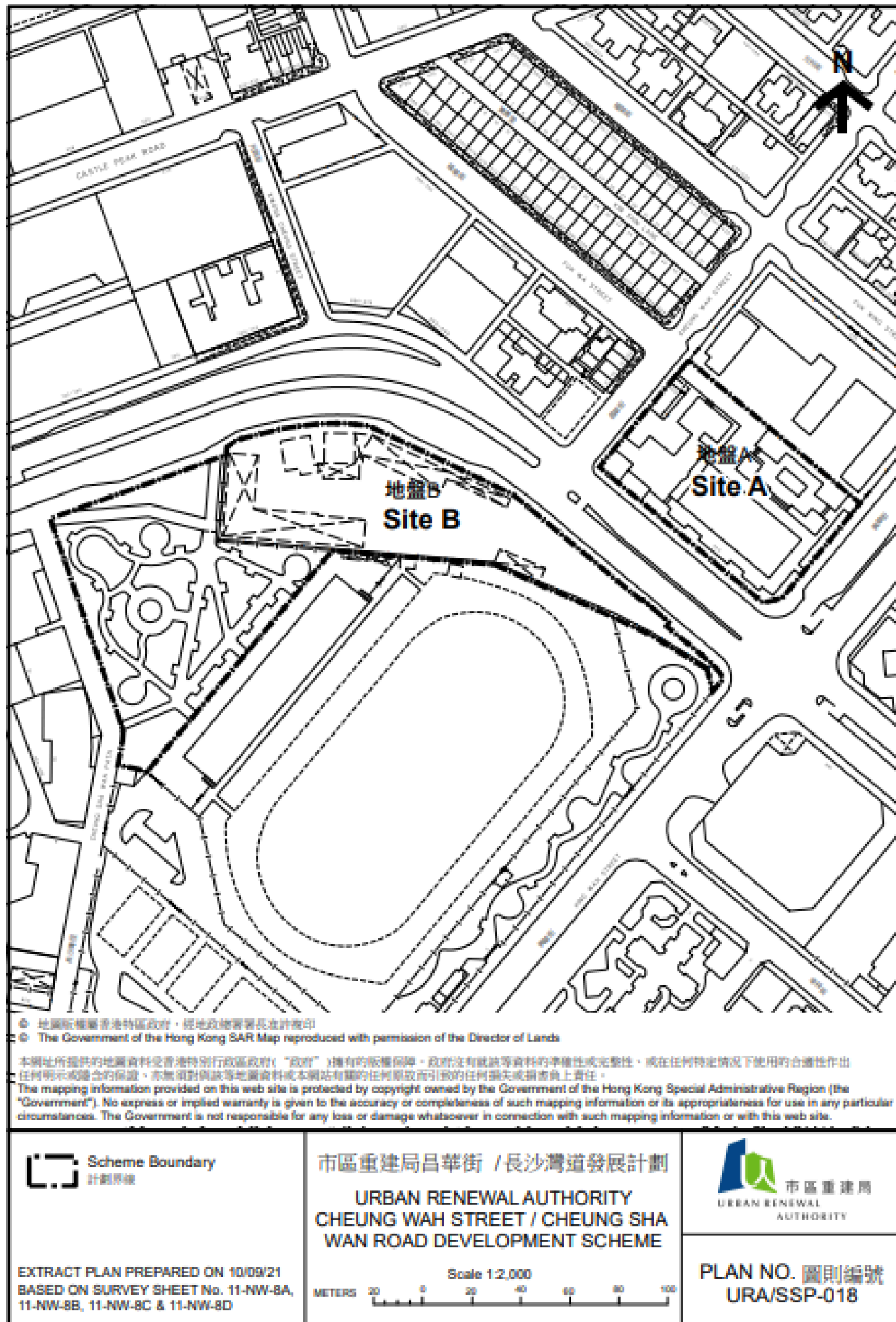
Sacrificing neighborhood networks directly destabilizes mental health and community trust.

Weakening Stability

Scattering close-knit groups undermines long-term social cohesion and local safety nets

Sustainability Loss

Ideal urban sustainability integrates structural modernization with the preservation of long-standing social networks and local safety nets.





Keeping Communities Connected

- **The Scatter Trap:** Dispersing tenants across random public housing estates permanently destroys collective safety nets.
- **Local Rehousing Power:** Placing residents together in the nearby region retains valuable community ties.
- **Mutual Support Ecosystems:** Preserved networks keep childcare, elderly care, and emotional backup loops intact.
- **Post-Renewal Asset:** Inherited social capital injects instant trust and community life back into redeveloped zones.





AARhus Residences
BIG Denmark 2019



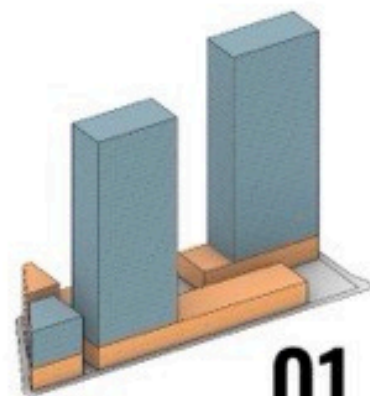
Ellinikon Park Ris
BIG Greece 2021



120 Fleet Street
BIG England In Progress

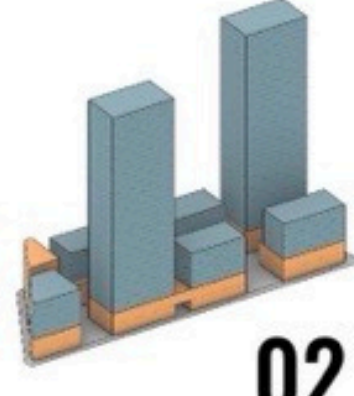


Engaging Tenants as Stakeholders



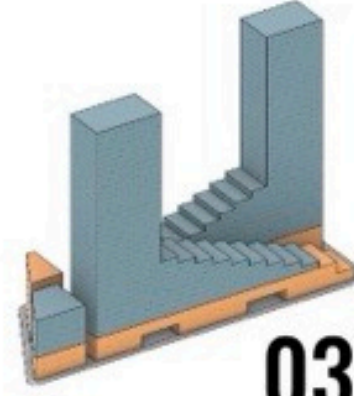
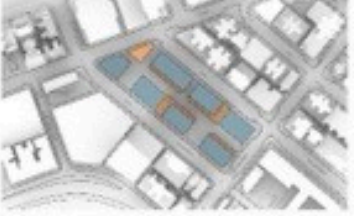
01

LANE MODEL
RETAIN 3 BLOCKS



02

ELEVATED STREET MODEL
RETAIN 3 BLOCKS



03

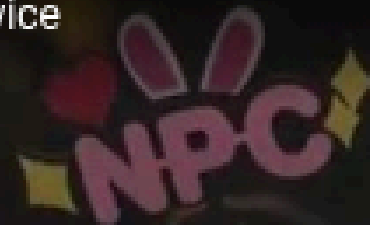
STEPPED MODEL
RETAIN 3 BLOCKS





Happy Teen

明愛社區發展服務 Caritas Community Development Service



係未能夠被正確地聆聽到



Watch on  YouTube

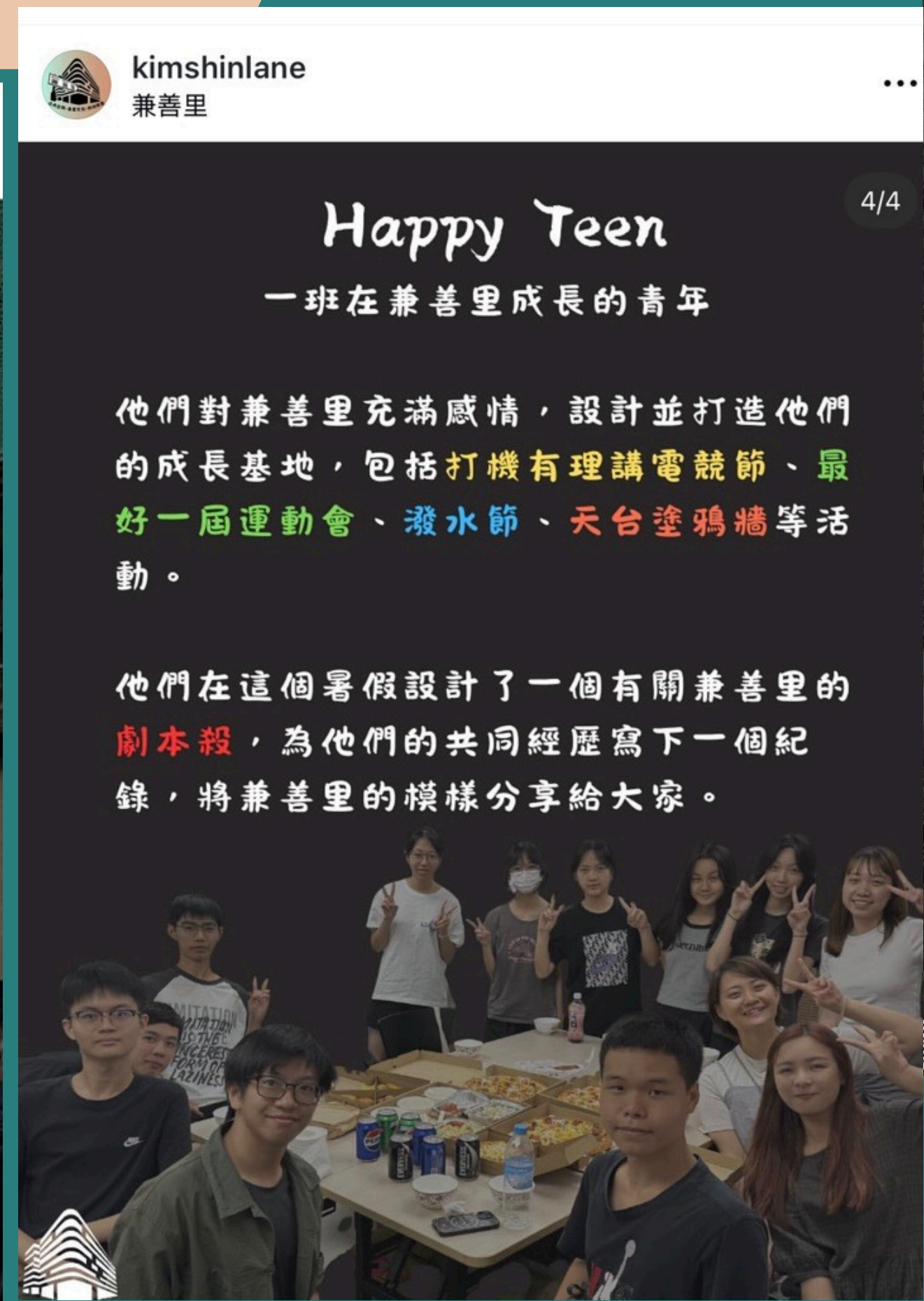
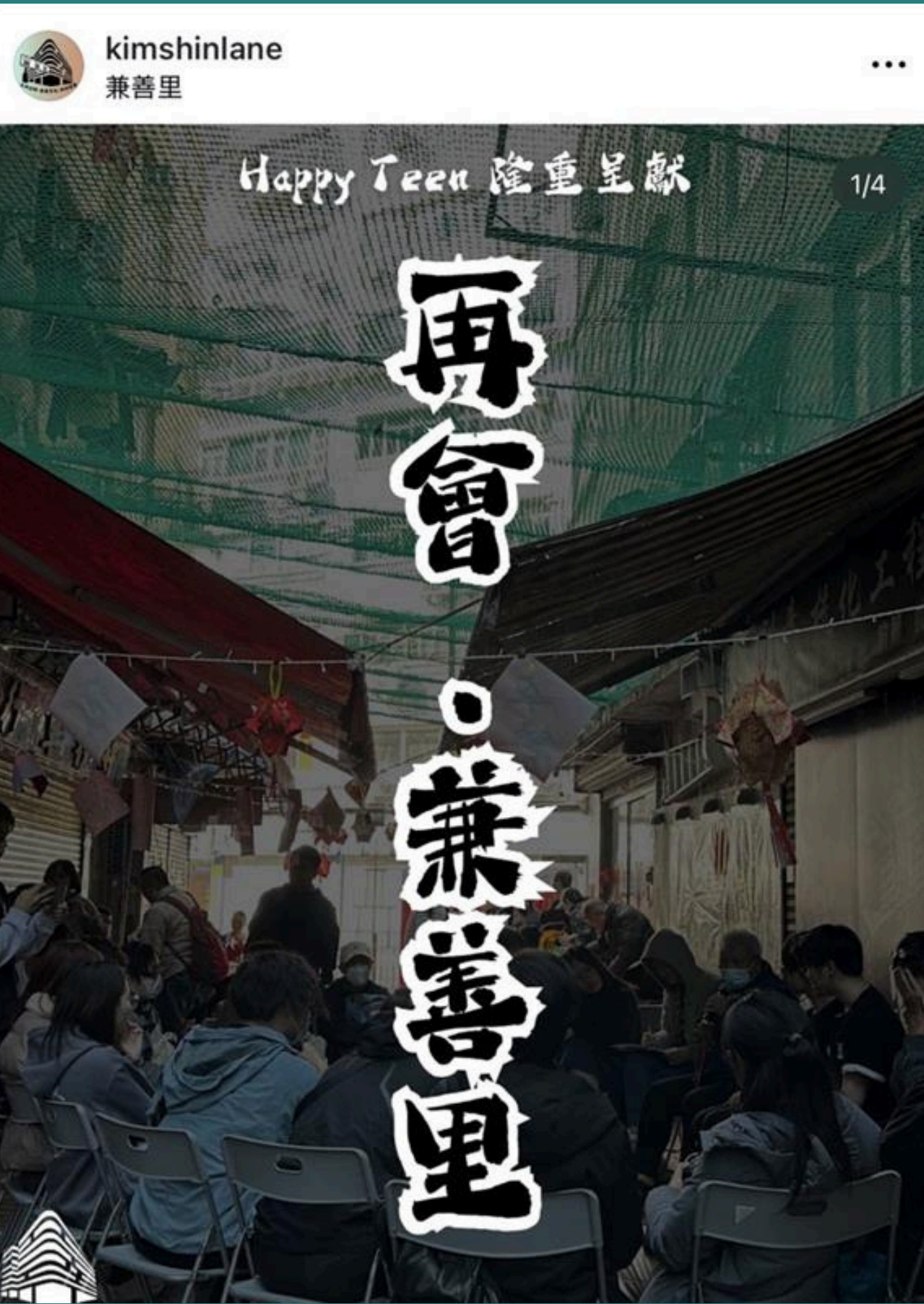
From Happy Kids to Happy Teen

Reclaiming Kim Shin Lane: From a Place of Discontent to a Community with Sense of Belonging

They look back proudly on a unique childhood, where they actively co-created public spaces through interactive play and collaborative programming

Even after moving out of Kim Shin Lane, they retain a strong sense of KSL identity, driving their continued interest and investment in the neighborhood's redevelopment plan

Youth are using their innovation and creativity to encourage the public to rethink urban renewal and improve residents' well-being.



劇本分類：推理 | 情感 | 合作
遊戲人數：8人(男女可反串)
遊戲時間：約3小時
遊戲難度：★★★★★
精彩程度：★★★★★
適合人士：初階 / 中級 / 高手都歡迎



Treat Social Networks as Living Heritage

- **A Shared Mission:** Encouraging the URA and Housing Authority to fully integrate the value of social networks into their asset-mapping and planning processes.
- **Community-Centric Rehousing:** Exploring unit reservation frameworks that offer original residents the opportunity to move as a collective, minimizing social displacement.
- **Holistic Heritage Conservation:** Extending the same policy rigor historically given to physical landmarks to the preservation of active, living community networks.
- **The Ultimate Goal:** Rebuilding modern urban spaces while keeping the deep-rooted connections of the neighborhood completely intact.



Thank You
Angel Wong
wongcatwai@caritassws.org.hk

