

Index Page

Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2023-24

Director of Bureau : Secretary for Housing

Session No. : 14

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Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
HB001-1	3206	LEUNG Hei, Edward	62	(3) Private Housing
HB001-2	0113	YANG Wing-kit	62	(3) Private Housing
HB002	2872	CHAN Chun-ying	62	(6) Support Services
HB003	1848	CHAN Hoi-yan	62	(6) Support Services
HB004	1420	CHAN Hok-fung	62	(3) Private Housing
HB005	1421	CHAN Hok-fung	62	(4) Appeal Panel (Housing)
HB006	1422	CHAN Hok-fung	62	(6) Support Services
HB007	1426	CHAN Hok-fung	62	(6) Support Services
HB008	0158	CHAN Hok-fung	62	(6) Support Services
HB009	2213	CHAU Siu-chung	62	(6) Support Services
HB010	1974	CHENG Wing-shun, Vincent	62	(6) Support Services
HB011	1975	CHENG Wing-shun, Vincent	62	(6) Support Services
HB012	1982	CHENG Wing-shun, Vincent	62	(6) Support Services
HB013	1994	CHENG Wing-shun, Vincent	62	(6) Support Services
HB014	1995	CHENG Wing-shun, Vincent	62	(6) Support Services
HB015	2686	CHENG Wing-shun, Vincent	62	
HB016	2687	CHENG Wing-shun, Vincent	62	(5) Rehousing of Occupants upon Clearance
HB017	1395	CHOW Man-kong	62	(2) Building Control
HB018	2656	HO Kwan-yiu, Junius	62	(6) Support Services
HB019	2468	HONG Wen, Wendy	62	(3) Private Housing
HB020	2490	HONG Wen, Wendy	62	(6) Support Services
HB021	2506	HONG Wen, Wendy	62	(6) Support Services
HB022	2637	HONG Wen, Wendy	62	(6) Support Services
HB023	2105	KONG Yuk-foon, Doreen	62	
HB024	2106	KONG Yuk-foon, Doreen	62	
HB025	0399	KONG Yuk-foon, Doreen	62	(6) Support Services
HB026	2169	LAM Chun-sing	62	(6) Support Services

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
HB027	2170	LAM Chun-sing	62	(6) Support Services
HB028	2702	LAM Chun-sing	62	(6) Support Services
HB029	0253	LAM Siu-lo, Andrew	62	(6) Support Services
HB030	0255	LAM Siu-lo, Andrew	62	(6) Support Services
HB031	2619	LAM So-wai	62	(6) Support Services
HB032	0605	LAU Ip-keung, Kenneth	62	
HB033	1057	LAU Kwok-fan	62	(5) Rehousing of Occupants upon Clearance
HB034	2229	LEE Chun-keung	62	(6) Support Services
HB035	2837	LEUNG Hei, Edward	62	(3) Private Housing
HB036	3205	LEUNG Hei, Edward	62	(6) Support Services
HB037	2794	LEUNG Yuk-wai, Kenneth	62	(6) Support Services
HB038	2856	LEUNG Yuk-wai, Kenneth	62	(3) Private Housing
HB039	0798	LO Wai-kwok	62	(2) Building Control
HB040	0799	LO Wai-kwok	62	(2) Building Control
HB041	0800	LO Wai-kwok	62	(6) Support Services
HB042	0804	LO Wai-kwok	62	(6) Support Services
HB043	1647	LOONG Hon-biu, Louis	62	(6) Support Services
HB044	1648	LOONG Hon-biu, Louis	62	(6) Support Services
HB045	1076	NG Chau-pei, Stanley	62	(6) Support Services
HB046	1077	NG Chau-pei, Stanley	62	(6) Support Services
HB047	1509	TANG Ka-piu	62	(6) Support Services
HB048	1510	TANG Ka-piu	62	(6) Support Services
HB049	1511	TANG Ka-piu	62	(6) Support Services
HB050	1512	TANG Ka-piu	62	(5) Rehousing of Occupants upon Clearance
HB051	1252	TIEN Puk-sun, Michael	62	(6) Support Services
HB052	1564	TSE Wai-chun, Paul	62	(6) Support Services
HB053	0110	YANG Wing-kit	62	(6) Support Services
HB054	0111	YANG Wing-kit	62	(6) Support Services
HB055	0112	YANG Wing-kit	62	
HB056	0114	YANG Wing-kit	62	(4) Appeal Panel (Housing)
HB057	0115	YANG Wing-kit	62	(2) Building Control
HB058	0116	YANG Wing-kit	62	(2) Building Control
HB059	0517	LAU Kwok-fan	91	(3) Legal Advice
HB060	3063	LAU Kwok-fan	91	(3) Legal Advice

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
<u>HB061</u>	1999	CHENG Wing-shun, Vincent	162	(4) Landlord and Tenant Services
<u>HB062</u>	2000	CHENG Wing-shun, Vincent	162	(4) Landlord and Tenant Services
<u>HB063</u>	2102	KONG Yuk-foon, Doreen	162	(4) Landlord and Tenant Services
<u>HB064</u>	1465	KOON Ho-ming, Peter Douglas	162	(4) Landlord and Tenant Services
<u>HB065</u>	2855	LEUNG Yuk-wai, Kenneth	162	(4) Landlord and Tenant Services
<u>HB066</u>	1078	NG Chau-pei, Stanley	162	(4) Landlord and Tenant Services
<u>HB067</u>	0632	TSE Wai-chuen, Tony	162	(4) Landlord and Tenant Services
<u>HB068</u>	3532	NGAN Man-yu	62	(3) Private Housing
<u>HB069</u>	3546	TSE Wai-chun, Paul	62	(3) Private Housing

CONTROLLING OFFICER'S REPLY

HB001-1

(Question Serial No. 3206)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

With regard to Programme (3): Private Housing, will the Government inform this Committee:

1. of the respective actual completions of private residential units in the past 5 years;
2. of the respective numbers and vacancy periods of unsold first-hand private residential units in completed projects in the past 5 years; and
3. further to Question 2 above, of the number of vacant units not issued with a certificate of compliance by the Lands Department?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 67)

Reply:

1. The number of private domestic flats completed in the past 5 years is set out at **Annex I**.

2 & 3.

The unsold first-hand private residential units in completed projects (hereinafter referred to as “unsold units”) may include vacant units as well as those for self-use or rented out (e.g. as serviced apartments) by developers. As developers are not required to declare the status of these unsold units, we do not have information on the vacancy period of the units concerned.

Some of the unsold units may not have been issued with the Certificate of Compliance (C of C) or Consent to Assign (CA) by the Lands Department (LandsD) yet. However, if pre-sale consent under the Consent Scheme has been obtained by the developers, these unsold units can be pre-sold under the Scheme. The relevant statistics on unsold units in the past 5 years are at **Annex II**.

**Completions of Private Domestic Flats in the Past 5 Years
(from 2018 to 2022)**

Year	Completion (Number of Flats)
2018	20 968
2019	13 643
2020	20 888
2021	14 386
2022	21 168

Notes:

1. The figures above are provided by the Rating and Valuation Department.
2. All figures exclude village houses.
3. Completion figure in 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
4. Figure of 2022 is provisional.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2018 to 2022)**

	Not subject to the Consent Scheme*	With C of C or CA issued	With pre- sale consent but not yet issued with C of C or CA	Without pre-sale consent, C of C or CA[#]	Total Number of Unsold Units
	Number of Units				
As at 31 December 2018	3 300	3 000	2 500	200	9 000
As at 31 December 2019	3 500	3 300	2 800	300	9 900
As at 31 December 2020	4 000	5 000	3 000	300	12 300
As at 31 December 2021	4 000	5 200	1 600	700	11 500
As at 31 December 2022	3 900	9 500	2 500	300	16 200

* Some of the unsold units are not subject to the Consent Scheme (e.g. some redevelopment projects based on old leases). Developers do not have to obtain C of C or CA from LandsD before selling such units.

Some of the unsold units have not obtained the pre-sale consent, C of C or CA and thus cannot be offered for sale. However, developers can choose to rent out the units. Since 2002, the Conditions of Sale in general provide that developers may rent out units in a development after issue of the occupation permit. It is not required to obtain prior consent from the Director of Lands provided that certain requirements (e.g. the tenancy period not exceeding 10 years) are fulfilled.

Notes:

1. The figures are rounded to the nearest hundred.
2. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2021 figure covers the units completed between 2014 and 2021, while the 2022 figure covers the units completed between 2015 and 2022 and so on.
4. The figures do not include village houses.

- End -

CONTROLLING OFFICER'S REPLY

HB001-2

(Question Serial No. 0113)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

With regard to private housing development, will the Government inform this Committee:

1. of the actual completions of private residential flats in the past 5 years respectively; and
2. of the numbers and vacancy periods of unsold first-hand private residential flats in completed projects in the past 5 years respectively, and, among which, the respective numbers of vacant flats not issued with a certificate of compliance by the Lands Department?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 32)

Reply:

1. The number of private domestic flats completed in the past 5 years is set out at **Annex I**.

2&3.

The unsold first-hand private residential units in completed projects (hereinafter referred to as “unsold units”) may include vacant units as well as those for self-use or rented out (e.g. as serviced apartments) by developers. As developers are not required to declare the status of these unsold units, we do not have information on the vacancy period of the units concerned.

Some of the unsold units may not have been issued with the Certificate of Compliance (C of C) or Consent to Assign (CA) by the Lands Department (LandsD) yet. However, if pre-sale consent under the Consent Scheme has been obtained by the developers, these unsold units can be pre-sold under the Scheme. The relevant statistics on unsold units in the past 5 years are at **Annex II**.

**Completions of Private Domestic Flats in the Past 5 Years
(from 2018 to 2022)**

Year	Completion (Number of Flats)
2018	20 968
2019	13 643
2020	20 888
2021	14 386
2022	21 168

Notes:

1. The figures above are provided by the Rating and Valuation Department.
2. All figures exclude village houses.
3. Completion figure in 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
4. Figure of 2022 is provisional.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2018 to 2022)**

	Not subject to the Consent Scheme*	With C of C or CA issued	With pre- sale consent but not yet issued with C of C or CA	Without pre-sale consent, C of C or CA[#]	Total Number of Unsold Units
	Number of Units				
As at 31 December 2018	3 300	3 000	2 500	200	9 000
As at 31 December 2019	3 500	3 300	2 800	300	9 900
As at 31 December 2020	4 000	5 000	3 000	300	12 300
As at 31 December 2021	4 000	5 200	1 600	700	11 500
As at 31 December 2022	3 900	9 500	2 500	300	16 200

* Some of the unsold units are not subject to the Consent Scheme (e.g. some redevelopment projects based on old leases). Developers do not have to obtain C of C or CA from LandsD before selling such units.

Some of the unsold units have not obtained the pre-sale consent, C of C or CA and thus cannot be offered for sale. However, developers can choose to rent out the units. Since 2002, the Conditions of Sale in general provide that developers may rent out units in a development after issue of the occupation permit. It is not required to obtain prior consent from the Director of Lands provided that certain requirements (e.g. the tenancy period not exceeding 10 years) are fulfilled.

Notes:

1. The figures are rounded to the nearest hundred.
2. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2021 figure covers the units completed between 2014 and 2021, while the 2022 figure covers the units completed between 2015 and 2022 and so on.
4. The figures do not include village houses.

- End -

CONTROLLING OFFICER'S REPLY

HB002

(Question Serial No. 2872)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (000) Operational expenses

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The provision for the revised estimate for 2022-23 is 33% lower than the original estimate that year, whereas the estimated provision for 2023-24 is \$2,269.9 million (i.e. 48.2%) higher than the revised estimate for 2022-23. One of the reasons is due to the increase of 17 time-limited posts for building Light Public Housing units. Please provide:

1. the reasons for the substantial decrease in the revised estimate for 2022-23 as compared to the original estimate; and
2. a list of the ranks, main duties and responsibilities, and the total expenditure involved for the above-mentioned 17 posts.

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 19)

Reply:

1. As compared to the original estimate, the revised estimate for 2022-23 under Programme (6) decreased by 33% (or \$2.32 billion) due to the decrease in non-recurrent expenditure as below —

(a) Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

The expenditure under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” will only be disbursed, by instalments, to the non-government organisations operating the transitional housing projects upon fulfilment of project milestones as stated in the funding agreement, completion of the verification or certification of invoices or bills, as well as the completion of relevant work.

The revised estimate for 2022-23 is about \$1.83 billion lower than the original estimate. This is mainly attributable to unforeseen delays in some transitional

housing projects (e.g. longer time required to complete the statutory approval process; unforeseen technical problems encountered during construction; the impact of the epidemic, etc.), or late submission of payment claims by the operating organisations.

(b) Cash Allowance Trial Scheme

The Government launched the three-year Cash Allowance Trial Scheme (the Scheme) in late June 2021. Under the Scheme, a cash allowance is provided to eligible Public Rental Housing (PRH) General Applicant (GA) households with a view to relieving the pressure on livelihood of grassroots families which have been waiting for PRH allocation. The revised estimated expenditure for the disbursement of cash allowance in 2022-23 is about \$0.49 billion lower than the original estimate for the same year. This mainly reflects expenditure adjustments due to such factors as the number of beneficiary households, the number of GA households who received the first PRH flat offer, etc.

2. We will set up the Dedicated Team on Light Public Housing (DTLPH) under the steer of the Under Secretary for Housing in the Housing Bureau (HB) to take forward the various LPH-related work as a one-stop shop. The daily work of DTLPH will include very close communications and liaison with various policy bureaux and departments to rationalise and push ahead every detail of LPH. The coverage is wide and broad, ranging from the technical aspects, to operation, finance and publicity, etc. DTLPH will also need to maintain contact with different stakeholders in the society, including the Legislative Council, locals and operating organisations, to ensure that the formulation of policies and implementation details could meet the expectation of the society. DTLPH will consist of 3 units, namely the Policy Unit, Development and Operation Unit and Vetting Unit, for overseeing different areas of LPH.

To achieve the target of constructing about 30 000 LPH units in the coming 5 years, we see a need to create 2 supernumerary directorate posts in HB, i.e. a supernumerary Administrative Officer Staff Grade C (AOSGC) post with a duration of 3 years till 31 March 2026; and a supernumerary chief professional post with a duration of 7 years till 31 March 2030, in order to steer the 3 units as mentioned above. In addition to the 2 supernumerary directorate posts proposed, a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades will be created for DTLPH in 2023-24 to provide support services for the 2 proposed directorate posts. Most of these posts will be created for 7 years up to 31 March 2030. The relevant estimate for 2023-24 is about \$0.03 billion.

- End -

CONTROLLING OFFICER'S REPLY

HB003

(Question Serial No. 1848)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Cash Allowance Trial Scheme has been implemented since June of 2021. Please advise this Committee of the following:

- i) the provision earmarked for the expenditure on cash allowance to be disbursed and the staff cost in this year's Estimates;
- ii) the number of beneficiary households and the expenditure on allowances involved with a breakdown by the waiting time of 3 years, 4 years and 5 years or above for public rental housing, and by the number of eligible members in a household.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 13)

Reply:

- i) In 2023-24, the estimated expenditures for the disbursement of cash allowance and personal emoluments are \$1.67 billion and \$0.05 billion respectively.
- ii) The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2023, the Housing Department has disbursed a total of about \$2.78 billion in cash allowance to about 85 700 eligible PRH GA households. The breakdown of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by PRH waiting time and by number of eligible members in the household are set out in **Table 1** and **Table 2** below —

Table 1: Number of Beneficiary Households by PRH Waiting Time

PRH waiting time	*Number of beneficiary households	Amount of cash allowance disbursed
3 years	14 400	\$0.22 billion
4 years	15 000	\$0.53 billion
5 years or above	56 400	\$2.03 billion
Total	85 700	\$2.78 billion

Table 2: Number of Beneficiary Households by Number of Eligible Members within the Household

Number of eligible members within the household	*Number of beneficiary households	Amount of cash allowance disbursed
1	12 700	\$0.20 billion
2	31 400	\$0.92 billion
3	21 800	\$0.81 billion
4	16 000	\$0.69 billion
5	3 200	\$0.13 billion
6 or above	600	\$0.03 billion
Total	85 700	\$2.78 billion

Remarks:

- * The number of beneficiary households are rounded to the nearest hundred and may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

HB004

(Question Serial No. 1420)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the implementation of the Residential Properties (First-hand Sales) Ordinance to regulate the sale of first-hand residential properties, please advise this Committee of the following:

1. the annual number of complaints received from 2020 to 2022 by category and, among which, the respective numbers of cases substantiated, under investigation and not substantiated;
2. the number of complaints substantiated, the details of such complaints, the number of prosecutions initiated, and the penalties imposed by the court on non-compliant persons or developers upon successful prosecutions each year from 2020 to 2022 respectively;
3. the number of complaints against estate agents received by the Estate Agents Authority (EAA), the categories of such complaints and a breakdown of the penalties imposed on non-compliant persons from 2020 to 2022 respectively; and
4. the regulatory measures to be implemented by the Sales of First-hand Residential Properties Authority and the EAA in the coming year so as to increase the protection for the rights of consumers.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 36)

Reply:

- 1&2. During the period from 2020 to 2022, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 208 complaints.

A breakdown of the complaints by year and category is as follows —

	Categories of complaints	2020	2021	2022
(a)	Sales brochure	3	5	9
(b)	Price list	2	2	2
(c)	Sales arrangements	3	5	6
(d)	Show flats	0	1	0
(e)	Advertisement	6	10	5
(f)	Misrepresentation and/or dissemination of false or misleading information	8	4	94 (Note1)
(g)	Others (unrelated to the Residential Properties (First-hand Sales) Ordinance (the Ordinance))	10	13	20
	Total	32	40	136 (Note 2)

Note 1: Of the 94 complaints categorised under “Misrepresentation and/or dissemination of false or misleading information” received in 2022, 79 complaints contained the same allegations against the Vendor of one particular development in respect of suspected misleading information about mortgage arrangements.

Note 2: Among the 136 complaints received in 2022, 92 were related to one particular development while the remaining 44 were related to other developments.

Among the above 208 complaints, 165 were related to the Ordinance, while the remaining 43 were not. Of the 165 complaints relating to the Ordinance, the investigation of 66 cases was completed and no complaint was substantiated. The SRPA is following up on the remaining 99 cases (in which 80 involve one particular development).

During the period from 2020 to 2022, the statistics on prosecutions, convictions and sentencing in relation to the suspected contravention of the Ordinance by year are as follows—

	2020	2021	2022
No. of prosecution cases heard by court	4	1	1 (Note 3)
No. of conviction cases	4	1	1
Sentence of convicted cases	Fined ranging from \$40,000 to \$80,000 respectively	Fined \$72,000	Fined \$74,000

Note 3: The court hearing of another prosecution case has been scheduled in 2023.

3. According to the information provided by the Estate Agents Authority (EAA), the number of complaints against estate agents received by the EAA from 2020 to 2022 (including cases related to first-hand residential properties and other properties) and

the number of licensees subject to sanctions during the same period are listed at **Annex**. Since there are many reasons of complaints, only the 3 main reasons are listed and the rest are shown as “Other reasons”.

4. The SRPA will continue to take a three-pronged approach to enforce the Ordinance and regulate the sales of first-hand residential properties: (a) monitor developers’ and concerned persons’ compliance with the Ordinance and take enforcement action when necessary; (b) issue timely guidelines to the trade when necessary for the more effective and practical compliance with the Ordinance; and (c) foster public awareness through various publicity channels, including online platforms, electronic and print media, to better protect consumer interests.

The EAA is committed to enhancing professionalism and service standard of estate agents and undertakes the following measures to regulate estate agents and educate the trade: reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees’ conduct in relation to the sale of first-hand residential properties; and enhancing the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance, or the Code of Ethics or practice circulars issued by the EAA. The EAA reviews the effectiveness of these measures from time to time and will introduce new measures as necessary.

The EAA also puts in much efforts in educating the consumers. The EAA will continue to remind the public of issues which they should pay attention to when engaging estate agents to deal with property sales or leases through producing pamphlets and videos, holding public seminars, etc.

**Number of complaints received by EAA
and actions taken in 2020-2022**

(including cases related to first-hand residential properties and other properties)

2020

	Reasons of complaints	Number of complaints
1	Improper handling of the provisional agreement for sale and purchase / provisional tenancy agreement	60
2	Issue of non-compliant advertisements	79
3	Provision of inaccurate or misleading property information (e.g. property area and usage restriction)	41
4	Other reasons	147
	Total	327

2021

	Reasons of complaints	Number of complaints
1	Issue of non-compliant advertisements	121
2	Improper handling of the provisional agreement for sale and purchase / provisional tenancy agreement	54
3	Provision of inaccurate or misleading property information (e.g. property area and usage restriction)	30
4	Other reasons	126
	Total	331

2022

	Reasons of complaints	Number of complaints
1	Issue of non-compliant advertisements	66
2	Improper handling of the provisional agreement for sale and purchase / provisional tenancy agreement	52
3	Provision of false or misleading information on rental return	32
4	Other reasons	123
	Total	273

Actions Taken Against Licensees or Former Licensees¹

	2020	2021	2022
Number of licensees or former licensees involved	215	426	416
Type of actions²			
Admonishment/reprimand	130	307	298
Fine	108	265	243
Attachment of conditions to licence ³	91	189	177
Suspension of licence	13	16	14
Revocation of licence	41 ⁴	34 ⁴	41 ⁴

¹ These actions were taken pursuant to powers under the Estate Agents Ordinance. Some actions were disciplinary in nature whereas others were decided by the Licensing Committee of EAA. As the relevant procedures may take more time to complete, some cases were carried over from previous years.

² In some cases, more than one action was imposed on the same licensee or former licensee.

³ Some conditions were attached upon the granting of licences while others were attached subsequently.

⁴ These cases were decided by the Licensing Committee on the ground that the licensees concerned no longer met the relevant licensing requirements.

- End -

CONTROLLING OFFICER'S REPLY**HB005****(Question Serial No. 1421)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

Regarding the support provided to the Appeal Panel, please advise this Committee of the following:

1. the number of appeals received by the Appeal Panel in 2021 was 722 while there was an increase of 46% in the actual number of such cases in 2022. Among the hearings actually completed in the past 3 years, what were the appeal cases with the result of amending, cancelling and confirming the Notice-to-Quit respectively, and how were the cases categorised?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 37)Reply:

In the past 3 years (i.e. 2020-2022), the total number of Notices-to-Quit cases confirmed, amended and cancelled after hearing by the Appeal Panel (Housing), broken down by category, is as follows—

	2020			2021			2022		
	confirmed	Amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Rent arrears	10	22	2	12	39	1	8	51	0
Non-occupation / Unauthorised occupation of flat	53	28	10	42	32	13	190	194	34
Others (including divorce, Marking Scheme and storage of illicit drugs, etc.)	49	10	28	49	16	29	111	33	18
Total Number of Cases ^{Note}	112	60	40	103	87	43	309	278	52

Note: Depending on the date the appeals were received and other factors (such as adjournment of hearings or extended hearing sessions), not all appeals will be concluded within the same year. Therefore, in the above table, the number of cases heard in a particular year include cases received in previous year(s) but not yet concluded.

- End -

CONTROLLING OFFICER'S REPLY**HB006****(Question Serial No. 1422)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (6) Support ServicesControlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

The work under Programme (6) includes co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning. In this connection,

does the Government know or collect data on private residential buildings and subsidised sale flats buildings of different ages across the 18 districts in Hong Kong? Please provide the information in the tables below:

Private residential buildings

	No. of buildings aged below 20 years	No. of buildings aged over 20 years but below 30 years	No. of buildings aged over 30 years but below 40 years	No. of buildings aged over 40 years but below 50 years	No. of buildings aged over 50 years
Central and Western District					
Wan Chai District					

Subsidised sale flats buildings

	No. of buildings aged below 20 years	No. of buildings aged over 20 years but below 30 years	No. of buildings aged over 30 years but below 40 years	No. of buildings aged over 40 years but below 50 years	No. of buildings aged over 50 years
Central and Western District					
Wan Chai District					

Does the Government regularly conduct or commission the Census and Statistics Department to conduct thematic surveys in order to collect data on subdivided units (SDU) for rent in the market, including the number of SDU units and the social characteristics of SDU households? If no, how does the Government accurately project the number of “inadequately housed households” as stated in the Long Term Housing Strategy Progress Report, so as to derive the rolling ten-year housing supply target per year accordingly?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 39)

Reply:

According to the statistics from the Buildings Department, the geographical distribution of private residential and composite buildings of different age groups as at end 2022 is tabulated below –

District	No. of Private Residential and Composite Buildings[^]					
	Aged below 20 years	Aged over 20 years but below 30 years	Aged over 30 years but below 40 years	Aged over 40 years but below 50 years	Aged over 50 years	Total
Central & Western	312	278	457	559	1 001	2 607
Eastern	75	111	374	310	377	1 247
Islands	402	322	378	362	30	1 494
Kowloon City	400	270	434	515	1 313	2 932
Kwai Tsing	17	59	86	118	27	307
Kwun Tong	22	13	110	138	189	472
North	843	305	190	134	232	1 704
Sai Kung	532	409	913	691	115	2 660
Sha Tin	631	347	639	142	50	1 809
Sham Shui Po	200	162	272	368	907	1 909
Southern	544	347	852	639	427	2 809
Tai Po	447	1 128	1 051	548	76	3 250
Tsuen Wan	141	109	174	109	234	767
Tuen Mun	632	299	312	264	10	1 517
Wan Chai	183	121	259	432	1 099	2 094
Wong Tai Sin	26	50	39	54	176	345
Yau Tsim Mong	140	186	149	385	1 557	2 417
Yuen Long	1 694	1 866	1 428	534	120	5 642
Total	7 241	6 382	8 117	6 302	7 940	35 982

[^] Includes private residential buildings, as well as subsidised housing constructed by the Hong Kong Housing Society and the Urban Renewal Authority.

As at end 2022, the geographical distribution of subsidised sale housing under the Hong Kong Housing Authority (HA)¹ of different building age groups is set out below —

District	Subsidised Sale Housing under HA (number of blocks) * #				
	Aged below 20 years	Aged over 20 years but below 30 years	Aged over 30 years but below 40 years	Aged over 40 years but below 50 years	Total
Central & Western	—	—	—	—	—
Eastern	5	59	25	11	100
Islands	11	11	—	—	22
Kowloon City	6	3	—	12	21
Kwai Tsing	3	18	20	5	46
Kwun Tong	6	41	45	20	112
North	6	30	15	8	59
Sai Kung	2	51	31	—	84
Shatin	6	61	78	15	160
Sham Shui Po	10	7	6	11	34
Southern	—	18	11	6	35
Tai Po	—	5	36	3	44
Tsuen Wan	3	—	—	—	3
Tuen Mun	—	54	67	27	148
Wan Chai	—	—	—	—	—
Wong Tai Sin	6	47	41	2	96
Yau Tsim Mong	—	19	—	—	19
Yuen Long	7	50	3	—	60
Total	71	474	378	120	1 043

* Includes HA's Home Ownership Scheme, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme, Mortgage Subsidy Scheme and Green Form Subsidised Home Ownership Scheme. Figures do not include blocks under the Tenants Purchase Scheme.

There is no subsidised sale housing aged over 50 years under HA.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

As at end 2022, the geographical distribution of subsidised sale housing under the Hong Kong Housing Society (HKHS)² of different building age groups is tabulated below —

District	Subsidised Sale Housing under HKHS (number of blocks) @			
	Aged below 20 years	Aged over 20 years but below 30 years	Aged over 30 years but below 40 years	Total
Eastern	0	3	2	5
Kowloon City	0	4	4	8
Kwai Tsing	3	12	5	20
Sai Kung	1	22	0	23
Sha Tin	3	6	0	9
Sham Shui Po	0	7	0	7
Southern	0	3	0	3
Tsuen Wan	0	2	2	4
Tuen Mun	1	4	0	5
Wong Tai Sin	0	9	0	9
Total	8	72	13	93

@ There is no subsidised sale housing aged over 40 years under HKHS.

The Census and Statistics Department (C&SD) conducts a population census once every 10 years and a by-census in the middle of the intercensal period. C&SD collated information on the population living in subdivided units (SDUs), as well as their socio-economic characteristics, etc., in the 2021 Population Census. C&SD presented the relevant statistics in the “2021 Population Census Thematic Report: Persons Living in Subdivided Units” published in January 2023.

The estimated number of inadequately housed households as stated in the Long Term Housing Strategy Annual Progress Report includes households living in housing units made up of temporary structures (e.g. huts, squatters and roof-top structures), located in a non-residential building (e.g. commercial and industrial building), shared with other households (e.g. those living in rooms, cubicles, bedspaces and cocklofts in private permanent buildings), and SDUs. Based on data from Population Censuses/By-Censuses, Thematic Household Surveys on SDUs, as well as relevant administration information (e.g. construction and demolition of buildings), C&SD projects the number of inadequately housed households for annual updating of the housing demand under the Long Term Housing Strategy, and formulates the rolling ten-year total supply target.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

- End -

CONTROLLING OFFICER'S REPLY

HB007

(Question Serial No. 1426)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government implements the Cash Allowance Trial Scheme (CATS), under which cash allowance is provided to eligible General Applicant households who have been waiting for public rental housing (PRH) for over 3 years, subject to meeting specified eligibility criteria. In this connection, please advise this Committee of the following:

1. Since the inception of CATS, what are the total number of applications received by the Government each year, the respective numbers of approved and rejected applications among them and the amount of allowance involved?
2. Has the Government collected the applicants' residential information when processing their applications? If no, how does the Government determine whether the applicants need to pay rent? If yes, what are the respective numbers of cases in which the allowance recipients reside in PRH or subsidised housing, in private rental flats with family members and in subdivided units or other sublet units (bedspaces, cubicles, etc.)?
3. From 2021-22 to 2023-24, what are the number of non-directorate civil servants and the total expenditure involved in handling CATS?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 35)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing General Applicant households. As at end of February 2023, the breakdown of the number of applications, approved and rejected applications, and the amount of cash allowance disbursed by financial year are set out in the table below –

Financial year	*Cumulative number of applications	*Cumulative number of approved applications	*Cumulative number of rejected applications	Cumulative amount of cash allowance disbursed
2021-22	75 000	70 800	2 600	\$1.30 billion
2022-23	89 400	85 700	3 400	\$2.78 billion

Remarks

1. * The number of applications are rounded to the nearest hundred and may not add up to the total due to rounding.
2. As at end of February 2023, out of the about 89 400 applications received, about 300 are being processed.

2. To ensure efficient processing of applications and allow eligible applicant households to receive the cash allowance as soon as possible, we have streamlined the procedures for application as far as possible, and applicant households under the Scheme are not required to declare their living conditions (e.g. by providing tenancy agreements, rental receipts, etc.). As such, the Housing Department (HD) has no information on the living conditions of beneficiary households under the Scheme.
3. There are 86 time-limited non-directorate civil service posts in the HD for the implementation of the Scheme. The expenditure for personal emoluments is set out in the table below –

Financial year	Number of posts	Expenditure for personal emoluments
2021-22	86	\$45.47 million
2022-23	86	\$52.99 million
2023-24	@86	\$53.38 million

@ In the fourth quarter of 2023-24, there will be a reduction of 5 time-limited posts.

- End -

CONTROLLING OFFICER'S REPLY

HB008

(Question Serial No. 0158)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

As stated by the Chief Executive in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (the Pilot Scheme). From this financial year, 3 sites will be put up for tender in batches for developers to build subsidised sale flats which will be sold to eligible persons at a specified discount rate from the market price. Under the Pilot Scheme, developers are also encouraged to apply for rezoning of their own private land for subsidised sale flat development, details of which will be announced in this financial year.

It is mentioned in paragraph 149 of the Budget Speech this year that “we are currently formulating the policy framework of the Pilot Scheme, details of which will be announced later this year.” In this connection, will the Secretary advise this Committee of the following:

1. Whether 1 or more sites will be made available as scheduled in this financial year for development under the Pilot Scheme. If yes, what are the locations?
2. In the Secretary's reply to my written question at the Legislative Council meeting on 22 February 2023, it is stated that there is no plan to provide a guaranteed price as sales proceeds for the subsidised sale flats to be developed by private developers, or to buy back any unsold units. Since this scheme is different from those in the past, what is the manpower earmarked for promoting the scheme to private developers?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 1)

Reply:

1. As announced in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme) to encourage private developers to develop subsidised sale flats (SSFs), which will be sold to eligible persons at a specified discount rate from the

market price. The Government hopes to tap into private market forces in increasing the overall supply of subsidised housing through the Pilot Scheme.

The Pilot Scheme encourages private developers to develop SSFs. If private developers wish to apply for rezoning of their own private land for SSF development, the Government will consider providing concessionary land premium for the relevant lease modification under the relevant policy framework, so as to allow greater incentive for private developers to use their own private land to develop SSFs. Separately, the Government plans to put up 3 sites for tender in batches for private developers to develop more SSFs. We are formulating the policy framework and development parameters (e.g. eligibility criteria, discount rate of the SSFs, alienation restrictions, etc.) for the Pilot Scheme. We will announce the details of the policy framework later this year.

2. The implementation of the Pilot Scheme is undertaken by an existing team in the Housing Bureau. Officers responsible for this task are also responsible for other areas of work. Apart from the existing officers concerned, we will create 5 time-limited non-directorate civil service posts in 2023-24 to assist in the implementation of the Pilot Scheme.

- End -

CONTROLLING OFFICER'S REPLY

HB009

(Question Serial No. 2213)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government launched the Cash Allowance Trial Scheme (CATS) in late June 2021, under which cash allowance is provided to eligible General Applicant households who are not living in public housing, not receiving the Comprehensive Social Security Assistance, have been waiting for public rental housing (PRH) for more than 3 years and have not yet been provided with the first PRH flat offer, with a view to relieving the pressure on their livelihood. Please inform this Committee:

1. of the number of notification letters of CATS issued, the number of applications received and the amount of allowance disbursed by the Housing Department, as well as the number of applications rejected and the reasons for rejection;
2. of the numbers of beneficiary households, with a breakdown by number of eligible family members within the household and by waiting time for PRH, and their respective percentages in the total number of beneficiary households;
3. of whether any suspected cases of abuse have been identified since CATS was introduced; if yes, of the figures and the amount of allowance involved in detail; and
4. of whether the Government has considered regularising CATS so as to benefit more grassroots families in need; if yes, of the details; if not, of the reasons.

Asked by: Hon CHAU Siu-chung (LegCo internal reference no.: 27)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2023, the Housing Department (HD) has issued 124 900 notification letters alongside application forms under the Scheme and received a total of about 89 400 applications. Among these applications, about 85 700 were approved, with a total cash allowance of about \$2.78 billion disbursed; about 3 400 were rejected and about 300 are being processed. The rejected applications mainly involved cases where all the family members in the applicant households were receiving the Comprehensive Social Security Assistance.

2. The breakdown of the number of beneficiary households and the percentage of the total number of beneficiary households under the Scheme by number of eligible members in the household and by PRH waiting time are set out in **Table 1** and **Table 2** below –

Table 1: Number of Beneficiary Households by Number of Eligible Members within the Household

Number of eligible members within the household	*Number of beneficiary households (as % of the total)
1	12 700 (14.9%)
2	31 400 (36.6%)
3	21 800 (25.5%)
4	16 000 (18.7%)
5	3 200 (3.7%)
6 or above	600 (0.7%)
Total	85 700 (100%)

Table 2: Number of Beneficiary Households by PRH Waiting Time

PRH waiting time	*Number of beneficiary households (as % of the total)
3 years	14 400 (16.8%)
4 years	15 000 (17.5%)
5 years or above	56 400 (65.7%)
Total	85 700 (100%)

Remarks:

* The number of beneficiary households are rounded to the nearest hundred. Figures may not add up to the total due to rounding.

3. To guard against abuse, the HD has been conducting random checks on PRH GA households that have been approved to receive the cash allowance. As at end of February 2023, the HD discovered about 50 suspected abuse cases, which involved a total of about \$570,000 in cash allowance. The HD has taken actions against these applicant households, including cessation of cash allowance disbursements, recovery of any overpaid amounts of allowances, and cancellation of their PRH applications. The HD has also referred the cases to the Police for follow-up, and the applicants may be liable to prosecution for making false statements/declarations or for providing false documents.
4. The Scheme runs on a trial basis for 3 years until mid-2024. The Government will review the Scheme at an appropriate time.

- End -

CONTROLLING OFFICER'S REPLY**HB010****(Question Serial No. 1974)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (6) Support ServicesControlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

It is stated by the Financial Secretary in the Budget that as at end-2022, about 7 000 transitional housing units have been put into service and it is expected that about 14 000 additional units will be coming on stream in the coming years. In this connection, please inform this Committee of the following:

1. Please set out the details of all the transitional housing projects, including their locations, land owners, operating organisations, the number of units provided, the construction and completion time, the amount of funding, the land tenure, occupancy rates, the ratio between Category A and Category B tenants as well as the average monthly rent.

Operating Organisation	Land Owner (privately owned / Government-owned)	Project Name	Project Location	Number of Units	Amount of Funding* (\$M)	Occupancy Rate	Average Monthly Rent
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2. The Government has implemented the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing (the Pilot Scheme) for the provision of transitional housing units since 2021. Please set out in detail the amount of funding approved, the operating organisations, the number of units and their respective locations, the number of occupants, the time for invitation of applications, occupancy rates, tenancy periods and range of rents under the Pilot Scheme.

Operating Organisation	Land Owner (privately owned / Government-owned)	Project Name	Project Location	Number of Units	Amount of Funding* (\$M)	Occupancy Rate	Average Monthly Rent
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3. What is the remaining amount of the \$11.6 billion funding under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations? Please provide the amount of funding approved and the number of units completed for use in

each year since 2020 as well as the estimated amount of funding for this year and the next year.

4. Please provide, in tabular form by year, the total number of households of transitional housing, the number of applications for public rental housing (PRH) by tenants of transitional housing units and of the successful cases of PRH allocation during the period of their residence in transitional housing since 2020.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 1)

Reply:

1. & 2.

Detailed information (including the operating organisation, owner, project location, number of units, funding amount, average monthly rent and construction commencement/completion dates) of the transitional housing projects sponsored by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) or the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing is at Annex 1; while the occupancy rate and tenant ratio of the operating projects are at Annex 2.

3. As about 30 000 Light Public Housing (LPH) units will be built under a Government-led approach in the coming few years, the Funding Scheme no longer accepts funding applications for newly-built transitional housing on vacant land. Nevertheless, in view of the shorter planning and construction period of transitional housing converted from vacant residential flats or non-residential buildings in the urban area, and their continued popularity among the applicants, we will continue to support non-government organisations (NGOs) for developing transitional housing through conversion of vacant residential flats or non-residential buildings, such as government properties/schools, in the urban area. As at end February 2023, the remaining funding under the Funding Scheme was about \$1.67 billion. The estimated number of projects and amount of funding to be approved this year and next are subject to the proposals submitted by NGOs, which will be considered by the Assessment Committee of the Funding Scheme chaired by the Under Secretary for Housing. We are not able to provide an estimate of individual new projects in the future.
4. As at end January 2023, a total of 366 tenants who had resided in transitional housing projects (including those projects sponsored by the Community Care Fund) were allocated a public rental housing unit. In general, once a tenant moves out, if the operation period of that transitional housing project has not yet ended, the operating organisation will arrange another qualified applicant to move into the vacant unit as soon as possible to enhance the turnover rate, thereby benefiting more people in need.

Information of the Transitional Housing Projects Sponsored by “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” and “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”

(as at mid-February 2023)

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
1.	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	3.20	4,453	January 2022	March 2022
2.	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	71.93	3,788	October 2021	April 2022
3.	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	United Court, Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
4.	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,627	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022
5.	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	2,324	August 2022	August 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
6.	St. James' Settlement	Government	James' Garden, Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,921	January 2022	August 2022
7.	The Salvation Army	Government	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	61.63	4,108	March 2022	October 2022
8.	The Hong Kong Council of Social Service	Government	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9.	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	17.20	5,589	July 2022	December 2022
10.	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,262	November 2022	January 2023
11.	Aberdeen Kai-fong Welfare Association Limited	Government	Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	No intake yet	July 2022	Q1 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
12.	St. James' Settlement	Government	Yen Chow Street, Sham Shui Po (extension works)	1A Yen Chow Street, Sham Shui Po	76	41.80	No intake yet	March 2022	Q2 2023
13.	Centre Stage Squarer Limited	Private	5 residential buildings in Causeway Bay	Caroline Hill Road, Leighton Road and Haven Street, Causeway Bay	30	6.00	No intake yet	Q1 2023	Q2 2023
14.	Christian Family Service Centre	Government	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	No intake yet	April 2022	Q2 2023
15.	Christian Family Service Centre	Government	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q2 2023
16.	Yan Oi Tong Limited	Government	Yan Oi House	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	No intake yet	May 2022	Q2 2023
17.	Christian Family Service Centre	Government	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	385	211.75	No intake yet	June 2022	Q2 2023
18.	Christian Family Service Centre	Government	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	No intake yet	June 2022	Q2 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
19.	Food For Good Limited	Government	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	No intake yet	April 2022	Q2 2023
20.	Society for Community Organisation Limited	Government	Yau Ma Hom Road, Kwai Chung	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	220	121.00	No intake yet	May 2022	Q2 2023
21.	Sik Sik Yuen	Government	Wong Tai Sin Road	Government land at Wong Tai Sin Road	227	123.75	No intake yet	July 2022	Q3 2023
22.	The Lok Sin Tong Benevolent Society, Kowloon	Private	Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	Q3 2023
23.	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	Holy Carpenter Guest House	5/F and 6/F, Holy Carpenter Church & District Eldely Community Centre, 1 Dyer Avenue, Hung Hom	18	9.80	No intake yet	Q2 2023	Q3 2023
24.	Yan Chai Hospital Board	Government	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	No intake yet	July 2022	Q3 2023
25.	The Lutheran Church – Hong Kong Synod Limited	Private and Government	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	528	298.32	No intake yet	August 2022	Q3 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
26.	New Territories Association of Societies (Community Services) Foundation	Private and Government	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 028	576.30	No intake yet	July 2022	Q3 2023
27.	Tung Wah Group of Hospitals	Government	Lok Wo Sha Lane, Ma On Shan	Government land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q3 2023
28.	Society for Community Organisation Limited	Government	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q4 2023
29.	The Lutheran Church – Hong Kong Synod Limited	Government	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q4 2023
30.	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	No intake yet	October 2022	Q4 2023
31.	Tung Wah Group of Hospitals	Government	Area 1B2, Muk On Street, Kai Tak	Area 1B2, Muk On Street, Kai Tak	519	285.45	No intake yet	December 2022	Q4 2023
32.	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Area 1B3, Muk On Street, Kai Tak	721	385.00	No intake yet	November 2022	Q4 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
33.	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen and Happy Valley	80	16.00	No intake yet	July 2023	Q4 2023
34.	Pumen Foundation Limited	Private	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.03	No intake yet	October 2022	Q4 2023
35.	The Evangelical Lutheran Church of Hong Kong	Private	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 107	607.94	No intake yet	January 2023	Q1 2024
36.	Pok Oi Hospital	Government	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q1 2024
37.	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	331	168.62	No intake yet	March 2023	Q1 2024
38.	New Territories Association of Societies (Community Services) Foundation	Private	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei South, Yuen Long	1 208	682.52	No intake yet	Q2 2023	Q2 2024
39.	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good Mansion	Hung Lok Road, Hung Hom	488	268.06	No intake yet	Q1 2023	Q2 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
40.	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.97	No intake yet	Q2 2023	Q2 2024
41.	Tung Wah Group of Hospitals	Private	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	Q2 2023	Q2 2024
42.	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	228	125.40	No intake yet	Q2 2023	Q2 2024
43.	Light Be	Private and Government	Light Village	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q3 2024
44.	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing	188 Pau Chung Street, To Kwa Wan, Kowloon	161	21.30	About 3,970 to 4,370	Hotel / Guesthouse project	
45.	Society for Community Organisation Limited	Private	13 Guesthouses in Yau Tsim Mong District	13 guesthouses in Yau Tsim Mong District, Kowloon	80	8.26	About 2,515 to 4,440	Hotel / Guesthouse project	
46.	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I	5/F – 9/F, 101 Wai Yip Street, Kwun Tong, Kowloon	30	3.74	About 3,900 to 4,810	Hotel / Guesthouse project	

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
47.	St. James' Settlement	Private	James' Residence ⁽²⁾	Several hotels and guesthouses in Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	100	12.05	About 2,515 to 5,330	Hotel / Guesthouse project	
48.	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District	17 guesthouses in Yau Tsim Mong District, Kowloon	100	10.32	About 2,500 to 4,200	Hotel / Guesthouse project	
49.	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II	21 – 23 Nam Cheong Street, Sham Shui Po, Kowloon	68	8.91	About 2,940 to 4,500	Hotel / Guesthouse project	
50.	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	18 guesthouses in Yau Tsim Mong District	106	10.69	About 2,500 to 4,200	Hotel / Guesthouse project	
51.	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III	164 Hai Tan Street, Sham Shui Po, Kowloon	72	9.16	About 3,700 to 4,250	Hotel / Guesthouse project	
52.	Society for Community Organisation Limited	Private	12 Guesthouses in Yau Tsim Mong District	12 guesthouses in Yau Tsim Mong District	99	10.22	About 2,515 to 4,440	Hotel / Guesthouse project	

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

**Numbers of Units and Allocated Tenants of the Operating
Transitional Housing Projects
(as at mid-February 2023)**

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
1.	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	13	81.3%	3	18.8%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
2.	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	Hong Kong Housing Society	86	86	100.0%	0	0.0%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
3.	James' Garden, Chatham Road North and Hok Yuen Street	St. James' Settlement	31	26	83.9%	5	16.1%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
4.	Peace Avenue, Homantin ⁽²⁾	Lok Kwan Social Service	44	26	81.3%	6	18.8%	72.7%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Victory Avenue, Homantin ⁽³⁾	Lok Kwan Social Service	32	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
	Peel Street, Central ⁽³⁾	Lok Kwan Social Service	10	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
5.	Former Tsuen Wan Lutheran School	The Lok Sin Tong Benevolent Society, Kowloon	145	133	91.7%	12	8.3%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
6.	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	69	65.1%	37	34.9%	91.4%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
7.	United Court, Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1800	676	59.1%	468	40.9%	63.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8.	Pok Oi Kong Ha Wai Village (Phase 1)	Pok Oi Hospital	781	293	52.4%	266	47.6%	71.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2) ⁽⁴⁾	Pok Oi Hospital	1217	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
9.	Former Salvation Army Sam Shing Chuen Lau Ng Ying School ⁽⁵⁾	The Salvation Army	123	68	73.9%	24	26.1%	74.8%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
10.	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100%	0	0.0%	100%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
11.	Lok Sin Tong Housing	The Lok Sin Tong Benevolent Society, Kowloon	161	127	86.4%	20	13.6%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
12.	13 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	80	24	32.9%	49	67.1%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
13.	The Concordia I	The Lutheran Church – Hong Kong Synod Limited	30	22	73.3%	8	26.7%	100.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
14.	James' Residence ⁽⁶⁾	St. James' Settlement	41	18	58.1%	13	41.9%	75.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
15.	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	38	43.2%	50	56.8%	88.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
16.	The Concordia II	The Lutheran Church – Hong Kong Synod Limited	68	42	64.6%	23	35.4%	95.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
17.	18 Guesthouses in Yau Tsim Mong District (6)(7)	Ling Nam Medicines Charitable Foundation Limited	100	37	51.4%	35	48.6%	72.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
18.	The Concordia III	The Lutheran Church – Hong Kong Synod Limited	72	27	40.9%	39	59.1%	91.7%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
19.	12 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	99	27	35.1%	50	64.9%	77.8%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data to us and apply for adjusting the tenant ratio. At present, approval has been given to 2 projects

(i.e. Pok Oi Kong Ha Wai Village and United Court, Tung Tau, Yuen Long) for adjusting their tenant ratio to 60%: 40%. Both the number of applicants and occupancy are rising steadily after the adjustments.

- Note (2): The project at Peace Avenue, in Homantin was recently completed in November 2022. As application is still underway, it is expected that the occupancy rate will increase later on.
- Note (3): The projects at Victory Avenue, in Homantin and Peel Street, in Central were recently completed in end December 2022. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (4): Pok Oi Kong Ha Wai Village was developed in 2 phases. Phase 1 was completed in April 2022 and provides 781 units, while Phase 2 was completed at the end of 2022 and provides 1 217 units. Some eligible tenants who have successfully applied for Phase 2 have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (5): Among the 123 units under the project, nearly all of the 38 units for 1 to 2 persons and the 3 accessible units have been taken up. As the project was completed at the end of 2022 and the vetting of tenant applications is still underway, it is expected that the occupancy rate will increase later on.
- Note (6): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence, the time for the remaining units to be put into service has yet to be confirmed.
- Note (7): Tenant recruitment is still being carried out for some of the units. After vetting of tenant applications and allocation by the organisation, the occupancy rate is expected to increase later on.

- End -

CONTROLLING OFFICER'S REPLY

HB011

(Question Serial No. 1975)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Among the various transitional housing projects, "Nam Cheong 220" was the first newly-built project. With its 80-plus units dismantled, "Nam Cheong 220" has completed its mission as transitional housing. Will the Government inform this Committee:

1. of the respective total numbers of households and tenants who had resided in "Nam Cheong 220" with a breakdown by number of years the households had waited for public rental housing (PRH) in tabular form;
2. of the number of households who were allocated PRH during their tenancy;
3. of the number of households who were allocated to other transitional housing upon the expiry of their tenancy; and
4. of the number of households who were not allocated to subsidised housing or other transitional housing upon the expiry of their tenancy?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 2)

Reply:

1. The breakdown of households and tenants who had resided in the “Nam Cheong 220” project by the number of years waited for public rental housing (PRH) is set out as below —

Waiting time for PRH		Type of accumulated beneficiary households				Total number of accumulated beneficiary households	Total number of accumulated beneficiaries
		1-p household	2-p household	3-p household	Household in barrier-free unit		
Category A ⁽¹⁾ :	≥3—<4 years	0	0	0	0	0	0
	≥4—<8 years	17	23	21	1	62	131
	≥8 years	22	8	2	0	32	44
Category B ⁽²⁾ :	< 3 years	0	0	0	0	0	0
Total		39	31	23	1	94	175

Note (1): Category A: Persons/families who have waited for traditional PRH for not less than 3 years.

Note (2): Category B: Persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc.

2. to 4.

Among the 94 households who had resided in the “Nam Cheong 220” project, 24 households were allocated a PRH unit. With the assistance of the operating organisation, 59 households were rehoused to other transitional housing projects, with the remaining 11 moved to other private residential units (e.g. living with family members/friends).

- End -

CONTROLLING OFFICER'S REPLY

HB012

(Question Serial No. 1982)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government stated that the construction materials in the “Nam Cheong 220” project will be reused in the transitional housing project in Wong Yue Tan. Also, the Government considers reusing the materials of Light Public Housing (LPH) which will be completed in the coming years. Please inform this Committee:

1. of the amount and percentage of the reusable materials, the respective percentages of the reusable materials used for accommodation and other purposes, the project cost saved by reusing the materials;
2. of the current and planned transitional housing projects in which materials can be reused and those that cannot be reused; and
3. of the estimated percentage of reusable materials in the 30 000 LPH units to be completed from 2023-24 onwards, and of their usage after demolition of LPH in the future.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 9)

Reply:

1. The preliminary survey by the Registered Structural Engineer of the “Nam Cheong 220” project indicated that the wear-and-tear of the building modules of the project is minimal, and all of them can be touched-up and reused, except for the component parts for connections between the modules and the drainage pipes attached to the external wall. Preliminary estimate of the reusability can reach 95% or above.

The cost of dismantling, transportation, touching-up and storage of the building modules of the “Nam Cheong 220” project was all included in the building contract for the “Wong Yue Tan Transitional Housing Project” at Tai Po, which will receive and reuse these modules. As with other transitional housing projects, the “Wong Yue Tan Transitional Housing Project” is mainly on design-and-build basis and the tenderers are

not required to provide the detailed cost breakdown of all expenditures. Since a detailed analysis of the costs involved in the dismantling, transportation, touching-up and storage of the building modules of the “Nam Cheong 220” project is still underway, the figures are not available at present.

2. Except for the foundation, some structures and facilities, all modules of the transitional housing projects adopting the Modular Integrated Construction (MiC) approach have been required at the design stage that they should be feasible for re-use in future when the project is demolished.
3. If the design requirements of the MiC modules for the future project are comparable to those of Light Public Housing (LPH), the modules can be re-used in suitable projects in future. The Architectural Services Department will allow suitable demounting details and accessories in LPH’s design to ensure that the modules can be demounted to facilitate future relocation and reconstruction.

Taking into account the cost effectiveness and other considerations, we believe that it will be more appropriate and effective in re-using the LPH modules in buildings of a similar scale. As long as their functions and design are in line, consideration could be given to using the modules in various areas, including quarters, material storage rooms and site offices of large-scale development projects in future, etc. upon corresponding modifications. We will closely monitor future operation of LPH projects and the need of future projects, in order to prepare for suitable arrangements early, thereby achieving the optimal use of resources as far as practicable.

- End -

CONTROLLING OFFICER'S REPLY

HB013

(Question Serial No. 1994)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In June 2021, the Government launched the three-year Cash Allowance Trial Scheme (CATS) under which monthly allowance ranging from \$1,300 to \$3,900 is provided to applicant households with 2 or more persons or single elderly persons who have been waiting for public rental housing (PRH) for more than 3 years and have not yet been provided with the first flat offer. Please advise this Committee of the following:

1. What are the respective amount of cash allowance approved and the number of families and single elderly persons who have benefitted each year since 2021?
2. How many beneficiary families were allocated PRH flats while receiving cash allowance and thus ceased receiving cash allowance? Please set out, by their year of PRH application, the waiting time of the beneficiary families or elderly households for PRH.
3. CATS will end in 2024. There are views that the Government should regularise the cash allowance initiative until there is a substantial increase in PRH supply. Will the Government consider regularising CATS?
4. Since CATS does not cover those who have been waiting for PRH for less than 3 years and the non-elderly one-person applicants, will the Government consider other schemes to support applicants who are not receiving Comprehensive Social Security Assistance? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 21)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) (including applicants under the Single Elderly Persons Priority Scheme) households. As at end of February 2023, the Housing

Department has disbursed a total of about \$2.78 billion in cash allowance to about 85 700 eligible PRH GA households. The breakdown of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by financial year are set out in the table below –

Financial Year	*Cumulative number of beneficiary households			Cumulative amount of cash allowance disbursed
	Applicants under the Single Elderly Persons Priority Scheme	Applicant households with 2 or more persons	Total	
2021-22	6 400	64 400	70 800	\$1.30 billion
2022-23	9 200	76 500	85 700	\$2.78 billion

Remarks

* The number of beneficiary households are rounded to the nearest hundred and may not add up to the total due to rounding.

2. As at end of February 2023, about 14 800 beneficiary households ceased to receive cash allowance upon allocation to PRH. The breakdown of the number of beneficiary households under the Scheme by PRH waiting time is set out in the table below –

PRH waiting time	*Number of beneficiary households
3 years	14 400
4 years	15 000
5 years or above	56 400
Total	85 700

Remarks

* The number of beneficiary households are rounded to the nearest hundred and may not add up to the total due to rounding.

- 3&4. The Scheme runs on a trial basis for 3 years until mid-2024. The Government will review the Scheme at an appropriate time.

- End -

CONTROLLING OFFICER'S REPLY

HB014

(Question Serial No. 1995)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In the coming 1 to 2 years, over 10 000 transitional housing units will be gradually completed. With the occupancy rate of certain large-scale transitional housing projects falling short of 100% and with the Government's launch of a total of 30 000 Light Public Housing (LPH) units by stages starting from the first quarter of 2025, more public attention will be drawn to LPH. That said, with regard to optimising the use of transitional housing resources, please advise this Committee of the following:

1. The Government has indicated that it would launch a central common application form, and set up a central platform and a one-stop website shortly, all aiming to facilitate the public's submission of applications for transitional housing and access to relevant information. What is the progress of the work concerned?
2. According to the Government, information about the latest transitional housing projects has been displayed in the Housing Authority (HA) Customer Service Centre. How many transitional housing projects have been displayed and how many people have viewed the displayed information, made enquiries or obtained forms so far?
3. The Government also stated that the HA would distribute promotional leaflets on transitional housing to public rental housing applicants. Please provide the relevant work details and progress.
4. Will the Government launch other publicity programmes on transitional housing? If yes, what are the details?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 22)

Reply:

1. Since the implementation of the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations in 2020, the Housing Bureau (HB) has set up a one-stop thematic website to disseminate the latest information on transitional

housing (<https://www.hb.gov.hk/eng/policy/housing/policy/transitional/index.html>). In order to enhance the dissemination of information on transitional housing to the public, HB has further coordinated and stepped up publicity work for transitional housing, such as including a hyperlink on the homepage of the Housing Department/ Hong Kong Housing Authority (HA) for direct connection to the one-stop website on transitional housing. To make it more convenient for people in need to apply for transitional housing, HB will soon launch a central common application form. Together with the information at the one-stop website, it would be easier for the public to submit applications. We will also actively study how to set up a central application platform. Depending on resources and further technical study, our initial plan is to launch the platform in Q4 2023.

2. A transitional housing information counter has been set up at the HA Customer Service Center at which the operating organisations of transitional housing can more directly get in touch with people who are waiting for public rental housing (PRH) and have urgent housing needs. Since its launch in January 2023, 4 non-government organisations (NGOs) have already used the information counter to publicise and promote their transitional housing projects. The NGOs reflected that the information counter had facilitated interested applicants to better understand transitional housing and the application procedures. The response has been positive. We do not maintain statistics on the relevant figures of visitors.
3. Since February this year, we have been gradually mailing transitional housing promotional pamphlets to applicants who have been waiting for PRH for not less than 3 years. At the same time, we have also distributed pamphlets to the HA Customer Service Centre, district offices of the Social Welfare Department, Home Affairs Enquiry Centres and the 6 District Service Teams set up to promote the ordinance on tenancy control of sub-divided units (SDUs), with a view to introducing transitional housing projects to more people who have been waiting for PRH and those living in poor conditions, and facilitating them to understand more about the latest information and application channels of transitional housing.
4. In addition to the above publicity work, we will continue to introduce transitional housing projects through the 6 District Service Teams when they are promoting the ordinance on tenancy control of SDUs. In January this year, we also worked with the District Service Teams to arrange guided tours for households of SDUs to visit different transitional housing projects. So far, we have organised 3 guided tours for households of SDUs to visit the United Court at Tung Tau in Yuen Long, the Pok Oi Kong Ha Wai Estate and the former Salvation Army Sam Shing Tsuen Lau Ng Ying School. Their response has been very positive. The next round of guided tours is tentatively scheduled for April this year.

- End -

CONTROLLING OFFICER'S REPLY**HB015****(Question Serial No. 2686)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government has announced that sufficient land has been identified for the provision of about 360 000 public housing units, around 20 per cent higher than the supply target in the Long Term Housing Strategy, which will be able to meet the demand for about 300 000 public housing units in the next 10 years. Please advise this Committee of the following:

1. Please provide the years of completion, locations, project names, estimated numbers of units completed and estimated total numbers of units completed in different districts in respect of the production of all public rental housing under the Housing Authority (HA) and the Hong Kong Housing Society (HS), the Green Form Subsidised Home Ownership Scheme and other subsidised sale flats under the HA and the HS in tabular form by year according to the planning for the coming 5 years.
2. Will Starter Homes units be provided again for the coming 1 to 5 years? Please list the locations, project names, years of completion and number of units.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 23)

Reply:

1. Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecasts as at December 2022, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2023-24 to 2027-28) is listed at **Annex**. Such information has also been uploaded to the Housing Bureau's webpage.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

2. Following the first Starter Homes for Hong Kong Residents (SH) project, eResidence, which provided 493 units, the Government is taking forward 5 other SH projects, including –
- (a) the redevelopment project by the Urban Renewal Authority (URA) adjacent to eResidence, which is expected to provide 260 SH units for pre-sale in 2023-24;
 - (b) the private residential site at Anderson Road which was successfully tendered. It is expected to provide no fewer than 1 000 SH units to be completed by the developer on or before 31 March 2026, as required under the land sale conditions;
 - (c) the redevelopment project of Tai Hang Sai Estate (THSE) jointly undertaken by the Hong Kong Settlers Housing Corporation Limited (HKSHCL) and URA, which is expected to provide about 2 000 SH units. HKSHCL is following up with the tenants of THSE on the rehousing arrangements. It is estimated that the first batch of units will take about 5 to 6 years to complete after the tenants have moved out;
 - (d) the redevelopment project by URA at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which is expected to provide about 950 SH units. URA plans to issue acquisition offers to property owners in or before mid-2024, subject to the Town Planning Board's approval of the project; and
 - (e) a site in Yau Kom Tau, Tsuen Wan, which will be put up for sale under the 2023-24 Land Sale Programme for developing SH as announced in the 2022 Policy Address, and is expected to provide about 2 000 residential units.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA)
and the Hong Kong Housing Society (HKHS)
(from 2023-24 to 2027-28)
(Based on the Forecast as at December 2022)**

**(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home
Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)**

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sham Shui Po	Pak Tin Phase 10	PRH/GSH	900
Wong Tai Sin	Kai Chuen Court #	PRH/GSH	2 100
Kwai Tsing	Ching Hong Road North Phase 1	PRH/GSH	900
	Ching Hong Road North Phase 2	PRH/GSH	600
	Lai Cho Road	PRH/GSH	800
Tai Po	Tai Po Area 9	PRH/GSH	6 800
Tuen Mun	Yip Wong Road Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			12 800
Eastern	Kei Wah Court	Other SSFs	200
Sub-total of Other SSFs			200
Yearly Total			13 000

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Tak Site 2B6	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	Anderson Road Quarry Site R2-5	Other SSFs	1 100
	Anderson Road Quarry Site R2-6	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	Anderson Road Quarry Site R2-8	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Hang Fu Street	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 700
	Wang Chiu Road Phase 2	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Bin Phase 1	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 600
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street^	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	PRH/GSH	2 500
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1^	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1^	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2^	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1^	PRH/GSH	700
Sub-total of PRH/GSH			15 600
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 200
	Kai Tak Site 2B4	Other SSFs	1 300
Tuen Mun	Wu Shan Road^	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			5 700
Yearly Total			21 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path [^]	PRH/GSH	400
Kowloon City	To Kwa Wan Road [^]	PRH/GSH	600
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	500
Islands	Tung Chung Area 42 Phase 1 [^]	PRH/GSH	1 700
North	Kwu Tung North Area 19 Phase 2 [^]	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1 [^]	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2 [^]	PRH/GSH	900
Sub-total of PRH/GSH			15 200
Kwun Tong	Pik Wan Road Site A [^]	Other SSFs	2 400
	Pik Wan Road Site B [^]	Other SSFs	900
Sham Shui Po	373 Lai Chi Kok Road [^]	Other SSFs	300
Islands	Tung Chung Area 23 Phase 1 [^]	Other SSFs	500
Sai Kung	Ying Yip Road [^]	Other SSFs	1 600
North	Po Shek Wu Road [^]	Other SSFs	1 900
Yuen Long	Wang Chau Site B [^]	Other SSFs	1 900
Sub-total of Other SSFs			9 300
Yearly Total			24 500
Five-year (2023-24 to 2027-28) Total			111 000

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.
- [^] Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sha Tin	Jat Min Chuen	PRH	100
Yearly Total			100
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok^	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok^	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Five-year (2023-24 to 2027-28) Total			17 200

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.
- ^ Sites that have not been handed over to the HKHS.

– End –

CONTROLLING OFFICER'S REPLY**HB016****(Question Serial No. 2687)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Rehousing of Occupants upon ClearanceControlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

The Housing Bureau has been providing rehousing assistance to eligible clearances affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents by allocating public rental housing (PRH) units for rehousing. Please inform this Committee:

1. of the respective numbers of households who were relocated due to land clearance and illegal rooftop structure clearance in the past 5 years;
2. of the number of households rehoused in PRH as a result of clearance and the number of households not allocated PRH in the past 5 years, and the reasons for not being allocated PRH; and
3. of the number of affected households rehoused in interim housing and the number of households not eligible for being rehoused in the past 5 years, and their whereabouts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 24)Reply:

1. In the past 5 years, the numbers of households who were relocated due to government actions in land clearance and illegal rooftop structure (IRS) clearance are tabulated below –

Year	2018-19	2019-20	2020-21	2021-22	2022-23 (as at 28.2.2023)
Number of households who were relocated due to government actions in land clearance	47	469	146	218	150
Number of households who were relocated due to government actions in IRS clearance	9	3	1	23	13

2. In the past 5 years, the numbers of households rehoused in PRH as a result of clearance are tabulated below –

Year	2018-19	2019-20	2020-21	2021-22	2022-23 (as at 28.2.2023)
Number of households who were rehoused to PRH due to government actions in land clearance	31	459	141	185	130
Number of households who were rehoused to PRH due to government actions in IRS clearance	2	3	0	2	1

Housing Department (HD) does not compile statistical information on the number of households ineligible for PRH allocation. Those households were not allocated PRH because they failed to fulfil the eligibility criteria, such as failure to meet the Income and Asset Limits or failure to provide residence proof in the surveyed domestic structure/IRS.

3. In the past 5 years, the numbers of households rehoused in interim housing (IH) as a result of clearance are tabulated below –

Year	2018-19	2019-20	2020-21	2021-22	2022-23 (as at 28.2.2023)
Number of households who were rehoused to IH due to government actions in land clearance	16	10	5	33	20
Number of households who were rehoused to IH due to government actions in IRS clearance	7	0	1	21	12

HD does not compile statistical information on the number of households ineligible for IH allocation. Those households were not allocated IH because they failed to fulfil the eligibility criteria, such as failure to meet the Income and Asset Limits or failure to provide residence proof in the surveyed domestic structure/IRS. They would need to find their own accommodation. If they have no other feasible means to solve their housing problems, HD would arrange temporary accommodation for them at transit centres.

- End -

CONTROLLING OFFICER'S REPLY

HB017

(Question Serial No. 1395)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the performance measures in respect of building control, the compliance rates of the respective targets for “processing building plans within 60 days for new submissions”, “processing building plans within 30 days for re-submissions” and “processing applications for consent to commence building works within 28 days” were 98% to 100% in 2021 and 2022.

However, the industry has reflected that for new building works, it currently takes a lot of time to go through the complicated vetting procedures of different departments and apply for various types of consents, which is tantamount to delaying the commencement of works.

Taking the example of building a university dormitory, it requires 28 days for seeking approval of a plan upon submission and at least another 28 days for seeking approval of any amendments, even minor ones. The works cannot be commenced even if the equipment, materials and manpower required are available, and this may lead to an increase in construction cost.

As such, are the performance measures set by the Government too loose or too conservative that resulted in such high compliance rates? Is there any room for streamlining the development processes and compressing the time required for various applications concerned in order to respond to the demand of the industry?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 38)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority (HA) which have been sold or divested in accordance with the Buildings Ordinance (BO) and the policies and guidelines of BA. The works include the processing of plans and consent for commencement of building works submitted by registered building professionals.

ICU processes applications for approval of plans and consent to commencement of building works in accordance with the periods stipulated under Regulations 30 and 32 of the Building (Administration) Regulations (B(A)R) under the BO. To facilitate and expedite the progress of works, ICU provides the following measures to streamline procedures -

1. Provide a pre-submission enquiry service to facilitate registered building professionals to clarify design principles of their projects for compliance with the requirements at the early stage;
2. Process applications for concurrent approval of plans and consent to commencement of works for specified types of works;
3. Provide a fast track processing mechanism for specified types of works;
4. For building works where first consent has been given, grant modification, in accordance with BO, to permit minor amendments without obtaining prior approval and consent; and
5. Allow required information such as supplementary plans, structural plans and supervision plans to be submitted at different stages of work, with a view to speeding up the processing of plans.

In exercising statutory building control in accordance with the BO, ICU will continue to process all the applications for approval of plan and consent to commencement of works as soon as practicable.

- End -

CONTROLLING OFFICER'S REPLY

HB018

(Question Serial No. 2656)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

To alleviate the problem of housing shortage in Hong Kong, the Government has proposed a target of building about 30 000 Light Public Housing (LPH) units from 2023-24 to 2027-28, while the Chief Executive also stated in his Policy Address that the Modular Integrated Construction (MiC) approach would be adopted to build LPH. In this connection, will the Government inform this Committee:

- a) of the feasibility studies and comparative studies that it has conducted on the MiC method;
- b) whether different contractors' performance in terms of construction costs, efficiency, etc. has been assessed and compared; if yes, of the details; and
- c) whether it will streamline and improve the vetting procedures, so as to enhance the construction efficiency of LPH built with the MiC approach; if yes, of the details?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 3)

Reply:

- a) Light Public Housing (LPH) adopts the "Modular Integrated Construction" (MiC) approach with the concept of "factory assembly followed by on-site installation", transferring on-site construction processes to a controlled factory environment. Free-standing MiC modules (completed with structural components, fire-proof materials, finishes, fixtures and fittings, building services installations, etc.) are manufactured and assembled in a factory. Regarding the MiC approach, the Buildings Department (BD) has formulated relevant practice notes as early as 2017, which set out the relevant design considerations and requirements for compliance with the Buildings Ordinance for building professionals' reference.

At the same time, BD has set up a pre-acceptance mechanism for granting in-principle acceptance to MiC systems/components, with a view to facilitating the wider use of MiC

approach in Hong Kong. The pre-accepted list includes MiC systems/components of steel or concrete as the main structural materials, and a considerable number of MiC systems/components of various manufacturers have been pre-accepted.

Moreover, several construction projects adopting the MiC approach have been completed one after another, including the InnoCell in the Hong Kong Science and Technology Park, the Fire Services Department Pak Shing Kok Married Quarters in Tseung Kwan O, the Hong Kong Infection Control Center of the North Lantau Hospital, as well as the various transitional housing projects, isolation and quarantine facilities at different locations of Hong Kong. Through the various projects, it is believed that the industry has accumulated experience in the application of MiC approach, and is capable of further enhancing productivity, cost-effectiveness and site safety with this technology, while completing the projects in a much shorter time.

- b) The Architectural Services Department has carried out a market survey on the LPH projects. According to the survey, it is believed that a competitive tender price can be obtained from the market.
- c) LPH will adopt standardised simple design and the MiC approach. After deducting the time required for the advance design works, technical assessments and the necessary additional infrastructural works, it is estimated that the construction period of LPH will be one to some two years in general (subject to the number of storeys and whether piling works are required). According to the current estimates, the design and construction works for the LPH projects, including technical assessments, detailed design, infrastructure and construction works, could be vigorously compressed for more than 2 years as compared with the public works in general.

- End -

CONTROLLING OFFICER'S REPLY

HB019

(Question Serial No. 2468)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is stated in paragraph 150 of the Budget that for private housing, the completion of private residential units will average over 19 000 units annually in the 5 years from this year onwards. Will the Government inform this Committee:

1. of the details of the estimated number of private residential units to be completed each year; and
2. of whether it has assessed the split ratio of public/private housing to be completed in the coming 5 years, and of the details?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 12)

Reply:

- 1&2. According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target to capture social, economic and market changes over time, and makes timely adjustments where necessary.

Balancing the Government's commitment to increase public housing supply substantially to meet the community's demand on the one hand, and the demand for private housing on the other, the public/private split of new housing supply has been maintained at 70:30 since the LTHS annual update in 2018.

Based on the private residential developments on disposed sites as known to us with construction works already commenced or to be commenced, it is estimated that the private sector will, on average, complete about 19 600 private domestic units each year in the next 5 years (i.e. from 2023 to 2027). Details are set out in Annex. As for public housing, according to the forecast as at December 2022, the estimated total

public housing production by the Hong Kong Housing Authority and the Hong Kong Housing Society in the five-year period from 2023-24 to 2027-28 is about 128 200 flats, comprising about 82 800 public rental housing/Green Form Subsidised Home Ownership Scheme flats and about 45 400 other subsidised sale flats.

Forecast completions of private domestic flats in the next 5 years

(Number of flats)	
Year	Forecast completions
2023	20 000
2024	27 000
2025 - 2027	50 900
Total	97 900
Five-year average	19 600

Remarks

The figures are rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY

HB020

(Question Serial No. 2490)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is stated in paragraph 148 of the Budget that, as at the end of last year, about 7 000 transitional housing units have been put into service, and it is expected that about 14 000 additional units will be coming on stream in the next 2 years. Will the Government inform this Committee:

1. of the location of the sites of the 14 000 transitional housing units that will soon be completed in different districts of Hong Kong;
2. of the details of the sites as to whether they are located on government lands or borrowed private lands;
3. of the details of the completion schedule and the projected demolition schedule for each site of the transitional housing projects;
4. of whether comprehensive data on the construction cost and the demolition cost of all transitional housing projects in Hong Kong has been compiled and of the details, and whether assessment has been made to find out if enormous cost savings can be achieved through reusing modules upon demolition as compared with building with new materials;
5. of whether data on the provision of allowances to all tenants in transitional housing in Hong Kong and the allowance amounts has been compiled; if yes, of the details;
6. of the details of the various subsidies provided by the Government to non-governmental organisations (NGO) for operating transitional housing; and
7. of the details of the total cost of the transitional housing projects on the whole, including construction cost, operational cost, allowances to tenants and subsidies to NGOs?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 10)

Reply:

1. to 3.

Detailed information (including the operating organisation, project location, number of units, construction commencement and completion dates and the funding amount) of the transitional housing projects sponsored by the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) and the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” is at Annex.

4. Under the Funding Scheme, the funding ceiling for each transitional housing unit for projects converted from vacant residential buildings is \$200,000; the funding ceiling for each transitional housing unit provided through erection of temporary structure on vacant land and conversion of non-residential buildings is \$550,000. In view that additional expenditures have been incurred in some projects for the provision of extensive drainage facilities due to a lack of sewerage infrastructure, the funding ceiling for transitional housing projects on vacant land where extensive drainage facilities are required is \$565,000 per unit. As for the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”, the funding ceiling per room is \$133,500 for 2 years.

In terms of re-use, except for the foundation, some structures and facilities, all modules of the transitional housing projects adopting the Modular Integrated Construction (MiC) approach have been required at the design stage that they should be feasible for re-use in future when the project is demolished. We will continue to keep in view and rationalise the handling of MiC modules to make sure that resources will be utilised effectively. We do not maintain statistics of the demolition costs.

5. to 7.

Transitional housing is operated by non-government organisations (NGOs) according to their service features and operating principles. The rent is set by NGOs in accordance with the principles of non-profit making and self-financing. However, the rent set by the organisations must be at a level which is lower than the market rent in the same district; and the ceiling of the rent should not exceed 30% of the prevailing public rental housing (PRH) income limit for the corresponding household size. Currently, most NGOs will set the rent level of their projects according to the latest rent subsidy under the Comprehensive Social Security Assistance Scheme, or not exceeding 25% of the household income of the families concerned.

In addition, the Government launched the three-year Cash Allowance Trial Scheme (the Scheme) in late June 2021. Under the Scheme, a cash allowance is provided to eligible PRH General Applicant (GA) households with a view to relieving the pressure on livelihood of grassroots families which have been waiting for PRH allocation. Eligible households living in transitional housing may continue to apply for and receive the cash allowance under the Scheme. Moreover, we understand that individual NGOs would obtain different types of funding or subsidy (e.g. electricity subsidy) via other channels on their own to assist the project operation or offer assistance to the tenants. We do not have the information or statistics of the relevant allowance / subsidy.

Information of the Transitional Housing Projects Sponsored by “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” and “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”

(as at mid-February 2023)

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	3.20	4,453	January 2022	March 2022
2	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	71.93	3,788	October 2021	April 2022
3	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	United Court, Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,627	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	2,324	August 2022	August 2022
6	St. James' Settlement	Government	James' Garden, Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,921	January 2022	August 2022
7	The Salvation Army	Government	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	61.63	4,108	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	17.20	5,589	July 2022	December 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,262	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	No intake yet	July 2022	Q1 2023
12	St. James' Settlement	Government	Yen Chow Street, Sham Shui Po (extension works)	1A Yen Chow Street, Sham Shui Po	76	41.80	No intake yet	March 2022	Q2 2023
13	Centre Stage Squarer Limited	Private	5 residential buildings in Causeway Bay	Caroline Hill Road, Leighton Road and Haven Street, Causeway Bay	30	6.00	No intake yet	Q1 2023	Q2 2023
14	Christian Family Service Centre	Government	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	No intake yet	April 2022	Q2 2023
15	Christian Family Service Centre	Government	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q2 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
16	Yan Oi Tong Limited	Government	Yan Oi House	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	No intake yet	May 2022	Q2 2023
17	Christian Family Service Centre	Government	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	385	211.75	No intake yet	June 2022	Q2 2023
18	Christian Family Service Centre	Government	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	No intake yet	June 2022	Q2 2023
19	Food For Good Limited	Government	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	No intake yet	April 2022	Q2 2023
20	Society for Community Organisation Limited	Government	Yau Ma Hom Road, Kwai Chung	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	220	121.00	No intake yet	May 2022	Q2 2023
21	Sik Sik Yuen	Government	Wong Tai Sin Road	Government land at Wong Tai Sin Road	227	123.75	No intake yet	July 2022	Q3 2023
22	The Lok Sin Tong Benevolent Society, Kowloon	Private	Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	Q3 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
23	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	Holy Carpenter Guest House	5/F and 6/F, Holy Carpenter Church & District Eldely Community Centre, 1 Dyer Avenue, Hung Hom	18	9.80	No intake yet	Q2 2023	Q3 2023
24	Yan Chai Hospital Board	Government	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	No intake yet	July 2022	Q3 2023
25	The Lutheran Church – Hong Kong Synod Limited	Private and Government	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	528	298.32	No intake yet	August 2022	Q3 2023
26	New Territories Association of Societies (Community Services) Foundation	Private and Government	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 028	576.30	No intake yet	July 2022	Q3 2023
27	Tung Wah Group of Hospitals	Government	Lok Wo Sha Lane, Ma On Shan	Government land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q3 2023
28	Society for Community Organisation Limited	Government	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q4 2023
29	The Lutheran Church – Hong Kong Synod Limited	Government	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q4 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
30	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	No intake yet	October 2022	Q4 2023
31	Tung Wah Group of Hospitals	Government	Area 1B2, Muk On Street, Kai Tak	Area 1B2, Muk On Street, Kai Tak	519	285.45	No intake yet	December 2022	Q4 2023
32	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Area 1B3, Muk On Street, Kai Tak	721	385.00	No intake yet	November 2022	Q4 2023
33	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen and Happy Valley	80	16.00	No intake yet	July 2023	Q4 2023
34	Pumen Foundation Limited	Private	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.03	No intake yet	October 2022	Q4 2023
35	The Evangelical Lutheran Church of Hong Kong	Private	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 107	607.94	No intake yet	January 2023	Q1 2024
36	Pok Oi Hospital	Government	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q1 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
37	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	331	168.62	No intake yet	March 2023	Q1 2024
38	New Territories Association of Societies (Community Services) Foundation	Private	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei South, Yuen Long	1 208	682.52	No intake yet	Q2 2023	Q2 2024
39	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good Mansion	Hung Lok Road, Hung Hom	488	268.06	No intake yet	Q1 2023	Q2 2024
40	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.97	No intake yet	Q2 2023	Q2 2024
41	Tung Wah Group of Hospitals	Private	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	Q2 2023	Q2 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
42	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	228	125.40	No intake yet	Q2 2023	Q2 2024
43	Light Be	Private and Government	Light Village	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q3 2024
44	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing	188 Pau Chung Street, To Kwa Wan, Kowloon	161	21.30	About 3,970 to 4,370	Hotel / Guesthouse project	
45	Society for Community Organisation Limited	Private	13 Guesthouses in Yau Tsim Mong District	13 guesthouses in Yau Tsim Mong District, Kowloon	80	8.26	About 2,515 to 4,440	Hotel / Guesthouse project	
46	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I	5/F – 9/F, 101 Wai Yip Street, Kwun Tong, Kowloon	30	3.74	About 3,900 to 4,810	Hotel / Guesthouse project	
47	St. James' Settlement	Private	James' Residence ⁽²⁾	Several hotels and guesthouses in Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	100	12.05	About 2,515 to 5,330	Hotel / Guesthouse project	

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
48	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District	17 guesthouses in Yau Tsim Mong District, Kowloon	100	10.32	About 2,500 to 4,200	Hotel / Guesthouse project	
49	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II	21 – 23 Nam Cheong Street, Sham Shui Po, Kowloon	68	8.91	About 2,940 to 4,500	Hotel / Guesthouse project	
50	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	18 guesthouses in Yau Tsim Mong District	106	10.69	About 2,500 to 4,200	Hotel / Guesthouse project	
51	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III	164 Hai Tan Street, Sham Shui Po, Kowloon	72	9.16	About 3,700 to 4,250	Hotel / Guesthouse project	
52	Society for Community Organisation Limited	Private	12 Guesthouses in Yau Tsim Mong District	12 guesthouses in Yau Tsim Mong District	99	10.22	About 2,515 to 4,440	Hotel / Guesthouse project	

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

- End -

CONTROLLING OFFICER'S REPLY

HB021

(Question Serial No. 2506)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is stated in paragraph 149 of the Budget Speech that the Pilot Scheme on Private Developer Participation in Subsidised Housing Development encourages developers to build subsidised sale flats for eligible persons to buy at a specified discount rate from the market price. In this connection, will the Government inform this Committee of:

1. whether there is a timetable for introducing the policy framework of the pilot scheme;
2. whether the development parameters of the pilot scheme, such as eligibility for application, discount rates for flats, resale restrictions, etc., are different from the previous established criteria, resulting in 2 mechanisms in the market; and
3. whether the pilot scheme will provide incentives to encourage private developers to use their own land for land creation to build flats under the scheme whereas according to the Private Sector Participation Scheme in the past, the Government selected sites and provided land for private developers to carry out construction works as per requirements; if yes, of the details?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 11)

Reply:

As announced in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme) to encourage private developers to develop subsidised sale flats (SSFs), which will be sold to eligible persons at a specified discount rate from the market price. The Government hopes to tap into private market forces in increasing the overall supply of subsidised housing through the Pilot Scheme.

The Pilot Scheme encourages private developers to develop SSFs. If private developers wish to apply for rezoning of their own private land for SSF development, the Government will consider providing concessionary land premium for the relevant lease modification under

the relevant policy framework, so as to allow greater incentive for private developers to use their own private land to develop SSFs. Separately, the Government plans to put up 3 sites for tender in batches for private developers to develop more SSFs. We are formulating the policy framework and development parameters (e.g. eligibility criteria, discount rate of the SSFs, alienation restrictions, etc.) for the Pilot Scheme. We will announce the details of the policy framework later this year.

- End -

CONTROLLING OFFICER'S REPLY

HB022

(Question Serial No. 2637)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is mentioned in paragraph 147 of the Budget that the Government has identified sufficient land for the provision of about 360 000 public housing units, which will be able to meet the demand for about 300 000 public housing units in the next 10 years. Will the Government advise this Committee of:

1. the ratio of public rental housing to subsidised sale flats among the 360 000 public housing units;
2. the estimated timetable for completion of the above-mentioned public housing units in the coming 10 years; and
3. the sites selected for providing the above-mentioned public housing units in various districts of the territory?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 9)

Reply:

1. According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target to capture social, economic and market changes over time, and makes timely adjustments where necessary.

As for the new public housing supply, the ratio between public rental housing/Green Form Subsidised Home Ownership Scheme and other subsidised sale flats has been kept at 70:30 in recent years. As the demand for all types of public housing has remained strong, the Government has maintained this ratio for the ten-year period from 2023-24 to 2032-33. We will continue to review this split in the annual updating exercise under LTHS each year.

2. & 3.

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecasts as at December 2022, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2023-24 to 2027-28) is listed at **Annex 1**. Such information has also been uploaded to the Housing Bureau's webpage.

With regard to the sites for public housing development estimated to be completed in the second five-year period (i.e. from 2028-29 to 2032-33), they are mostly at land production stage. Their completion years are subject to studies and the progress of various procedures such as rezoning, consultation with local communities, infrastructure construction, land resumption, clearance or reprovisioning of affected facilities, seeking of funding from the Legislative Council, site formation works, building construction, etc. Their production programme is fluid. Relevant information of the sites is provided at **Annex 2**, which has also been uploaded to the Development Bureau's and Housing Bureau's webpages.

HA will carry out pre-construction preparatory tasks, including planning brief formulation, detailed design, site investigations and tender invitations, in parallel with the Government's land production processes, such that the construction works can be commenced as soon as possible after the sites are handed over to HA.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA)
and the Hong Kong Housing Society (HKHS)
(from 2023-24 to 2027-28)
(Based on the Forecast as at December 2022)**

**(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home
Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)**

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sham Shui Po	Pak Tin Phase 10	PRH/GSH	900
Wong Tai Sin	Kai Chuen Court #	PRH/GSH	2 100
Kwai Tsing	Ching Hong Road North Phase 1	PRH/GSH	900
	Ching Hong Road North Phase 2	PRH/GSH	600
	Lai Cho Road	PRH/GSH	800
Tai Po	Tai Po Area 9	PRH/GSH	6 800
Tuen Mun	Yip Wong Road Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			12 800
Eastern	Kei Wah Court	Other SSFs	200
Sub-total of Other SSFs			200
Yearly Total			13 000

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Tak Site 2B6	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	Anderson Road Quarry Site R2-5	Other SSFs	1 100
	Anderson Road Quarry Site R2-6	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	Anderson Road Quarry Site R2-8	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Hang Fu Street	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 700
	Wang Chiu Road Phase 2	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Bin Phase 1	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 600
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street^	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	PRH/GSH	2 500
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1^	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1^	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2^	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1^	PRH/GSH	700
Sub-total of PRH/GSH			15 600
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 200
	Kai Tak Site 2B4	Other SSFs	1 300
Tuen Mun	Wu Shan Road^	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			5 700
Yearly Total			21 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path^	PRH/GSH	400
Kowloon City	To Kwa Wan Road^	PRH/GSH	600
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	500
Islands	Tung Chung Area 42 Phase 1^	PRH/GSH	1 700
North	Kwu Tung North Area 19 Phase 2^	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2^	PRH/GSH	900
Sub-total of PRH/GSH			15 200
Kwun Tong	Pik Wan Road Site A^	Other SSFs	2 400
	Pik Wan Road Site B^	Other SSFs	900
Sham Shui Po	373 Lai Chi Kok Road^	Other SSFs	300
Islands	Tung Chung Area 23 Phase 1^	Other SSFs	500
Sai Kung	Ying Yip Road^	Other SSFs	1 600
North	Po Shek Wu Road^	Other SSFs	1 900
Yuen Long	Wang Chau Site B^	Other SSFs	1 900
Sub-total of Other SSFs			9 300
Yearly Total			24 500
Five-year (2023-24 to 2027-28) Total			111 000

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.
- ^ Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sha Tin	Jat Min Chuen	PRH	100
Yearly Total			100
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok^	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok^	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Five-year (2023-24 to 2027-28) Total			17 200

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.
- ^ Sites that have not been handed over to the HKHS.

Sites for Public Housing Development
Estimated to be Completed from 2028-29 to 2032-33
(Position as at September 2022; by status and in alphabetical order)

[Note: Sites for public housing development expected for completion in the second five-year period are mostly still at the planning, engineering or architectural design stage. While this table sets out the estimated land availability years for these sites under the current work programme, the Development Bureau has been working to streamline statutory and administrative development procedures, including shortening certain statutory time limits and conducting different procedures in parallel, to expedite land supply.

Upon handing over of the sites to the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society (HS), the construction works is generally assumed to take about 4 to 5 years but may vary depending on the conditions of individual sites, including the ground and geological conditions of the sites, the project design and number of storeys of the building blocks, as well as other unforeseeable factors such as inclement weather, etc. To save time, HA will carry out pre-construction preparatory tasks, including planning brief formulation, detailed design, site investigations and tender invitations, in parallel with the land production processes mentioned above, such that the construction works can be commenced as soon as possible after the sites are handed over to HA.

Land area is rounded to the nearest 0.1 ha and may not add up to the total due to rounding, and is subject to review/detailed survey at later stage. Estimated flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to change to reflect the detailed design and relevant government policies.]

Sites	Estimated Flat Number (About)	Land Area (ha)	Estimated Land Availability Year
1. Technical studies and planning stage			
1a. Engineering feasibility study in progress			
A Kung Ngam Village (Part)	600	1.0	2027/28
Container Port Road	1 700	2.0	2027/28
Fanling North New Development Area (NDA) Area 5	2 100	2.2	2027/28

Sites	Estimated Flat Number (About)	Land Area (ha)	Estimated Land Availability Year
Lam Tei North, Tuen Mun (Brownfield)	2 000	6.7	2027/28
Mui Wo Ferry Pier Road (Part)	500	0.7	2025/26
Partial development of Fanling Golf Course Site	12 000	8.0	2025/26
Sha Po, Yuen Long (Brownfield)	16 300	17.3	2026/27
Shap Pat Heung Road	700	0.7	2022/23
Shap Pat Heung, Yuen Long (Brownfield)	4 400	4.0	2026/27
Tai Hang, Tai Po (Brownfield)	1 400	3.0	2027/28
Tai Kei Leng, Yuen Long (Brownfield)	2 300	2.1	2026/27
Wa Shan, Sheung Shui (Brownfield)	1 400	3.8	2027/28
1b. Rezoning in progress			
Cha Kwo Ling Village (Part)	1 000	0.6	2026/27
Chak On Road South	500	0.4	2026/27
Ching Hiu Road	600	0.4	2024/25
Choi Shun Street	2 300	3.0	2024/25
Chuk Yuen United Village	1 500	1	2023/24 and 2025/26
Ex-Cha Kwo Ling Kaolin Mine Sites A and B	2 300	1.3	2026/27
Fanling Area 17	5 200	5.4	2026/27
Near Ngau Chi Wan Park	500	0.6	2027/28
Ngau Chi Wan Village	2 700	1.7	2026/27 and 2027/28
Pak Tin Extension	400	0.4	2027/28
Queen's Hill Extension	4 000	4.0	2025/26
San Hing Road, Tuen Mun	10 000	10.0	2027/28 and 2028/29

Sites	Estimated Flat Number (About)	Land Area (ha)	Estimated Land Availability Year
Sui Fai Factory Estate	1 400	0.9	Under HA
Tai Tau Leng, Sheung Shui	3 000	2.9	2028/29
Wang Cheong Factory Estate	1 200	0.8	Under HA
Yip On Factory Estate	2 000	1.5	Under HA
1c. Land resumption/detailed design in progress			
Cheung Muk Tau Sites 1 and 2	3 200	2.8	2025/26
Chung Nga Road West, Tai Po	1 000	1.8	2023/24
Fanling Area 48	3 400	3.9	2025/26 and 2028/29
Fanling North NDA Areas 15 West & 17, 6 West, 13 & 14, 6 East & 8	17 200	14.0	2025/26 to 2027/28
Hung Shui Kiu/Ha Tsuen NDA Sites 5-16, 4-22, 4-28 & 5-17, 4-3, 4-6 & 4-24, 4-4 & 4-5	17 400	19.1	2026/27 and 2027/28
Hung Shui Kiu/Ha Tsuen NDA Dedicated Rehousing Estate (Part)	1 000	0.7	2025/26
Ka Wai Man Road	2 300	2.0	2022/23 and 2026/27
Kwu Tung North NDA Areas 13, 12 & 21, 20 & 26	18 600	13.9	2026/27 and 2027/28
Ma On Shan Tsuen Road	1 900	2.3	2027/28
To Yuen Tung	2 000	3.9	2028/29
Tuen Hing Road	2 700	3.2	2026/27
Tung Chung Area 46	900	1.1	2024/25
1d. Others			
A Kung Ngam Road	600	0.5	2023/24
Ching Hong Road North (Part)	1 700	1.2	Under HA
Junction Road, Lok Fu	200	0.1	2023/24
Kwai On Factory Estate	600	0.7	Under HA
Kwun Tong Garden Estate Site II (Part)	2 300	1.6	Under HS
Mei Tin (Part)	500	0.4	Under HA

Sites	Estimated Flat Number (About)	Land Area (ha)	Estimated Land Availability Year
Redevelopment of Pak Tin Estate Phase 12	1 900	1.8	Under HA
Ping Tin Street	300	0.3	Under HA
Shek Li Street	1 100	1.3	Under HA
Siu Ho Wan Depot (Part)	2 900	2.5	2026/27 and 2027/28
Tsuen Nam Road, Tai Wai	400	0.4	2024/25
Yue Kwong Chuen (Part)	1 300	0.7	Under HS
Yuen Lung Street	500	0.5	2022/23
Sub-total	169 900	167.1	--
2. Site formation/other site preparation works soon to commence/in progress			
2a. Pending funding approval			
Cheung Man Road	700	0.5	2026/27
Kam Sheung Road Site 4a (Part)	800	1.0	2026/27
Kwok Shui Road	1 700	1.4	2025/26
Near Tan Kwai Tsuen (South)	6 400	4.9	2026/27
Tin Wah Road (Part)	1 300	1.0	2023/24
2b. Funding approved and site formation/other works soon to commence/in progress			
Kai Lung Wan North and South	5 500	4.9	2024/25
Kam Sheung Road Site 4a (Part)	1 600	2.2	2025/26
Long Bin (Part)	8 900	4.6	2024/25 and 2025/26
Pak Shing Kok Road	2 900	2.3	2023/24
Sheung Shui Areas 4 and 30 Site 1 (Part)	600	2.6	2024/25
Tuen Mun Area 54 Sites 4A (South) and 5	1 700	1.7	2023/24
Tung Chung Areas 42 (Part), 114, 117, 119, 122, 133	19 300	18.1	2023/24 to 2025/26
Wah Fu North	1 800	1.9	2024/25

Sites	Estimated Flat Number (About)	Land Area (ha)	Estimated Land Availability Year
Wang Chau Site A	2 500	2.0	2023/24
Yau Yue Wan Village Road	2 500	3.0	2024/25
Yuen Long South Site 2.2	4 300	3.3	2024/25
<i>Sub-total</i>	<i>62 500</i>	<i>55.4</i>	<i>--</i>
Total	232 400	222.5	--

- End -

CONTROLLING OFFICER'S REPLY

HB023

(Question Serial No. 2105)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Statistics show that over 200 000 people live in subdivided units in Hong Kong. Most of these households have no choice but to live in cramped living space due to prolonged difficulties in obtaining access to public housing, and among them are a substantial number of poor singletons. This Budget fails to address explicitly the needs of this group of people by not providing direct support to improve their living environment. Will the Secretary inform this Committee whether the Government plans to provide support to those living in inadequate housing by, for example, disbursing rental cash vouchers or providing other direct support to improve their living environment?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 10)

Reply:

Addressing the housing demand for households living in subdivided units (SDUs) has always been one of the emphases for the Long Term Housing Strategy (LTHS) in setting the ten-year housing supply target. The housing supply target of the LTHS in the coming 10 years has taken into account the housing needs of those inadequately housed. In the coming 10 years, we expect that there will be sufficient supply of public housing and believe that SDUs in poor conditions charging exorbitant rent would be driven out of the market by then. Meanwhile, support measures being provided by the Government to those living in inadequate housing include –

Transitional Housing and Light Public Housing (LPH)

To fill the short-term gap of public housing supply at the soonest and to improve the living conditions of people living in inadequate housing, the Chief Executive's 2022 Policy Address has put forward that the Government will make use of government and private land, in which the long-term development plan will not be implemented in the near future, and adopt standardised simple design and the Modular Integrated Construction approach to build about 30 000 LPH units expeditiously in the coming 5 years. Meanwhile, the Government has been promoting the development of transitional housing in the past few years. By making

better use of short-term vacant land and premises, we aim to provide short-term accommodation for those in need. The Government has identified land for providing over 20 000 transitional housing units.

Cash Allowance

The Government launched the three-year Cash Allowance Trial Scheme (the Scheme) in late June 2021. Under the Scheme, a cash allowance is provided to eligible Public Rental Housing (PRH) General Applicant (GA) (including elderly one-person applicants) households with a view to relieving the pressure on livelihood of grassroots families which have been waiting for PRH allocation. As at end of February 2023, the Government has disbursed a total of around \$2.78 billion in cash allowance to about 85 700 eligible PRH GA households.

Tenancy Control on SDUs

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance), which implements tenancy control on SDUs, has come into force since 22 January 2022. The Ordinance provides protection to SDU tenants in various aspects, which include four-year security of tenure (first term of 2 years and second term of 2 years); restricting the rate of rent increase on tenancy renewal by making reference to the territory-wise rental index of private domestic properties compiled and published by the Rating and Valuation Department and capped at 10%; and prohibiting landlords from overcharging tenants on specified utilities and services (including water and electricity charges), etc.

- End -

CONTROLLING OFFICER'S REPLY**HB024****(Question Serial No. 2106)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

As stated in the Budget, the number of public housing units will increase significantly in the next few years, and there will be sufficient land for the provision of 360 000 public housing units in the future. It is hoped that the Financial Secretary and the Housing Bureau can provide more detailed information on land data and construction progress in a timely manner to facilitate the Legislative Council in monitoring the progress of housing production. Correspondingly, public housing development will put a much greater demand on the resources of the Housing Authority (HA).

1. Has the Government evaluated the current housing production capacity of HA?
2. Will the Secretary disclose information on the existing resources of HA and the support to be provided to HA in the way forward?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 11)

Reply:

1. The Government has identified sufficient land for providing about 360 000 public housing units, which can meet the supply target of 301 000 public housing units for the coming ten-year period (from 2023-24 to 2032-33). To enhance transparency and to facilitate monitoring of future public housing supply, in October 2022, the Development Bureau and the Housing Bureau published online the ten-year public housing project information. In February 2023, the Housing Bureau also updated the information of public housing projects in the first five-year period. For details, please see <https://www.hb.gov.hk/eng/publications/housing/public/phpf/index.html>.

To cope with the increasing housing production, the Hong Kong Housing Authority (HA) will adopt the “Design-and-Build” (D&B) procurement model at suitable projects whereby contractors will undertake both design and construction of public housing in a single contract. Under the D&B procurement model, the Housing Department will provide the basic layout and overall development requirements of the projects when

inviting tenders. The contractors will then further develop the detailed design and take charge of the construction. The D&B procurement model will help keep up with the increasing housing production through supplementing HA's limited human resources in detailed design work, so that HA can focus more on planning, coordination and supervision of its public housing developments. At the same time, the entire construction workflow can be further enhanced by leveraging on the expertise of the construction industry. By carrying out design and construction works in parallel, mobilisation time can be shortened and contractors will have greater flexibility in material procurement, construction methods and workflow.

2. As a financially autonomous public body, HA funds its public housing programmes with its own resources. HA all along adheres to the principle of financial prudence. When considering any expenditure item, HA strictly abides by this principle to ensure financial stability so as to continuously meet the daily operating and construction expenditures.

The financial resources which HA can utilise to maintain its operation and payments (including construction expenditure of HA's public housing programme) are its cash and investment balance. According to HA's budgets and financial forecasts for 2022-23 to 2026-27, it is projected that HA will have the necessary financial resources to meet its recurrent expenditure and take forward its public housing construction programme and maintenance works up to 2026-27. Cash and investment balance is projected to decrease from around \$58.9 billion at the beginning of April 2022 to around \$49.7 billion by the end of March 2027.

In order to achieve the public housing supply target in the coming 10 years, it is envisaged that HA's construction expenditure for the subsequent 5 years from 2026-27 will be more than double than that of the current five-year period. HA will remain vigilant in exercising prudent financial control; assess and review the funding position and future funding requirement in the future annual rolling budget exercises.

The Government has earmarked \$82.4 billion in the fiscal reserves for the development of public housing and related infrastructure to demonstrate its commitment in this regard. If so required, HA will discuss with the Government on matters relating to funding injection and seek funding approval from the Finance Committee of the Legislative Council.

- End -

CONTROLLING OFFICER'S REPLY

HB025

(Question Serial No. 0399)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The estimated provision for support services has skyrocketed by nearly 100 times over the past 2 to 3 consecutive years.

It is mentioned in the Estimate that the key performance measures in respect of support services are the infrastructure projects obtaining funding approval from the Legislative Council in the year. There has not been significant changes in the infrastructure projects under construction since 2020. Under the Programme, the Housing Bureau stated that such increase is due to the aggregate increase in cash flow requirement for non-recurrent expenditure items. In this connection, what are the specific reasons for the significant increase in the estimated provision, the specific projects as well as the allocation of provision to the projects?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 2)

Reply:

The provision for Support Services has increased from the 2020-21 Original Estimate to about \$6.98 billion in the 2023-24 Estimate, mainly due to the aggregate increase in the cash flow requirements for the non-recurrent expenditure of the following approved initiatives —

1. Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

On 6 March 2020, the Legislative Council Finance Committee approved the allocation of funding to set up the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme). Approved funding will only be disbursed, by instalments, to the non-government organisations (NGOs) operating the transitional housing projects upon fulfilment of project milestones as stated in the funding agreement, completion of the verification or certification of invoices or bills, as well as

the completion of relevant work. Therefore, no cash flow requirement for the Funding Scheme was included in the 2020-21 Original Estimate.

As at mid-February 2023, funding applications for a total of 43 transitional housing projects have been approved. Of these, 10 projects have been put into service upon completion of construction and the remaining 34 are under construction or have entered / proceeded to the tendering (consultancy/main works contracts) stage. As a number of projects are being constructed in full steam and the approved funding has been/will be disbursed by instalments to the NGOs concerned gradually, the cash flow requirement for the Funding Scheme in 2023-24 has increased to about \$5.04 billion.

2. Cash Allowance Trial Scheme

The Government launched the three-year Cash Allowance Trial Scheme (the Scheme) in late June 2021. Under the Scheme, a cash allowance is provided to eligible Public Rental Housing (PRH) General Applicant (GA) households with a view to relieving the pressure on livelihood of grassroots families which have been waiting for PRH allocation. There was no such cash flow requirement for the Scheme in the 2020-21 Original Estimate.

As at end-February 2023, the Government has disbursed a total of around \$2,780 million cash allowance to about 85 700 eligible PRH GA households. The provision reserved for the disbursement of cash allowance in 2023-24 is \$1.67 billion, which is similar to the revised estimated expenditure for 2022-23.

- End -

CONTROLLING OFFICER'S REPLY

HB026

(Question Serial No. 2169)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the transitional housing projects, including the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations and the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing, will the Government advise this Committee of the following:

1. the name, location, operator, funding amount, delivery time or estimated date of completion and operating period of the transitional housing projects in operation and under construction, as well as the number of units, the tenancy period and the monthly rent level offered by the projects;
2. the current occupancy rate and cumulative number of beneficiaries of the transitional housing projects in operation, as well as the number and percentage of transitional housing units allocated to people waiting for public rental housing (PRH) for no less than 3 years;
3. whether the Government received complaints lodged by tenants of transitional housing units against the management of operators and the living environment in the past 3 years? If yes, please provide the number and types of complaints; and
4. for those transitional housing projects that have ceased operation, the respective numbers and percentages of tenants who were allocated PRH units, who were relocated to other transitional housing units and who moved to private housing units in the past 3 years?

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 23)

Reply:

1. & 2.

Detailed information (including the operating organisation, project location, number of units, funding amount, average monthly rent, and construction commencement / completion dates) of the transitional housing projects sponsored by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) or the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing is at **Annex 1**. The occupancy rate and tenant ratio of the operating projects are at **Annex 2**. Regarding the duration of tenancy, the current transitional housing projects is for about 2 years in general. Subject to when the site/premise concerned will need to be returned for its long-term development, the non-government organisations may consider whether it is suitable to extend individual tenancies on a case-by-case basis with reference to tenants' needs.

3. The Housing Bureau has received complaints from individual tenants of transitional housing projects, and we have immediately assisted in handling and following up with the relevant operating organisations. The complaints were in general about the project rent, maintenance and management. All of them have been satisfactorily addressed. We do not maintain statistics of the complaints.
4. As at end January 2023, a total of 366 tenants who had resided in transitional housing projects (including those projects sponsored by the Community Care Fund) were allocated a public rental housing (PRH) unit. In general, once a tenant moves out, if the operation period of that transitional housing project has not yet ended, the operating organisation will arrange another qualified applicant to move into the vacant unit as soon as possible to enhance the turnover rate, thereby benefiting more people in need.

For the “Nam Cheong 220” project which has ceased operation, among the 94 households who had resided in the project, 24 households were allocated a PRH unit. With the assistance of the operating organisation, 59 households were rehoused to other transitional housing projects, with the remaining 11 moved to other private residential units (e.g. living with family members/friends).

**Information of the Transitional Housing Projects Sponsored by
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
and “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”
(as at mid-February 2023)**

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	3.20	4,453	January 2022	March 2022
2	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	71.93	3,788	October 2021	April 2022
3	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	United Court, Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,627	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	2,324	August 2022	August 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
6	St. James' Settlement	Government	James' Garden, Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,921	January 2022	August 2022
7	The Salvation Army	Government	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	61.63	4,108	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	17.20	5,589	July 2022	December 2022
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,262	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	No intake yet	July 2022	Q1 2023
12	St. James' Settlement	Government	Yen Chow Street, Sham Shui Po (extension works)	1A Yen Chow Street, Sham Shui Po	76	41.80	No intake yet	March 2022	Q2 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
13	Centre Stage Squarer Limited	Private	5 residential buildings in Causeway Bay	Caroline Hill Road, Leighton Road and Haven Street, Causeway Bay	30	6.00	No intake yet	Q1 2023	Q2 2023
14	Christian Family Service Centre	Government	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	No intake yet	April 2022	Q2 2023
15	Christian Family Service Centre	Government	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q2 2023
16	Yan Oi Tong Limited	Government	Yan Oi House	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	No intake yet	May 2022	Q2 2023
17	Christian Family Service Centre	Government	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	385	211.75	No intake yet	June 2022	Q2 2023
18	Christian Family Service Centre	Government	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	No intake yet	June 2022	Q2 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
19	Food For Good Limited	Government	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	No intake yet	April 2022	Q2 2023
20	Society for Community Organisation Limited	Government	Yau Ma Hom Road, Kwai Chung	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	220	121.00	No intake yet	May 2022	Q2 2023
21	Sik Sik Yuen	Government	Wong Tai Sin Road	Government land at Wong Tai Sin Road	227	123.75	No intake yet	July 2022	Q3 2023
22	The Lok Sin Tong Benevolent Society, Kowloon	Private	Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	Q3 2023
23	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	Holy Carpenter Guest House	5/F and 6/F, Holy Carpenter Church & District Eldely Community Centre, 1 Dyer Avenue, Hung Hom	18	9.80	No intake yet	Q2 2023	Q3 2023
24	Yan Chai Hospital Board	Government	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	No intake yet	July 2022	Q3 2023
25	The Lutheran Church – Hong Kong Synod Limited	Private and Government	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	528	298.32	No intake yet	August 2022	Q3 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
26	New Territories Association of Societies (Community Services) Foundation	Private and Government	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 028	576.30	No intake yet	July 2022	Q3 2023
27	Tung Wah Group of Hospitals	Government	Lok Wo Sha Lane, Ma On Shan	Government land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q3 2023
28	Society for Community Organisation Limited	Government	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q4 2023
29	The Lutheran Church – Hong Kong Synod Limited	Government	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q4 2023
30	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	No intake yet	October 2022	Q4 2023
31	Tung Wah Group of Hospitals	Government	Area 1B2, Muk On Street, Kai Tak	Area 1B2, Muk On Street, Kai Tak	519	285.45	No intake yet	December 2022	Q4 2023
32	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Area 1B3, Muk On Street, Kai Tak	721	385.00	No intake yet	November 2022	Q4 2023
33	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen and Happy Valley	80	16.00	No intake yet	July 2023	Q4 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
34	Pumen Foundation Limited	Private	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.03	No intake yet	October 2022	Q4 2023
35	The Evangelical Lutheran Church of Hong Kong	Private	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 107	607.94	No intake yet	January 2023	Q1 2024
36	Pok Oi Hospital	Government	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q1 2024
37	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	331	168.62	No intake yet	March 2023	Q1 2024
38	New Territories Association of Societies (Community Services) Foundation	Private	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei South, Yuen Long	1 208	682.52	No intake yet	Q2 2023	Q2 2024
39	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good Mansion	Hung Lok Road, Hung Hom	488	268.06	No intake yet	Q1 2023	Q2 2024
40	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.97	No intake yet	Q2 2023	Q2 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
41	Tung Wah Group of Hospitals	Private	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	Q2 2023	Q2 2024
42	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	228	125.40	No intake yet	Q2 2023	Q2 2024
43	Light Be	Private and Government	Light Village	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q3 2024
44	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing	188 Pau Chung Street, To Kwa Wan, Kowloon	161	21.30	About 3,970 to 4,370	Hotel / Guesthouse project	
45	Society for Community Organisation Limited	Private	13 Guesthouses in Yau Tsim Mong District	13 guesthouses in Yau Tsim Mong District, Kowloon	80	8.26	About 2,515 to 4,440	Hotel / Guesthouse project	
46	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I	5/F – 9/F, 101 Wai Yip Street, Kwun Tong, Kowloon	30	3.74	About 3,900 to 4,810	Hotel / Guesthouse project	
47	St. James' Settlement	Private	James' Residence ⁽²⁾	Several hotels and guesthouses in Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	100	12.05	About 2,515 to 5,330	Hotel / Guesthouse project	
48	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District	17 guesthouses in Yau Tsim Mong District, Kowloon	100	10.32	About 2,500 to 4,200	Hotel / Guesthouse project	

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
49	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II	21 – 23 Nam Cheong Street, Sham Shui Po, Kowloon	68	8.91	About 2,940 to 4,500	Hotel / Guesthouse project	
50	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	18 guesthouses in Yau Tsim Mong District	106	10.69	About 2,500 to 4,200	Hotel / Guesthouse project	
51	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III	164 Hai Tan Street, Sham Shui Po, Kowloon	72	9.16	About 3,700 to 4,250	Hotel / Guesthouse project	
52	Society for Community Organisation Limited	Private	12 Guesthouses in Yau Tsim Mong District	12 guesthouses in Yau Tsim Mong District	99	10.22	About 2,515 to 4,440	Hotel / Guesthouse project	

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

**Numbers of Units and Allocated Tenants of the
Operating Transitional Housing Projects
(as at mid-February 2023)**

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	13	81.3%	3	18.8%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	Hong Kong Housing Society	86	86	100.0%	0	0.0%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
3	James' Garden, Chatham Road North and Hok Yuen Street	St. James' Settlement	31	26	83.9%	5	16.1%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
4	Peace Avenue, Homantin ⁽²⁾	Lok Kwan Social Service	44	26	81.3%	6	18.8%	72.7%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Victory Avenue, Homantin ⁽³⁾	Lok Kwan Social Service	32	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
	Peel Street, Central ⁽³⁾	Lok Kwan Social Service	10	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
5	Former Tsuen Wan Lutheran School	The Lok Sin Tong Benevolent Society, Kowloon	145	133	91.7%	12	8.3%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
6	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	69	65.1%	37	34.9%	91.4%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
7	United Court, Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1800	676	59.1%	468	40.9%	63.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	Pok Oi Kong Ha Wai Village (Phase 1)	Pok Oi Hospital	781	293	52.4%	266	47.6%	71.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2) ⁽⁴⁾	Pok Oi Hospital	1217	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
9	Former Salvation Army Sam Shing Chuen Lau Ng Ying School ⁽⁵⁾	The Salvation Army	123	68	73.9%	24	26.1%	74.8%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
10	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100%	0	0.0%	100%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
11	Lok Sin Tong Housing	The Lok Sin Tong Benevolent Society, Kowloon	161	127	86.4%	20	13.6%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
12	13 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	80	24	32.9%	49	67.1%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
13	The Concordia I	The Lutheran Church – Hong Kong Synod Limited	30	22	73.3%	8	26.7%	100.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
14	James' Residence ⁽⁶⁾	St. James' Settlement	41	18	58.1%	13	41.9%	75.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
15	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	38	43.2%	50	56.8%	88.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
16	The Concordia II	The Lutheran Church – Hong Kong Synod Limited	68	42	64.6%	23	35.4%	95.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
17	18 Guesthouses in Yau Tsim Mong District (6)(7)	Ling Nam Medicines Charitable Foundation Limited	100	37	51.4%	35	48.6%	72.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
18	The Concordia III	The Lutheran Church – Hong Kong Synod Limited	72	27	40.9%	39	59.1%	91.7%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
19	12 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	99	27	35.1%	50	64.9%	77.8%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data to us and apply for adjusting the tenant ratio. At present, approval has been given to 2 projects (i.e. Pok Oi Kong Ha Wai Village

and United Court, Tung Tau, Yuen Long) for adjusting their tenant ratio to 60%: 40%. Both the number of applicants and occupancy are rising steadily after the adjustments.

Note (2): The project at Peace Avenue in Homantin was recently completed in November 2022. As application is still underway, it is expected that the occupancy rate will increase later on.

Note (3): The projects at Victory Avenue in Homantin and Peel Street in Central were recently completed in end December 2022. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.

Note (4): Pok Oi Kong Ha Wai Village was developed in 2 phases. Phase 1 was completed in April 2022 and provides 781 units, while Phase 2 was completed at the end of 2022 and provides 1 217 units. Some eligible tenants who have successfully applied for Phase 2 have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.

Note (5): Among the 123 units under the project, nearly all of the 38 units for 1 to 2 persons and the 3 accessible units have been taken up. As the project was completed at the end of 2022 and the vetting of tenant applications is still underway, it is expected that the occupancy rate will increase later on.

Note (6): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence, the time for the remaining units to be put into service has yet to be confirmed.

Note (7): Tenant recruitment is still being carried out for some of the units. After vetting of tenant applications and allocation by the organisation, the occupancy rate is expected to increase later on.

- End -

CONTROLLING OFFICER'S REPLY

HB027

(Question Serial No. 2170)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is learnt that as at the end of December 2022, the average waiting time of the general applicants who were housed to public rental housing (PRH) in the past 12 months was 5.5 years. Quite a number of grassroots people and households who are waiting for PRH can only temporarily live in inadequate housing such as subdivided units (SDUs). In this connection, will the Government inform this Committee:

- (1) of the following information on the existing SDUs in each District Council district:
 - (i) the number of SDUs;
 - (ii) the median flat size;
 - (iii) the median average monthly rent per square foot; and
 - (iv) the number of domestic households living in SDUs and their median household income; and
- (2) of the following information as of now since the Government implemented Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7):
 - (i) the cumulative number and the types of complaints received;
 - (ii) the number of complaint cases handled;
 - (iii) the number of proactive inspections carried out by law enforcement officers; and
 - (iv) the number of cases in which suspected offenders were prosecuted?

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 25)

Reply:

- (1) The Census and Statistics Department (C&SD) conducts population census once every 10 years and by-census in the middle of the intercensal period. C&SD has collated information on the population living in subdivided units (SDUs), as well as their socio-economic characteristics, etc., in the 2021 Population Census. The relevant

statistics was published in the “2021 Population Census Thematic Report: Persons Living in Subdivided Units” published in January 2023.

According to the results of the 2021 Population Census, the number of SDUs, the median floor area of SDUs, the number of domestic households living in SDUs and their median monthly domestic household income by District Council district in 2021 are at **Annexes I to III**. Regarding rent per floor area, since respondents of the 2021 Population Census living in SDUs in general could only provide the estimated range instead of the exact floor area of accommodation, there is a lack of sufficient accurate information for C&SD to compile statistics on rent per floor area which meet statistical standards.

On the other hand, pursuant to Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which implements tenancy control on SDUs, landlords of “regulated tenancies” must, within 60 days after the term of the tenancy commences, submit a Notice of Tenancy (Form AR2) to the Rating and Valuation Department (RVD). The Government is collating the rental data of SDUs collected via Forms AR2, including the rent per floor area of SDUs computed based on data reported in Forms AR2. We will publish the data soon.

- (2) Since Part IVA of the Ordinance came into force on 22 January 2022, RVD has been actively pursuing enforcement actions by proactively identifying suspected offences and following up on complaint cases. Upon identifying a suspected offence case or receiving a complaint, RVD will carry out in-depth investigation. Depending on the actual circumstances and having regard to the information and evidence collected, RVD will take appropriate actions on individual cases, including seeking legal advice from the Department of Justice (DoJ) and pursuing legal action.

As at 28 February 2023, RVD has identified 1 308 cases of SDU landlords suspected of having contravened Part IVA of the Ordinance; 1 274 of which are proactively identified by RVD via different channels whereas the remaining 34 cases are complaint cases. Relevant information is tabulated as follows –

Category	No. of cases identified by RVD	No. of complaint cases
Landlords suspected of failing to submit Form AR2 to RVD within 60 days after the term of “regulated tenancy” commences	1 063	11
Landlords suspected of breaching the requirements under Part IVA of the Ordinance when demanding from tenants reimbursement of the apportioned water or electricity charges	200	15
Landlords suspected of requiring tenants to make payments not permitted under Part IVA of the Ordinance	11	4
Landlords suspected of failing to provide rent receipt to tenants within 7 days after receiving the rent amount	0	2
Landlord suspected of harassing tenant	0	1
Landlord suspected of providing false and misleading particulars to RVD	0	1
Sub-total	1 274	34
Total	1 308	

For the 1 274 cases proactively identified by RVD and the 34 complaint cases, RVD has handled 852 and 27 of them respectively, and is actively following up on the remaining cases. Out of the total 1 308 cases, RVD has prosecuted 2 SDU landlords contravening Part IVA of the Ordinance (involving 3 cases). The relevant landlords have been convicted and fined. In addition, RVD has issued warning letters to landlords of 496 cases concerning Form AR2 on the advice of DoJ. At present, RVD is investigating 429 cases and awaiting advice from DoJ for 9 of these cases to decide whether to take further legal action. As for the remaining 380 cases, RVD cannot follow up further as the relevant tenants have refused to provide further information.

Due to the impacts of the earlier COVID-19 epidemic, RVD could only take proactive inspection operations since late May 2022. Up to 28 February 2023, RVD has conducted 104 proactive inspections, visiting about 3 800 SDU households in various districts. Among these inspections, 86 were jointly conducted with the Water Supplies Department and involved about 3 400 SDU households.

SDUs and domestic households living in SDUs by District Council district, 2021

District Council district	No. of SDUs	No. of households living in SDUs
Eastern	5 838	5 796
Wanchai	4 302	4 286
Central and Western	3 604	3 537
Southern	1 036	1 036
Yau Tsim Mong	26 266	26 058
Sham Shui Po	22 371	22 153
Kowloon City	11 038	10 970
Kwun Tong	5 387	5 352
Wong Tai Sin	2 433	2 417
Tsuen Wan	6 484	6 415
Yuen Long	4 552	4 508
Kwai Tsing	3 694	3 687
North	3 571	3 563
Tai Po	3 252	3 241
Tuen Mun	1 844	1 844
Sha Tin	1 365	1 343
Islands	704	704
Sai Kung	461	461
Total	108 202	107 371

Remarks

- (1) The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.

Data source: 2021 Population Census

Median floor area of SDUs by District Council district, 2021

District Council district	Median floor area of SDUs (square meters)
Eastern	10.0
Wanchai	10.0
Central and Western	10.0
Southern	11.0
Yau Tsim Mong	11.0
Sham Shui Po	11.0
Kowloon City	11.0
Kwun Tong	11.0
Wong Tai Sin	11.0
Tsuen Wan	11.0
Yuen Long	10.0
Kwai Tsing	11.0
North	10.0
Tai Po	10.0
Tuen Mun	9.0
Sha Tin	11.0
Islands	**
Sai Kung	**
Overall	11.0

Remarks

- (1) The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.
- (2) Floor area of common area shared among households is excluded.

** Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2021 Population Census

**Median monthly domestic household income of domestic households living in SDUs
by District Council district, 2021**

District Council district	Median monthly domestic household income (HK\$)
Eastern	15,520
Wanchai	19,620
Central and Western	20,000
Southern	17,050
Yau Tsim Mong	15,100
Sham Shui Po	15,040
Kowloon City	15,070
Kwun Tong	15,530
Wong Tai Sin	16,000
Tsuen Wan	17,250
Yuen Long	15,080
Kwai Tsing	16,050
North	14,050
Tai Po	15,330
Tuen Mun	17,780
Sha Tin	10,900
Islands	**
Sai Kung	**
Overall	15,310

Remarks

(1) The monthly domestic household income refers to the income of a domestic household in June 2021.

** Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2021 Population Census

- End -

CONTROLLING OFFICER'S REPLY**HB028****(Question Serial No. 2702)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the public housing supply in the short-to-medium term, will the Government inform this Committee of the following:

- (1) in respect of the on-going or planned projects of public rental housing, Green Form Subsidised Home Ownership Scheme and other subsidised sale flats under the Hong Kong Housing Society and the Housing Authority in the next 5 years, (i) the types of housing, (ii) the sites selected for the projects, (iii) the areas of the sites, (iv) the estimated plot ratios of the sites, (v) the estimated numbers of flats to be supplied, and (vi) the estimated years of completion?

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 24)

Reply:

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². The Government has identified sufficient land for the provision of about 128 200 public housing units in the next 5 years (from 2023-24 to 2027-28). The land area of the projects ranges from less than 1 hectare to about 7 hectares while the plot ratio of the sites concerned ranges from 3.5 to 7.5 in general. The Housing Bureau (HB) has been updating the information on projects scheduled for completion in the first five-year period and uploading such information onto HB's webpage on a quarterly basis.

According to the forecasts as at December 2022, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2023-24 to 2027-28) is listed at **Annex**. Such information has also been uploaded onto the HB's webpage.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA)
and the Hong Kong Housing Society (HKHS)
(from 2023-24 to 2027-28)
(Based on the Forecast as at December 2022)**

**(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home
Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)**

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sham Shui Po	Pak Tin Phase 10	PRH/GSH	900
Wong Tai Sin	Kai Chuen Court #	PRH/GSH	2 100
Kwai Tsing	Ching Hong Road North Phase 1	PRH/GSH	900
	Ching Hong Road North Phase 2	PRH/GSH	600
	Lai Cho Road	PRH/GSH	800
Tai Po	Tai Po Area 9	PRH/GSH	6 800
Tuen Mun	Yip Wong Road Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			12 800
Eastern	Kei Wah Court	Other SSFs	200
Sub-total of Other SSFs			200
Yearly Total			13 000

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Tak Site 2B6	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	Anderson Road Quarry Site R2-5	Other SSFs	1 100
	Anderson Road Quarry Site R2-6	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	Anderson Road Quarry Site R2-8	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Hang Fu Street	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 700
	Wang Chiu Road Phase 2	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Bin Phase 1	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 600
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street^	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	PRH/GSH	2 500
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1^	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1^	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2^	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1^	PRH/GSH	700
Sub-total of PRH/GSH			15 600
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 200
	Kai Tak Site 2B4	Other SSFs	1 300
Tuen Mun	Wu Shan Road^	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			5 700
Yearly Total			21 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path^	PRH/GSH	400
Kowloon City	To Kwa Wan Road^	PRH/GSH	600
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	500
Islands	Tung Chung Area 42 Phase 1^	PRH/GSH	1 700
North	Kwu Tung North Area 19 Phase 2^	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2^	PRH/GSH	900
Sub-total of PRH/GSH			15 200
Kwun Tong	Pik Wan Road Site A^	Other SSFs	2 400
	Pik Wan Road Site B^	Other SSFs	900
Sham Shui Po	373 Lai Chi Kok Road^	Other SSFs	300
Islands	Tung Chung Area 23 Phase 1^	Other SSFs	500
Sai Kung	Ying Yip Road^	Other SSFs	1 600
North	Po Shek Wu Road^	Other SSFs	1 900
Yuen Long	Wang Chau Site B^	Other SSFs	1 900
Sub-total of Other SSFs			9 300
Yearly Total			24 500
Five-year (2023-24 to 2027-28) Total			111 000

Remarks

- Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 - The figures are subject to amendments at the detailed design stage.
- # GSH Projects.
- ^ Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sha Tin	Jat Min Chuen	PRH	100
Yearly Total			100
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok^	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok^	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Five-year (2023-24 to 2027-28) Total			17 200

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.
- ^ Sites that have not been handed over to the HKHS.

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CONTROLLING OFFICER'S REPLY

HB029

(Question Serial No. 0253)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the approximate number of 30 000 Light Public Housing (LPH) units pledged to be built from 2023-24 to 2027-28, please inform this Committee:

of the breakdown of the estimated expenditure for the 30 000 LPH units, including operating expenditure (daily management and maintenance expenses, expenditure on providing social services to residents and other contingencies) as well as construction costs (price per square foot of Modular Integrated Construction modules and expenses on different types of furniture).

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 12)

Reply:

In order to scale up the project and expedite its implementation, LPH will be built under a Government-led approach. The target is to construct about 30 000 units in the coming 5 years (i.e. from 2023-24 to 2027-28). According to the latest estimate provided by the Architectural Services Department (ArchSD), the estimated cost of design and construction works for the about 30 000 Light Public Housing (LPH) units is around \$25.99 billion and the estimated cost of additional associated infrastructural works is around \$0.45 billion.

The Government will submit the funding applications for the LPH projects to the Legislative Council in 2 stages. The first funding application covers the design and construction works of the first batch of 4 LPH projects providing about 17 000 units and the additional associated infrastructural works, with an estimated cost of around \$14,742.7 million and \$119 million respectively (in money-of-the-day (MOD) prices). At the same time, the first funding application also covers the pre-construction activities for the second batch of the remaining 4 LPH projects (providing about 13 000 units) with an estimated cost of around \$50.2 million (in MOD prices). Accordingly, the total funding applied in the first stage amounts to around \$14,911.9 million. For details of the funding application (including the furniture and equipment), please refer to Annex 6 to the Legislative Council Public Works Subcommittee Paper (PWSC(2022-2023)35) (<https://www.legco.gov.hk/yr2023/english/fc/pwsc/papers/P22-35e.pdf>).

As a reference, the current transitional housing projects funded by the Government are generally with 3 to 4 storeys, and the amount of government funding per unit is \$550,000 (for constructing transitional housing on vacant land). If compared to transitional housing of similar design, the average unit cost for low-rise LPH blocks (i.e. 3 storeys) is around \$530,000 in MOD prices, which is similar to the funding of \$550,000 for each transitional housing unit. Moreover, the average construction floor area (CFA) of units in low-rise LPH blocks will be about 20% larger than that of transitional housing. It is estimated that the total construction unit cost for low-rise LPH (calculated based on the cost of the project at Yau Pok Road in Yuen Long) is around \$19,100 per m² of CFA, which is lower than that of transitional housing (around \$23,900 per m²). On the other hand, in order to optimise land use, some LPH projects will have more storeys (about 17 to 19 storeys) and will require additional foundations, structural fortification and extra electrical and mechanical facilities due to the high-rise construction. Therefore, the average unit cost for high-rise LPH blocks is around \$650,000. In addition, the unit ratio of large units for 4 to 5 persons to overall units in high-rise LPH blocks will be higher than that in transitional housing projects which are under operation or construction. The average CFA of units in high-rise LPH blocks is larger than that in transitional housing by about 38%. It is estimated that the total construction unit cost of high-rise LPH (calculated based on the cost breakdown for the projects in Tuen Mun Area 3A, Choi Hing Road in Ngau Tau Kok and Olympic Avenue in Kai Tak) is around \$20,500 per m² of CFA, which is even lower than that of transitional housing projects generally with only 3 to 4 storeys.

As regards operation, making reference to the cost of operating transitional housing by the non-governmental organisations, we estimate that the total expenditure for the operation of the first batch of 17 000 LPH units is around \$2.5 billion. Apart from the usual daily operation and maintenance costs, the estimated expenditure also covers the fees for refurbishing the flats upon moving out of tenants; assisting the vetting of tenancy applications and allocation of flats in accordance with the Government's specified criteria, tenancy management, etc.; provision of various social services to the residents and operation of the ancillary facilities of the projects; exit arrangements for the residents upon the end of project operation; and inflation consideration and contingencies, etc. As far as the daily operation and maintenance costs of units are concerned, the preliminary estimate is around \$1,000 per month per LPH unit. Based on the median floor area of about 25 square metres (i.e. about 270 square feet) of LPH units, the average cost is around \$3.7 per square feet. We must stress that the about \$2.5 billion expenditure is only the current estimate. The actual operation expenditure will depend on the contract prices of individual LPH projects.

- End -

CONTROLLING OFFICER'S REPLY

HB030

(Question Serial No. 0255)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the continued assistance in implementing the transitional housing projects approved under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) or the Community Care Fund (CCF), please advise this Committee of the following:

1. a breakdown list of transitional housing projects launched by non-government organisations (NGOs) and those approved by the CCF, including the number of projects approved, the operators involved, the number of flats provided, the timetable for project delivery, the timetable for project completion and the estimated expenditure, since the launch of the Funding Scheme;
2. the respective occupancy rates and tenant (including Category A and Category B tenants) ratios of approved projects upon delivery;
3. the number of successful households allocated with public housing flats and their turnover since the launch of the Funding Scheme; and
4. the whereabouts of those households not allocated with public housing flats upon the conclusion of the Funding Scheme.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 15)

Reply:

1. Detailed information (including the operating organisation, number of units, completion/expected completion date and the funding amount) of transitional housing projects sponsored by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) or the Community Care Fund is at **Annex 1**.
2. The occupancy rate and tenant ratio of the above transitional housing projects are at **Annex 2**.

3. As at end January 2023, a total of 366 tenants who had resided in transitional housing projects set out in Annex 2 were allocated a public rental housing (PRH) unit. In general, once a tenant moves out, if the operation period of that transitional housing project has not yet ended, the operating organisation will arrange another qualified applicant to move into the vacant unit as soon as possible to enhance the turnover rate, thereby benefiting more people in need.
4. As most tenants of transitional housing will have waited for traditional PRH for more than 3 years, we expect that with the increasing supply of traditional PRH, these tenants will have a higher chance to be allocated PRH when they need to move out from transitional housing in the future.

If tenants have yet to be allocated PRH when the operation period of the relevant transitional housing project ends, the operating organisation will offer assistance to them to move to other transitional housing projects or search for appropriate accommodation in the private market as far as practicable. The organisation will also provide other referral service or assistance according to the need of individual tenants.

Information of Transitional Housing Projects
(as at mid-February 2023)

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
1	LST Housing - Lok Sin Tong Primary School	51	The Lok Sin Tong Benevolent Society, Kowloon	15.45	Community Care Fund
2	“T-Home” Transitional Rental Housing Scheme - Trackside Villas, Tai Po	197	Hong Kong Housing Society and Hong Kong Council of Social Service	45.94	Community Care Fund
3	Nam Cheong 220	89	The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	37.69	Community Care Fund
4	LST Housing - Sung Wong Toi Road, To Kwa Wan	110	The Lok Sin Tong Benevolent Society, Kowloon	60.56	Community Care Fund
5	Ying Wa Street, Cheung Sha Wan	140	Society for Community Organisation Limited	77.06	Community Care Fund

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
6	Yen Chow Street, Sham Shui Po	205	The Hong Kong Council of Social Service (operated by St. James' Settlement)	99.92	Community Care Fund
7	North Street and Hau Wo Street, Kennedy Town	16	Centre Stage Squarer Limited	3.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	Former Tsuen Wan Lutheran School	145	The Lok Sin Tong Benevolent Society, Kowloon	71.93	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
9	United Court, Tung Tau, Yuen Long	1 800	Hong Kong Sheng Kung Hui Welfare Council Limited	990.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
10	Pok Oi Kong Ha Wai Village (Phase 1)	781	Pok Oi Hospital	1,098.90	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2)	1 217			

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
11	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	86	Hong Kong Housing Society	8.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
12	James' Garden, Chatham Road North and Hok Yuen Street	31	St. James' Settlement	16.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
13	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	123	The Salvation Army	61.63	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
14	Yip Shing Street, Kwai Chung	116	The Hong Kong Council of Social Service	60.89	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
15	Peace Avenue and Victory Avenue at Homantin and Peel Street, Central	86	Lok Kwan Social Service	17.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
16	Various residential buildings in Western District	20	The Lok Sin Tong Benevolent Society, Kowloon	4.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
17	Carmel Road, Stanley	40	Aberdeen Kai-fong Welfare Association Limited	22.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
18	Yen Chow Street, Sham Shui Po (extension works)	76	St. James' Settlement	41.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
19	5 residential buildings in Causeway Bay	30	Centre Stage Squarer Limited	6.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
20	Cheung Shun Street, Cheung Sha Wan	132	Christian Family Service Centre	72.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
21	Chi Shin Street, Tseung Kwan O (Po Yap Road)	413	Christian Family Service Centre	227.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
22	Yan Oi House	410	Yan Oi Tong Limited	222.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
23	Po Lam Road North, Tseung Kwan O	385	Christian Family Service Centre	211.75	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
24	Tong Yin Street, Tseung Kwan O	282	Christian Family Service Centre	155.10	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
25	Luen Yan Street, Tsuen Wan	196	Food For Good Limited	105.05	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
26	Yau Ma Hom Road, Kwai Chung	220	Society for Community Organisation Limited	121.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
27	Wong Tai Sin Road	227	Sik Sik Yuen	123.75	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
28	Wong Yue Tan, Plover Cove, Tai Po	1 236	The Lok Sin Tong Benevolent Society, Kowloon	679.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
29	Holy Carpenter Guest House	18	Hong Kong Sheng Kung Hui Welfare Council Limited	9.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
30	Hoi Hing Road, Tsuen Wan	212	Yan Chai Hospital Board	116.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
31	Fan Kam Road, Yuen Long	528	The Lutheran Church – Hong Kong Synod Limited	298.32	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
32	Lot 2160 in Kam Tin, Yuen Long	1 028	New Territories Association of Societies (Community Services) Foundation	576.30	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
33	Lok Wo Sha Lane, Ma On Shan	436	Tung Wah Group of Hospitals	246.34	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
34	Sheung On Street, Chai Wan	103	Society for Community Organisation Limited	56.65	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
35	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	909	The Lutheran Church – Hong Kong Synod Limited	499.95	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
36	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	114	Hong Kong Housing Society	11.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
37	Area 1B2, Muk On Street, Kai Tak	519	Tung Wah Group of Hospitals	285.45	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
38	Area 1B3, Muk On Street, Kai Tak	721	Food For Good Limited	385.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
39	Vacant residential flats in various tenement buildings in Hong Kong Island and Kowloon	80	The Lok Sin Tong Benevolent Society, Kowloon	16.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
40	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	85	Pumen Foundation Limited	48.03	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
41	Ngau Tam Mei North (San Tam Road), Yuen Long	1 107	The Evangelical Lutheran Church of Hong Kong	607.94	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
42	Ping Che Road, Ta Kwu Ling	601	Pok Oi Hospital	336.74	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
43	Choi Hing Road, Choi Hung	331	The Lok Sin Tong Benevolent Society, Kowloon	168.62	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
44	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	1 208	New Territories Association of Societies (Community Services) Foundation	682.52	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
45	Good Mansion	488	The Society of Rehabilitation and Crime Prevention, Hong Kong	268.06	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
46	Good House	276	The Society of Rehabilitation and Crime Prevention, Hong Kong	154.97	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
47	Lau Fau Shan, Yuen Long	1 233	Tung Wah Group of Hospitals	678.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
48	Former Wing On School	228	Hong Kong Youth Affairs Development Foundation	125.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
49	Light Village	68	Light Be	37.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
50	Lok Sin Tong Social Housing Scheme	161	The Lok Sin Tong Benevolent Society, Kowloon	21.30	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
51	13 Guesthouses in Yau Tsim Mong District	80	Society for Community Organisation Limited	8.26	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
52	The Concordia I	30	The Lutheran Church – Hong Kong Synod Limited	3.74	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
53	James' Residence ⁽²⁾	100	St. James' Settlement	12.05	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
54	17 Guesthouses in Yau Tsim Mong District	100	Ling Nam Medicines Charitable Foundation Limited	10.32	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
55	The Concordia II	68	The Lutheran Church – Hong Kong Synod Limited	8.91	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
56	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	106	Ling Nam Medicines Charitable Foundation Limited	10.69	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
57	The Concordia III	72	The Lutheran Church – Hong Kong Synod Limited	9.16	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
58	12 Guesthouses in Yau Tsim Mong District	99	Society for Community Organisation Limited	10.22	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

**Numbers of Units and Allocated Tenants of the Operating
Transitional Housing Projects
(as at mid-February 2023)**

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	13	81.3%	3	18.8%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	Hong Kong Housing Society	86	86	100.0%	0	0.0%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
3	James' Garden, Chatham Road North and Hok Yuen Street	St. James' Settlement	31	26	83.9%	5	16.1%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
4	Peace Avenue, Homantin ⁽²⁾	Lok Kwan Social Service	44	26	81.3%	6	18.8%	72.7%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Victory Avenue, Homantin ⁽³⁾	Lok Kwan Social Service	32	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
	Peel Street, Central ⁽³⁾	Lok Kwan Social Service	10	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
5	Former Tsuen Wan Lutheran School	The Lok Sin Tong Benevolent Society, Kowloon	145	133	91.7%	12	8.3%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
6	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	69	65.1%	37	34.9%	91.4%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
7	Various Residential Buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100%	0	0.0%	100%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	LST Housing - Lok Sin Tong Primary School	The Lok Sin Tong Benevolent Society, Kowloon	51	51	100.0%	0	0.0%	100.0%	Community Care Fund
9	LST Housing - Sung Wong Toi Road, To Kwa Wan	The Lok Sin Tong Benevolent Society, Kowloon	110	96	96.0%	4	4.0%	90.9%	Community Care Fund

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
10	Yen Chow Street, Sham Shui Po	The Hong Kong Council of Social Service (operated by St. James' Settlement)	205	192	100.0%	0	0.0%	93.7%	Community Care Fund
11	Ying Wa Street, Cheung Sha Wan	Society for Community Organisation Limited	140	105	77.8%	30	22.2%	96.4%	Community Care Fund
12	"T-Home" Transitional Rental Housing Scheme - Trackside Villas, Tai Po ⁽⁴⁾	Hong Kong Housing Society and Hong Kong Council of Social Service	197	134	93.7%	9	6.3%	72.6%	Community Care Fund
13	Lok Sin Tong Social Housing Scheme	The Lok Sin Tong Benevolent Society, Kowloon	161	127	86.4%	20	13.6%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
14	13 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	80	24	32.9%	49	67.1%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
15	The Concordia I	The Lutheran Church – Hong Kong Synod Limited	30	22	73.3%	8	26.7%	100.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
16	James' Residence ⁽⁵⁾	St. James' Settlement	41	18	58.1%	13	41.9%	75.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
17	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	38	43.2%	50	56.8%	88.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
18	The Concordia II	The Lutheran Church – Hong Kong Synod Limited	68	42	64.6%	23	35.4%	95.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
19	18 Guesthouses in Yau Tsim Mong District ⁽⁵⁾⁽⁶⁾	Ling Nam Medicines Charitable Foundation Limited	100	37	51.4%	35	48.6%	72.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
20	The Concordia III	The Lutheran Church – Hong Kong Synod Limited	72	27	40.9%	39	59.1%	91.7%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
21	12 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	99	27	35.1%	50	64.9%	77.8%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
22	United Court, Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1800	676	59.1%	468	40.9%	63.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
23	Pok Oi Kong Ha Wai Village (Phase 1)	Pok Oi Hospital	781	293	52.4%	266	47.6%	71.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2) ⁽⁷⁾	Pok Oi Hospital	1217	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
24	Former Salvation Army Sam Shing Chuen Lau Ng Ying School ⁽⁸⁾	The Salvation Army	123	68	73.9%	24	26.1%	74.8%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

- Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data to us and apply for adjusting the tenant ratio. At present, approval has been given to 2 projects (i.e. Pok Oi Kong Ha Wai Village and United Court, Tung Tau, Yuen Long) for adjusting their tenant ratio to 60%: 40%. Both the number of applicants and occupancy rate are rising steadily after the adjustments.
- Note (2): The project at Peace Avenue in Homantin was recently completed in November 2022. As application is still underway, it is expected that the occupancy rate will increase later on.
- Note (3): The projects at Victory Avenue in Homantin and Peel Street in Central were recently completed in end December 2022. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (4): 40% of the benefited families of the project have moved out with more than 90% of them allocated a PRH unit. The vacant units will be further allocated to the families on the waiting list. As the quota of waiting list has been exhausted in Q4 2022, the organisation conducted an open recruitment in February 2023 again. After vetting of tenant applications and allocation by the organisation, the occupancy rate will increase later on.
- Note (5): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence, the time for the remaining units to be put into service has yet to be confirmed.
- Note (6): Tenant recruitment is still being carried out for some of the units. After vetting of tenant applications and allocation by the organisation, the occupancy rate is expected to increase later on.

Note (7): Pok Oi Kong Ha Wai Village was developed in 2 phases. Phase 1 was completed in April 2022 and provides 781 units, while Phase 2 was completed at the end of 2022 and provides 1 217 units. Some eligible tenants who have successfully applied for Phase 2 have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.

Note (8): Among the 123 units under the project, nearly all of the 38 units for 1 to 2 persons and the 3 accessible units have been taken up. As the project was completed at the end of 2022 and the vetting of tenant applications is still underway, it is expected that the occupancy rate will increase later on.

- End -

CONTROLLING OFFICER'S REPLY

HB031

(Question Serial No. 2619)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

To promote public-private partnership, the Pilot Scheme on Private Developer Participation in Subsidised Housing Development (the Pilot Scheme) announced in the 2022 Policy Address encourages developers to build subsidised sale flats (SSFs) for eligible persons to buy at a specified discount rate from the market price. In this connection, will the Government inform this Committee of:

1. the roles to be played by developers under the Pilot Scheme; the incentives in place to encourage developers to participate in the Pilot Scheme and rezone their own private land (especially those lots in the urban areas easily accessible by public transport) for the development of SSFs; whether it will encourage developers to consider building SSFs with the mode adopted by non-profit-making social enterprises, so that members of the public will be able to purchase those flats at more favourable prices;
2. the details of the eligible persons to whom SSFs will be sold at a discount rate from the market price; and
3. the ways to monitor the implementation of the Pilot Scheme?

Asked by: Hon LAM So-wai (LegCo internal reference no.: 27)

Reply:

- 1&2. As announced in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme) to encourage private developers to develop subsidised sale flats (SSFs), which will be sold to eligible persons at a specified discount rate from the market price. The Government hopes to tap into private market forces in increasing the overall supply of subsidised housing through the Pilot Scheme.

The Pilot Scheme encourages private developers to develop SSFs. If private developers (whether as non-profit-making social enterprises or not) wish to apply

for rezoning of their own private land for SSF development, the Government will consider providing concessionary land premium for the relevant lease modification under the relevant policy framework, so as to allow greater incentive for private developers to use their own private land to develop SSFs. Separately, the Government plans to put up 3 sites for tender in batches for private developers to develop more SSFs. We are formulating the policy framework and development parameters (e.g. eligibility criteria, discount rate of the SSFs, alienation restrictions, etc.) for the Pilot Scheme. We will announce the details of the policy framework later this year.

3. The implementation of the Pilot Scheme is undertaken by an existing team in the Housing Bureau. Officers responsible for this task are also responsible for other areas of work. Apart from the existing officers concerned, we will create 5 time-limited non-directorate civil service posts in 2023-24 to assist in the implementation of the Pilot Scheme, including monitoring the progress of projects under the Pilot Scheme.

- End -

CONTROLLING OFFICER'S REPLY

HB032

(Question Serial No. 0605)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is mentioned by the Financial Secretary in the Budget Speech that as at end-2022, about 7 000 transitional housing units have been put into service and it is expected that about 14 000 additional units will be coming on stream in the next 2 years. Meanwhile, the Government has identified 8 sites for the construction of Light Public Housing (LPH). In this connection, will the Government advise this Committee of the following:

1. as regards the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme), the (i) amount of funding, (ii) number of units completed for use and (iii) occupancy rate of the transitional housing projects approved; (iv) estimated number of projects and amount of funding to be approved this year and next year; and (v) remaining amount of funding under the Funding Scheme, in tabular form;
2. the (i) staff establishment, (ii) estimated expenditure, (iii) expenditure on land formation and road improvement works, (iv) estimated year of intake and of project conclusion and (v) estimated occupancy rate of each LPH project, in tabular form;
3. the details of work and estimated expenditure for the 17 time-limited posts for building LPH units created by the Government; and
4. the Government's plan to increase the willingness of people in need to move to transitional housing or LPH in the New Territories?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 3)

Reply:

1. Detailed information (including the operating organisation, number of units and the funding amount) of transitional housing projects sponsored by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding

Scheme) and the Community Care Fund is at **Annex 1**. The occupancy rate and tenant ratio of relevant transitional housing projects are at **Annex 2**.

As about 30 000 Light Public Housing (LPH) units will be built under a Government-led approach in the coming few years, the Funding Scheme no longer accepts funding applications for newly-built transitional housing on vacant land. Nevertheless, in view of the shorter planning and construction period of transitional housing converted from vacant residential flats or non-residential buildings in the urban area, and their continued popularity among the applicants, we will continue to support non-government organisations (NGOs) for developing transitional housing through conversion of vacant residential flats or non-residential buildings, such as government properties/schools, in the urban area. As at end February 2023, the remaining funding under the Funding Scheme was about \$1.67 billion. The estimated number of projects and amount of funding to be approved this year and next are subject to the proposals submitted by NGOs, which will be considered by the Assessment Committee of the Funding Scheme chaired by the Under Secretary for Housing (US for H). We are not able to provide an estimate of individual new projects in the future.

2. & 3.

As mentioned in the paper we submitted to the Public Works Subcommittee (PWSC) under the Legislative Council (LegCo) Finance Committee (FC) (*PWSC(2022-23)35*), in response to the concerns expressed by the LegCo and various sectors of the community on the construction costs of LPH units, the Government has conducted a detailed review on the breakdown again. The estimated cost of LPH can now be reduced whereby the estimated cost of design and construction works for the about 30 000 LPH units is around \$25.99 billion and the estimated cost of additional associated infrastructural works is around \$0.45 billion.

The Government will submit the funding applications for the LPH projects to the LegCo in 2 stages. The first funding application covers the design and construction works of the first batch of 4 LPH projects providing about 17 000 units and the additional associated infrastructural works, with an estimated cost of around \$14,742.7 million and \$119.0 million respectively (in money-of-the-day (MOD) prices). At the same time, the first funding application also covers the pre-construction activities for the second batch of the remaining 4 LPH projects (providing about 13 000 units) with an estimated cost of around \$50.2 million (in MOD prices). Accordingly, the total funding applied in the first stage amounts to around \$14,911.9 million. For details of the funding application (including the furniture and equipment), please refer to Annex 6 to the LegCo PWSC Paper (*PWSC(2022-2023)35*) (<https://www.legco.gov.hk/yr2023/english/fc/pwsc/papers/P22-35e.pdf>).

With the construction period of about 1 to 2 years deducted, it is anticipated that the sites can be used as LPH for 5 years. Although we are not able to accurately predict the estimated occupancy of LPH, we believe that many individuals/families currently living in inadequate housing would like to move into LPH so as to improve their living conditions as soon as possible. We will also make appropriate and early arrangements for accepting LPH applications, vetting of the applications and allocation of flats to ensure the effective use of the precious housing resources.

The estimated earliest completion date of different LPH projects are shown in the table below —

	First batch of LPH projects				Second batch of LPH projects			
Project	1	2	3	4	5	6	7	8
Location	Yau Pok Road, Yuen Long	Tuen Mun Area 3A	Choi Hing Road, Ngau Tau Kok	Olympic Avenue, Kai Tak	Lin Tong Mei, Sheung Shui	Tuen Mun Area 54	Sheung On Street/ Sheung Ping Street, Chai Wan	Lok On Pai, Siu Lam
Anticipated earliest completion date #	Q1 2025	Q4 2025	Phase 1: Q2 2025 Phase 2: Q2 2025	Phase 1: Q1 2026 Phase 2: Q4 2026	Q2 2025	Phase 1: Q3 2026 Phase 2: Q4 2026	Q2 2026	Phase 1: Q3 2026 Phase 2: Q4 2026

The estimated completion date is subject to other factors, e.g. progress of enhancement works on drainage service and electricity, etc.

In terms of manpower, we will set up the Dedicated Team on Light Public Housing (DTLPH) under the steer of US for H in the Housing Bureau (HB) to take forward the various LPH-related work as a one-stop shop. The daily work of DTLPH will include very close communications and liaison with various policy bureaux and departments to rationalise and push forward every detail of LPH. The coverage is wide and broad, ranging from the technical aspects, to operation, finance and publicity, etc. DTLPH will also need to maintain contact with different stakeholders in society, including the LegCo, locals and operating organisations, to ensure that the formulation of policies and implementation details could meet the expectation of society. DTLPH will consist of 3 units, namely the Policy Unit, Development and Operation Unit and Vetting Unit, for overseeing different areas of LPH.

To achieve the target of constructing about 30 000 LPH units in the coming 5 years, we see a need to create 2 supernumerary directorate posts in HB, i.e. a supernumerary Administrative Officer Staff Grade C (AOSGC) post with a duration of 3 years till 31 March 2026; and a supernumerary chief professional post with a duration of 7 years till 31 March 2030, in order to steer the 3 units as mentioned above. In addition to the 2 supernumerary directorate posts proposed, a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades will be created for DTLPH in 2023-24 to provide support services for the 2 proposed directorate posts. Most of these posts will be created for 7 years up to 31 March 2030.

Furthermore, since the Architectural Services Department (ArchSD) will be responsible for the planning, detailed design, construction and monitoring of LPH, extra manpower is required to cope with the additional workload. ArchSD will recruit post-retirement service contract and non-civil service contract staff, including about 36 professional, technical and full-time site staff.

The cost for the above mentioned additional manpower deployed for taking forward the LPH projects is around \$0.3 billion.

4. To increase the willingness of people in need to move to LPH in the New Territories, we have been proactively knocking out the necessary ancillary transport arrangements with the Transport Department (TD). Take the LPH project at Yau Pok Road, Yuen Long as an example, a public transportation interchange (PTI) will be set up in order to provide appropriate public transportation services in response to the increased demand. TD will provide public transportation services for travelling between the LPH project at Yau Pok Road and Yuen Long Town Centre (via railway station), and connecting with the Tai Lam Tunnel Bus Interchange. TD will further discuss the details with service operators in light of the recommendations of the traffic impact assessment.

In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, laundrettes, study rooms, function rooms, as well as recreational and community services. LPH enables provision of a considerable number of units with more pleasant living environment, better equipment, lower rent (as low as \$700) and larger area within a short period of time. We believe that LPH projects in different districts will be attractive to various types of applicants.

Besides, we understand that individual NGOs operating transitional housing projects have been providing employment assistance to their tenants, including placements in the vicinity of their residence. Some organisations even assist the children of families in need to enroll in local schools to make sure that households are able to integrate into the new community. The Labour Department (LD) has also set up job centres in various districts to offer easy-to-use employment services to job-seekers. Job-seekers may apply for jobs through referrals by the Job Centres or the Telephone Employment Service Centre where appropriate. LD also organises different types of job fairs regularly to provide job-seekers with more effective and convenient employment services. We will continue to encourage the NGOs to make use of relevant services to provide assistance to transitional housing tenants, and will request the LPH operating organisations to make similar arrangements.

Meanwhile, HB has further coordinated and stepped up publicity work for transitional housing, such as including a hyperlink on the homepage of the Housing Department/Hong Kong Housing Authority (HA) for direct connection to the one-stop website on transitional housing; introducing transitional housing projects through the 6 District Service Teams when they are promoting the ordinance on tenancy control of subdivided units (SDUs) and arranging guided tours for households of SDUs to visit different transitional housing projects. Moreover, a transitional housing information counter has been set up at the HA Customer Service Centre at which the operating organisations of transitional housing can more directly get in touch with people who are waiting for public rental housing and have urgent housing needs.

To make it more convenient for people in need to apply for transitional housing, HB will soon launch a central common application form. Together with the information at the one-stop website, it will be easier for the public to submit applications. We will also actively study how to set up a central application platform. Depending on resources and further technical study, our initial plan is to launch the platform in Q4 2023.

Information of Transitional Housing Projects
(as at mid-February 2023)

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
1	LST Housing - Lok Sin Tong Primary School	51	The Lok Sin Tong Benevolent Society, Kowloon	15.45	Community Care Fund
2	“T-Home” Transitional Rental Housing Scheme - Trackside Villas, Tai Po	197	Hong Kong Housing Society and Hong Kong Council of Social Service	45.94	Community Care Fund
3	Nam Cheong 220	89	The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	37.69	Community Care Fund
4	LST Housing - Sung Wong Toi Road, To Kwa Wan	110	The Lok Sin Tong Benevolent Society, Kowloon	60.56	Community Care Fund
5	Ying Wa Street, Cheung Sha Wan	140	Society for Community Organisation Limited	77.06	Community Care Fund
6	Yen Chow Street, Sham Shui Po	205	The Hong Kong Council of Social Service (operated by St. James’ Settlement)	99.92	Community Care Fund

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
7	North Street and Hau Wo Street, Kennedy Town	16	Centre Stage Squarer Limited	3.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	Former Tsuen Wan Lutheran School	145	The Lok Sin Tong Benevolent Society, Kowloon	71.93	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
9	United Court, Tung Tau, Yuen Long	1 800	Hong Kong Sheng Kung Hui Welfare Council Limited	990.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
10	Pok Oi Kong Ha Wai Village (Phase 1)	781	Pok Oi Hospital	1,098.90	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2)	1 217			
11	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	86	Hong Kong Housing Society	8.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
12	James' Garden, Chatham Road North and Hok Yuen Street	31	St. James' Settlement	16.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
13	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	123	The Salvation Army	61.63	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
14	Yip Shing Street, Kwai Chung	116	The Hong Kong Council of Social Service	60.89	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
15	Peace Avenue and Victory Avenue at Homantin and Peel Street, Central	86	Lok Kwan Social Service	17.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
16	Various residential buildings in Western District	20	The Lok Sin Tong Benevolent Society, Kowloon	4.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
17	Carmel Road, Stanley	40	Aberdeen Kai-fong Welfare Association Limited	22.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
18	Yen Chow Street, Sham Shui Po (extension works)	76	St. James' Settlement	41.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
19	5 residential buildings in Causeway Bay	30	Centre Stage Squarer Limited	6.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
20	Cheung Shun Street, Cheung Sha Wan	132	Christian Family Service Centre	72.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
21	Chi Shin Street, Tseung Kwan O (Po Yap Road)	413	Christian Family Service Centre	227.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
22	Yan Oi House	410	Yan Oi Tong Limited	222.20	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
23	Po Lam Road North, Tseung Kwan O	385	Christian Family Service Centre	211.75	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
24	Tong Yin Street, Tseung Kwan O	282	Christian Family Service Centre	155.10	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
25	Luen Yan Street, Tsuen Wan	196	Food For Good Limited	105.05	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
26	Yau Ma Hom Road, Kwai Chung	220	Society for Community Organisation Limited	121.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
27	Wong Tai Sin Road	227	Sik Sik Yuen	123.75	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
28	Wong Yue Tan, Plover Cove, Tai Po	1 236	The Lok Sin Tong Benevolent Society, Kowloon	679.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
29	Holy Carpenter Guest House	18	Hong Kong Sheng Kung Hui Welfare Council Limited	9.80	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
30	Hoi Hing Road, Tsuen Wan	212	Yan Chai Hospital Board	116.60	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
31	Fan Kam Road, Yuen Long	528	The Lutheran Church – Hong Kong Synod Limited	298.32	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
32	Lot 2160 in Kam Tin, Yuen Long	1 028	New Territories Association of Societies (Community Services) Foundation	576.30	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
33	Lok Wo Sha Lane, Ma On Shan	436	Tung Wah Group of Hospitals	246.34	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
34	Sheung On Street, Chai Wan	103	Society for Community Organisation Limited	56.65	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
35	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	909	The Lutheran Church – Hong Kong Synod Limited	499.95	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
36	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	114	Hong Kong Housing Society	11.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
37	Area 1B2, Muk On Street, Kai Tak	519	Tung Wah Group of Hospitals	285.45	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
38	Area 1B3, Muk On Street, Kai Tak	721	Food For Good Limited	385.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
39	Vacant residential flats in various tenement buildings in Hong Kong Island and Kowloon	80	The Lok Sin Tong Benevolent Society, Kowloon	16.00	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
40	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	85	Pumen Foundation Limited	48.03	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
41	Ngau Tam Mei North (San Tam Road), Yuen Long	1 107	The Evangelical Lutheran Church of Hong Kong	607.94	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
42	Ping Che Road, Ta Kwu Ling	601	Pok Oi Hospital	336.74	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
43	Choi Hing Road, Choi Hung	331	The Lok Sin Tong Benevolent Society, Kowloon	168.62	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
44	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	1 208	New Territories Association of Societies (Community Services) Foundation	682.52	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
45	Good Mansion	488	The Society of Rehabilitation and Crime Prevention, Hong Kong	268.06	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
46	Good House	276	The Society of Rehabilitation and Crime Prevention, Hong Kong	154.96	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
47	Lau Fau Shan, Yuen Long	1 233	Tung Wah Group of Hospitals	678.15	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
48	Former Wing On School	228	Hong Kong Youth Affairs Development Foundation	125.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
49	Light Village	68	Light Be	37.40	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
50	Lok Sin Tong Social Housing Scheme	161	The Lok Sin Tong Benevolent Society, Kowloon	21.30	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
51	13 Guesthouses in Yau Tsim Mong District	80	Society for Community Organisation Limited	8.26	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
52	The Concordia I	30	The Lutheran Church – Hong Kong Synod Limited	3.74	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
53	James' Residence ⁽²⁾	100	St. James' Settlement	12.05	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
54	17 Guesthouses in Yau Tsim Mong District	100	Ling Nam Medicines Charitable Foundation Limited	10.32	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
55	The Concordia II	68	The Lutheran Church – Hong Kong Synod Limited	8.91	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
56	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	106	Ling Nam Medicines Charitable Foundation Limited	10.69	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name⁽¹⁾	No. of Units	Operating Organisation	Funding Amount (\$Million)	Funding Scheme
57	The Concordia III	72	The Lutheran Church – Hong Kong Synod Limited	9.16	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
58	12 Guesthouses in Yau Tsim Mong District	99	Society for Community Organisation Limited	10.22	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

**Numbers of Units and Allocated Tenants of the Operating
Transitional Housing Projects
(as at mid-February 2023)**

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	13	81.3%	3	18.8%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	Hong Kong Housing Society	86	86	100.0%	0	0.0%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
3	James' Garden, Chatham Road North and Hok Yuen Street	St. James' Settlement	31	26	83.9%	5	16.1%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
4	Peace Avenue, Homantin ⁽²⁾	Lok Kwan Social Service	44	26	81.3%	6	18.8%	72.7%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Victory Avenue, Homantin ⁽³⁾	Lok Kwan Social Service	32	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
	Peel Street, Central ⁽³⁾	Lok Kwan Social Service	10	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
5	Former Tsuen Wan Lutheran School	The Lok Sin Tong Benevolent Society, Kowloon	145	133	91.7%	12	8.3%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
6	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	69	65.1%	37	34.9%	91.4%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
7	Various Residential Buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100%	0	0.0%	100%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	LST Housing - Lok Sin Tong Primary School	The Lok Sin Tong Benevolent Society, Kowloon	51	51	100.0%	0	0.0%	100.0%	Community Care Fund
9	LST Housing - Sung Wong Toi Road, To Kwa Wan	The Lok Sin Tong Benevolent Society, Kowloon	110	96	96.0%	4	4.0%	90.9%	Community Care Fund
10	Yen Chow Street, Sham Shui Po	The Hong Kong Council of Social Service (operated by St. James' Settlement)	205	192	100.0%	0	0.0%	93.7%	Community Care Fund

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
11	Ying Wa Street, Cheung Sha Wan	Society for Community Organisation Limited	140	105	77.8%	30	22.2%	96.4%	Community Care Fund
12	“T-Home” Transitional Rental Housing Scheme - Trackside Villas, Tai Po ⁽⁴⁾	Hong Kong Housing Society and Hong Kong Council of Social Service	197	134	93.7%	9	6.3%	72.6%	Community Care Fund
13	Lok Sin Tong Social Housing Scheme	The Lok Sin Tong Benevolent Society, Kowloon	161	127	86.4%	20	13.6%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
14	13 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	80	24	32.9%	49	67.1%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
15	The Concordia I	The Lutheran Church – Hong Kong Synod Limited	30	22	73.3%	8	26.7%	100.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
16	James’ Residence ⁽⁵⁾	St. James’ Settlement	41	18	58.1%	13	41.9%	75.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
17	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	38	43.2%	50	56.8%	88.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
18	The Concordia II	The Lutheran Church – Hong Kong Synod Limited	68	42	64.6%	23	35.4%	95.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
19	18 Guesthouses in Yau Tsim Mong District ⁽⁵⁾⁽⁶⁾	Ling Nam Medicines Charitable Foundation Limited	100	37	51.4%	35	48.6%	72.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
20	The Concordia III	The Lutheran Church – Hong Kong Synod Limited	72	27	40.9%	39	59.1%	91.7%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
21	12 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	99	27	35.1%	50	64.9%	77.8%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
22	United Court, Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1800	676	59.1%	468	40.9%	63.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
23	Pok Oi Kong Ha Wai Village (Phase 1)	Pok Oi Hospital	781	293	52.4%	266	47.6%	71.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2) ⁽⁷⁾	Pok Oi Hospital	1217	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
24	Former Salvation Army Sam Shing Chuen Lau Ng Ying School ⁽⁸⁾	The Salvation Army	123	68	73.9%	24	26.1%	74.8%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data to us and apply for adjusting the tenant ratio. At present, approval has been given to 2 projects (i.e. Pok Oi Kong Ha Wai Village and United Court, Tung Tau, Yuen Long) for adjusting their tenant ratio to 60%: 40%. Both the number of applicants and occupancy are rising steadily after the adjustments.

Note (2): The project at Peace Avenue, in Homantin was recently completed in November 2022. As application is still underway, it is expected that the occupancy rate will increase later on.

- Note (3): The projects at Victory Avenue, in Homantin and Peel Street, in Central were recently completed in end December 2022. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (4): 40% of the benefited families have moved out with more than 90% of them allocated a PRH unit. The vacant units will be further allocated to the families on the waiting list. As the quota of waiting list has been exhausted in Q4 2022, the organisation conducted an open recruitment in February 2023 again. After vetting of tenant applications and allocation by the organisation, the occupancy rate will increase later on.
- Note (5): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence, the time for the remaining units to be put into service has yet to be confirmed.
- Note (6): Tenant recruitment is still being carried out for some of the units. After vetting of tenant applications and allocation by the organisation, the occupancy rate is expected to increase later on.
- Note (7): Pok Oi Kong Ha Wai Village was developed in 2 phases. Phase 1 was completed in April 2022 and provides 781 units, while Phase 2 was completed at the end of 2022 and provides 1 217 units. Some eligible tenants who have successfully applied for Phase 2 have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (8): Among the 123 units under the project, nearly all of the 38 units for 1 to 2 persons and the 3 accessible units have been taken up. As the project was completed at the end of 2022 and the vetting of tenant applications is still underway, it is expected that the occupancy rate will increase later on.

- End -

CONTROLLING OFFICER'S REPLY

HB033

(Question Serial No. 1057)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In 2023-24, the Housing Bureau (HB) will continue to undertake rehousing for affected occupants referred by the Lands Department and the Buildings Department. In this connection, please inform this Committee:

- a) of the number of ineligible applications for rehousing received by the HB in the past 3 years; and whether those occupants who are ineligible for rehousing will be referred to the Social Welfare Department for follow-up; if yes, of the details; if not, of the details; and
- b) of whether additional manpower will be provided to cope with the pending cases which are expected to double in 2023; if yes, of the estimated expenditure to be involved; if not, of the details.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 17)

Reply:

- a) Under the current rehousing policy, the Housing Department (HD) provides rehousing assistance to eligible clearerees affected by the Lands Department (LandsD)'s squatter clearance programmes and occupants of illegal rooftop structures displaced by the Buildings Department (BD)'s enforcement actions. Before referring affected clearerees to HD, LandsD has already vetted their eligibility for rehousing. Therefore, there is no ineligible application.

As regards the affected clearerees referred by BD, HD is responsible for vetting their eligibility for rehousing. In the past 3 years, there were about 20 ineligible applications. This was mainly because the applicants had failed to produce the required proof of residence. If the affected persons require assistance, HD will refer their cases to the Social Welfare Department (SWD) for follow up. HD did not receive any requests for referral to SWD in the past 3 years.

- b) HD has taken into account the information provided by LandsD on its clearance projects and programmes in estimating the number of anticipated cases. HD will flexibly deploy resources and liaise closely with LandsD to handle the anticipated increase in the number of cases.

- End -

CONTROLLING OFFICER'S REPLY

HB034

(Question Serial No. 2229)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

As the supply of housing land is not evenly distributed across each year, and land creation takes time, there is still a shortage of land ready for public housing development in the short run. To fill the short-term gap of public housing supply in a timely manner and to improve the living conditions of people living in inadequate housing, the Government has indicated that 8 sites have been identified for the construction of Light Public Housing (LPH). Meanwhile, as at end-2022, about 7 000 transitional housing units have been put into service. It is expected that about 14 000 additional units will be coming on stream in the next 2 years. In this connection, will the Government inform this Committee:

1. of the current occupancy rate of each transitional housing project in tabulated form;
2. of the numbers of applications for public rental housing (PRH) by tenants of transitional housing units and of the successful cases of PRH allocation during the period of their residence in transitional housing;
3. of the current progress of the transitional housing projects under construction;
4. how the Government can ensure the reuse of transitional housing units built by Modular Integrated Construction method in other projects and whether there are plans to reuse the units in any specific projects; if yes, of the details; if not, of the reasons; and
5. how the Government can maintain the occupancy rate of transitional housing upon the gradual completion of LPH to avoid wastage of resources?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 8)

Reply:

1, 2 & 3

Detailed information (including the operating organisation, number of units, construction commencement and completion dates) of the transitional housing projects

sponsored by the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) or the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing is at **Annex 1**. The occupancy rate and tenant ratio of the operating transitional housing projects are at **Annex 2**.

As at end January 2023, a total of 366 tenants who had resided in transitional housing projects (including those projects sponsored by the Community Care Fund) were allocated a public rental housing (PRH) unit. In general, once a tenant moves out, if the operation period of that transitional housing project has not yet ended, the operating organisation will arrange another qualified applicant to move into the vacant unit as soon as possible to enhance the turnover rate, thereby benefiting more people in need.

4. Except for the foundation, some structures and facilities, all modules of the transitional housing projects adopting the Modular Integrated Construction (MiC) approach have been required at the design stage that they should be feasible for re-use in future when the project is demolished. We will continue to keep in view and rationalise the handling of MiC modules to make sure that resources will be utilised effectively.
5. Light Public Housing and transitional housing can fill the short-term gap of traditional PRH supply at the soonest. They are complementary to each other in providing short-term housing options for those who are living in inadequate housing.

Meanwhile, the Housing Bureau (HB) has further coordinated and stepped up publicity work for transitional housing, such as including a hyperlink on the homepage of the Housing Department/Hong Kong Housing Authority (HA) for direct connection to the one-stop website on transitional housing; introducing transitional housing projects through the 6 District Service Teams when they are promoting the ordinance on tenancy control of subdivided units (SDUs) and arranging guided tours for households of SDUs to visit different transitional housing projects. Moreover, a transitional housing information counter has been set up at the HA Customer Service Centre at which the operating organisations of transitional housing can more directly get in touch with people who are waiting for PRH and have urgent housing needs.

To make it more convenient for people in need to apply for transitional housing, HB will soon launch a central common application form. Together with the information at the one-stop website, it will be easier for the public to submit applications. We will also actively study how to set up a central application platform. Depending on resources and further technical study, our initial plan is to launch the platform in Q4 2023.

Besides, we understand that individual non-government organisations (NGOs) operating transitional housing projects have been providing employment assistance to their tenants, including placements in the vicinity of their residence. Some organisations even assist the children of families in need to enroll in local schools to make sure that households are able to integrate into the new community. The Labour Department (LD) has also set up job centres in various districts to offer easy-to-use employment services to job-seekers. Job-seekers may apply for jobs through referrals by the Job Centres or the Telephone Employment Service Centre where appropriate.

LD also organises different types of job fairs regularly to provide job-seekers with more effective and convenient employment services. We will continue to encourage the NGOs to make use of relevant services to provide assistance to transitional housing tenants.

Information of the Transitional Housing Projects Sponsored by “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” and “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”

(as at mid-February 2023)

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31, North Street and 39-45, Hau Wo Street, Kennedy Town	16	3.20	4,453	January 2022	March 2022
2	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	71.93	3,788	October 2021	April 2022
3	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	United Court, Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,627	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	2,324	August 2022	August 2022
6	St. James' Settlement	Government	James' Garden, Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,921	January 2022	August 2022
7	The Salvation Army	Government	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	61.63	4,108	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	17.20	5,589	July 2022	December 2022

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,262	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	No intake yet	July 2022	Q1 2023
12	St. James' Settlement	Government	Yen Chow Street, Sham Shui Po (extension works)	1A Yen Chow Street, Sham Shui Po	76	41.80	No intake yet	March 2022	Q2 2023
13	Centre Stage Squarer Limited	Private	5 residential buildings in Causeway Bay	Caroline Hill Road, Leighton Road and Haven Street, Causeway Bay	30	6.00	No intake yet	Q1 2023	Q2 2023
14	Christian Family Service Centre	Government	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	No intake yet	April 2022	Q2 2023
15	Christian Family Service Centre	Government	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q2 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
16	Yan Oi Tong Limited	Government	Yan Oi House	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	No intake yet	May 2022	Q2 2023
17	Christian Family Service Centre	Government	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	385	211.75	No intake yet	June 2022	Q2 2023
18	Christian Family Service Centre	Government	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	No intake yet	June 2022	Q2 2023
19	Food For Good Limited	Government	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	No intake yet	April 2022	Q2 2023
20	Society for Community Organisation Limited	Government	Yau Ma Hom Road, Kwai Chung	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	220	121.00	No intake yet	May 2022	Q2 2023
21	Sik Sik Yuen	Government	Wong Tai Sin Road	Government land at Wong Tai Sin Road	227	123.75	No intake yet	July 2022	Q3 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
22	The Lok Sin Tong Benevolent Society, Kowloon	Private	Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	Q3 2023
23	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	Holy Carpenter Guest House	5/F and 6/F, Holy Carpenter Church & District Eldely Community Centre, 1 Dyer Avenue, Hung Hom	18	9.80	No intake yet	Q2 2023	Q3 2023
24	Yan Chai Hospital Board	Government	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	No intake yet	July 2022	Q3 2023
25	The Lutheran Church – Hong Kong Synod Limited	Private and Government	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	528	298.32	No intake yet	August 2022	Q3 2023
26	New Territories Association of Societies (Community Services) Foundation	Private and Government	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 028	576.30	No intake yet	July 2022	Q3 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
27	Tung Wah Group of Hospitals	Government	Lok Wo Sha Lane, Ma On Shan	Government land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q3 2023
28	Society for Community Organisation Limited	Government	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q4 2023
29	The Lutheran Church – Hong Kong Synod Limited	Government	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q4 2023
30	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	No intake yet	October 2022	Q4 2023
31	Tung Wah Group of Hospitals	Government	Area 1B2, Muk On Street, Kai Tak	Area 1B2, Muk On Street, Kai Tak	519	285.45	No intake yet	December 2022	Q4 2023
32	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Area 1B3, Muk On Street, Kai Tak	721	385.00	No intake yet	November 2022	Q4 2023

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
33	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen and Happy Valley	80	16.00	No intake yet	July 2023	Q4 2023
34	Pumen Foundation Limited	Private	Wellness Lodge - Castle Peak Road, Tsing Lung Tau	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.03	No intake yet	October 2022	Q4 2023
35	The Evangelical Lutheran Church of Hong Kong	Private	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 107	607.94	No intake yet	January 2023	Q1 2024
36	Pok Oi Hospital	Government	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q1 2024
37	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	331	168.62	No intake yet	March 2023	Q1 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
38	New Territories Association of Societies (Community Services) Foundation	Private	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei South, Yuen Long	1 208	682.52	No intake yet	Q2 2023	Q2 2024
39	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good Mansion	Hung Lok Road, Hung Hom	488	268.06	No intake yet	Q1 2023	Q2 2024
40	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.97	No intake yet	Q2 2023	Q2 2024
41	Tung Wah Group of Hospitals	Private	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	Q2 2023	Q2 2024
42	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	228	125.40	No intake yet	Q2 2023	Q2 2024
43	Light Be	Private and Government	Light Village	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q3 2024

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
44	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing	188 Pau Chung Street, To Kwa Wan, Kowloon	161	21.30	About 3,970 to 4,370	Hotel / Guesthouse project	
45	Society for Community Organisation Limited	Private	13 Guesthouses in Yau Tsim Mong District	13 guesthouses in Yau Tsim Mong District, Kowloon	80	8.26	About 2,515 to 4,440	Hotel / Guesthouse project	
46	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I	5/F – 9/F, 101 Wai Yip Street, Kwun Tong, Kowloon	30	3.74	About 3,900 to 4,810	Hotel / Guesthouse project	
47	St. James' Settlement	Private	James' Residence ⁽²⁾	Several hotels and guesthouses in Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	100	12.05	About 2,515 to 5,330	Hotel / Guesthouse project	
48	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District	17 guesthouses in Yau Tsim Mong District, Kowloon	100	10.32	About 2,500 to 4,200	Hotel / Guesthouse project	
49	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II	21 – 23 Nam Cheong Street, Sham Shui Po, Kowloon	68	8.91	About 2,940 to 4,500	Hotel / Guesthouse project	

	Operating Organisation	Land / Property Owner (Private/ Government)	Project Name⁽¹⁾	Project Location	No. of Units	Amount of Funding (Around) (\$Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Construction Commencement	Estimated / Actual Date of Completion
50	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District ⁽²⁾	18 guesthouses in Yau Tsim Mong District	106	10.69	About 2,500 to 4,200	Hotel / Guesthouse project	
51	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III	164 Hai Tan Street, Sham Shui Po, Kowloon	72	9.16	About 3,700 to 4,250	Hotel / Guesthouse project	
52	Society for Community Organisation Limited	Private	12 Guesthouses in Yau Tsim Mong District	12 guesthouses in Yau Tsim Mong District	99	10.22	About 2,515 to 4,440	Hotel / Guesthouse project	

Note (1): The operation period of a transitional housing project is subject to when the premise/site concerned will need to be returned for developing its long-term use and the preference of the operating organisation. It is currently estimated that the operation period of projects ranges from at least 3 to 5 years.

Note (2): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence the time for the remaining units to be put into service has yet to be confirmed.

**Numbers of Units and Allocated Tenants of the Operating
Transitional Housing Projects
(as at mid-February 2023)**

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	13	81.3%	3	18.8%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
2.	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	Hong Kong Housing Society	86	86	100.0%	0	0.0%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
3	James' Garden, Chatham Road North and Hok Yuen Street	St. James' Settlement	31	26	83.9%	5	16.1%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
4	Peace Avenue, Homantin ⁽²⁾	Lok Kwan Social Service	44	26	81.3%	6	18.8%	72.7%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Victory Avenue, Homantin ⁽³⁾	Lok Kwan Social Service	32	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
	Peel Street, Central ⁽³⁾	Lok Kwan Social Service	10	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
5	Former Tsuen Wan Lutheran School	The Lok Sin Tong Benevolent Society, Kowloon	145	133	91.7%	12	8.3%	100.0%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
6	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	69	65.1%	37	34.9%	91.4%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
7	United Court, Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1800	676	59.1%	468	40.9%	63.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
8	Pok Oi Kong Ha Wai Village (Phase 1)	Pok Oi Hospital	781	293	52.4%	266	47.6%	71.6%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
	Pok Oi Kong Ha Wai Village (Phase 2) ⁽⁴⁾	Pok Oi Hospital	1217	-	-	-	-	-	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
9	Former Salvation Army Sam Shing Chuen Lau Ng Ying School ⁽⁵⁾	The Salvation Army	123	68	73.9%	24	26.1%	74.8%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
10	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100%	0	0.0%	100%	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations
11	Lok Sin Tong Housing	The Lok Sin Tong Benevolent Society, Kowloon	161	127	86.4%	20	13.6%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
12	13 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	80	24	32.9%	49	67.1%	91.3%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
13	The Concordia I	The Lutheran Church – Hong Kong Synod Limited	30	22	73.3%	8	26.7%	100.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
14	James' Residence ⁽⁶⁾	St. James' Settlement	41	18	58.1%	13	41.9%	75.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
15	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	38	43.2%	50	56.8%	88.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
16	The Concordia II	The Lutheran Church – Hong Kong Synod Limited	68	42	64.6%	23	35.4%	95.6%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

	Project Name	Name of Non-government Organisations (NGOs)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	Funding Scheme
				No. of Units	Percentage	No. of Units	Percentage		
17	18 Guesthouses in Yau Tsim Mong District ⁽⁶⁾⁽⁷⁾	Ling Nam Medicines Charitable Foundation Limited	100	37	51.4%	35	48.6%	72.0%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
18	The Concordia III	The Lutheran Church – Hong Kong Synod Limited	72	27	40.9%	39	59.1%	91.7%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing
19	12 Guesthouses in Yau Tsim Mong District	Society for Community Organisation Limited	99	27	35.1%	50	64.9%	77.8%	Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH but have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data to us and apply for adjusting the tenant ratio. At present, approval has been given to 2 projects (i.e. Pok Oi Kong Ha Wai Village and United Court, Tung Tau, Yuen Long) for adjusting their tenant ratio to 60%: 40%. Both the number of applicants and occupancy are rising steadily after the adjustments.

Note (2): The project at Peace Avenue in Homantin was recently completed in November 2022. As application is still underway, it is expected that the occupancy rate will increase later on.

- Note (3): The projects at Victory Avenue in Homantin and Peel Street in Central were recently completed in end December 2022. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (4): Pok Oi Kong Ha Wai Village was developed in 2 phases. Phase 1 was completed in April 2022 and provides 781 units, while Phase 2 was completed at the end of 2022 and provides 1 217 units. Some eligible tenants who have successfully applied for Phase 2 have not yet moved in, and some applications are still being processed, so the relevant occupancy figures are not yet available.
- Note (5): Among the 123 units under the project, nearly all of the 38 units for 1 to 2 persons and the 3 accessible units have been taken up. As the project was completed at the end of 2022 and the vetting of tenant applications is still underway, it is expected that the occupancy rate will increase later on.
- Note (6): 100 and 106 units have been approved respectively for the projects operated by St. James' Settlement and Ling Nam Medicines Charitable Foundation Limited, of which 41 and 100 rooms have been put into service respectively. As at mid-February 2023, the organisations were still drawing up the final lease agreement with the relevant premises. Hence, the time for the remaining units to be put into service has yet to be confirmed.
- Note (7): Tenant recruitment is still being carried out for some of the units. After vetting of tenant applications and allocation by the organisation, the occupancy rate is expected to increase later on.

- End -

CONTROLLING OFFICER'S REPLY**HB035****(Question Serial No. 2837)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Private HousingControlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

According to the breakdown by the current classification of domestic flats by the Rating and Valuation Department (namely Classes A to E), what are the annual total completions and the respective percentage of each class in the past 5 years?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 68)Reply:

The completion figures of private domestic flats by class with reference to saleable area and the percentage of each flat class in the past 5 years (i.e. 2018-2022) are set out in the following table—

(Number of Flats (Percentage of total))

Year	Completion at year end					Total Completion
	A	B	C	D	E	
2018	7 212 (34.4%)	8 237 (39.3%)	3 414 (16.3%)	1 541 (7.3%)	564 (2.7%)	20 968 (100%)
2019	6 622 (48.5%)	4 174 (30.6%)	1 506 (11.0%)	1 025 (7.5%)	316 (2.3%)	13 643 (100%)
2020	9 230 (44.2%)	7 742 (37.1%)	2 779 (13.3%)	759 (3.6%)	378 (1.8%)	20 888 (100%)
2021	5 251 (36.5%)	6 624 (46.0%)	2 141 (14.9%)	249 (1.7%)	121 (0.8%)	14 386 (100%)
2022	9 881 (46.7%)	7 668 (36.2%)	2 046 (9.7%)	1 052 (5.0%)	521 (2.5%)	21 168 (100%)

Remarks

- (i) Percentages may not add up to the total due to rounding.
- (ii) All figures exclude village houses.
- (iii) Completion figure of 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iv) The figures for 2022 are provisional.
- (v) The figures above are provided by the Rating and Valuation Department.
- (vi) Class A - saleable area less than 40 m²
Class B - saleable area of 40 m² to 69.9 m²
Class C - saleable area of 70 m² to 99.9 m²
Class D - saleable area of 100 m² to 159.9 m²
Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY**HB036****(Question Serial No. 3205)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (6) Support ServicesControlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

What are the total numbers of applications received and cases approved under the Cash Allowance Scheme since its implementation? Among the approved cases, what are the durations of receiving the allowance (please provide a breakdown of the number of cases by 3 durations of receiving the allowance, namely 1-6 months, 7-12 months and 13-18 months)?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 66)Reply:

The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing General Applicant households. As at end of February 2023, the Housing Department has received a total of about 89 400 applications, 85 700 of which were approved. The breakdown of the number of beneficiary households under the Scheme by duration of receiving the cash allowance is tabulated below –

Duration of Receiving the Cash Allowance	*Number of Beneficiary Households
1 – 6 month(s)	61 500
7 – 12 months	13 300
13 months or above	10 800
Total	85 700

Remarks

* The number of beneficiary households are rounded to the nearest hundred and may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

HB037

(Question Serial No. 2794)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In respect of the progress of the Pilot Scheme on Private Developer Participation in Subsidised Housing Development (the Pilot Scheme), will the Government inform this Committee:

1. of the specific location of the 3 sites that, it is learnt, have been identified under the Pilot Scheme, the number of units to be provided and the implementation timetable;
2. of the progress in formulating the framework of the Pilot Scheme;
3. whether, under the Pilot Scheme, the Government will consider rendering assistance in respect of eligibility criteria to those groups with housing needs, such as young people and nuclear families who aspire to be first-time home buyers; if not, of the reasons; and
4. whether the Government will consider bringing similar concepts into discussion with organisations such as the Urban Redevelopment Authority, apart from private developers, with a view to increasing the supply of subsidised housing?

Asked by: Hon LEUNG Yuk-wai, Kenneth (LegCo internal reference no.: 42)

Reply:

1. to 3. As announced in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme) to encourage private developers to develop subsidised sale flats (SSFs), which will be sold to eligible persons at a specified discount rate from the market price. The Government hopes to tap into private market forces in increasing the overall supply of subsidised housing through the Pilot Scheme.

The Pilot Scheme encourages private developers to develop SSFs. If private developers wish to apply for rezoning of their own private land for SSF

development, the Government will consider providing concessionary land premium for the relevant lease modification under the relevant policy framework, so as to allow greater incentive for private developers to use their own private land to develop SSFs. Separately, the Government plans to put up 3 sites for tender in batches for private developers to develop more SSFs. We are formulating the policy framework and development parameters (e.g. eligibility criteria, discount rate of the SSFs, alienation restrictions, etc.) for the Pilot Scheme. We will announce the details of the policy framework later this year.

4. The Government has been working closely with the Urban Renewal Authority (URA) to provide Starter Homes for Hong Kong Residents (SH), which is a type of subsidised sale flats, to meet the home ownership aspirations of the public. In that regard, URA has launched eResidence, which provided 493 SH units. URA is also taking forward the redevelopment project adjacent to eResidence, the redevelopment project of Tai Hang Sai Estate jointly undertaken by the URA and the Hong Kong Settlers Housing Corporation Limited, as well as the redevelopment project at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which will also provide SH units.

- End -

CONTROLLING OFFICER'S REPLY

HB038

(Question Serial No. 2856)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the implementation of Starter Homes (SH) projects under this Programme, would the Bureau please advise us of the following:

1. with regard to the SH flats provided by the Anderson Road project and under the redevelopment of Tai Hang Sai Estate jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and the Urban Renewal Authority, both the project and the redevelopment yet to be launched, what are the current progress of the 2 projects, their estimated timetables for the commencement of sales and the respective numbers of flats involved?
2. under the 2023/24 Government Land Sale Programme, a piece of land, among others, in Yau Kom Tau of Tsuen Wan will be put for sale as an SH project. As the land supply has met the target of the Long Term Housing Strategy, will the Bureau continue to identify other sites for implementing SH projects?
3. at the time of launching SH projects, the relevant requirements in terms of income limits, asset limits and even discount rates are all higher than those set for Home Ownership Scheme projects. However, there are views that the eligibility criteria for applicants should be relaxed so that more people in the sandwich class (including young families) can meet their home ownership aspirations. When a new batch of SH projects is rolled out, will there be a comprehensive review of the position, eligibility criteria, etc. for those projects so that more young people and their families can have their dreams of becoming home-owners come true?
4. what are the manpower and estimated expenditure involved for the department to implement and monitor the projects?

Asked by: Hon LEUNG Yuk-wai, Kenneth (LegCo internal reference no.: 52)

Reply:

- 1&2. Following the first Starter Homes for Hong Kong Residents (SH) project, eResidence, which provided 493 units, the Government is taking forward 5 other SH projects, including –
- (a) the redevelopment project by the Urban Renewal Authority (URA) adjacent to eResidence, which is expected to provide 260 SH units for pre-sale in 2023-24;
 - (b) the private residential site at Anderson Road which was successfully tendered. It is expected to provide no fewer than 1 000 SH units to be completed by the developer on or before 31 March 2026, as required under the land sale conditions;
 - (c) the redevelopment project of Tai Hang Sai Estate (THSE) jointly undertaken by the Hong Kong Settlers Housing Corporation Limited (HKSHCL) and URA, which is expected to provide about 2 000 SH units. HKSHCL is following up with the tenants of THSE on the rehousing arrangements. It is estimated that the first batch of units will take about 5 to 6 years to complete after the tenants have moved out;
 - (d) the redevelopment project by URA at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which is expected to provide about 950 SH units. URA plans to issue acquisition offers to property owners in or before mid-2024, subject to the Town Planning Board's approval of the project; and
 - (e) a site in Yau Kom Tau, Tsuen Wan, which will be put up for sale under the 2023-24 Land Sale Programme for developing SH as announced in the 2022 Policy Address and is expected to provide about 2 000 residential units.

In considering whether to launch more SH projects, the Government will take into account factors such as land resources, overall demand and market response, etc. for holistic consideration.

3. The implementation of SH projects aims to help the higher-income families who are not eligible for the Home Ownership Scheme (HOS) and yet cannot afford private housing to meet their home ownership aspirations. As such, the discount rate and relevant eligibility criteria for SH projects should reflect SH as a housing rung below private housing and above HOS. With reference to experience of launching SH projects, the Government considers that the positioning and related arrangements of SH are in line with the policy objective.
4. The implementation and monitoring of SH projects are undertaken by an existing team in the Housing Bureau. Officers responsible for this task are also responsible for other areas of work. We do not have a breakdown on the manpower involved and estimated staff cost for this specific task.

- End -

CONTROLLING OFFICER'S REPLY

HB039

(Question Serial No. 0798)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the performance measures in respect of building control, the Government has planned to reach 90% of the respective targets for 3 indicators in 2023, namely “processing building plans within 60 days for new submissions”, “processing building plans within 30 days for re-submissions” and “processing applications for consent to commence building works within 28 days”. In this connection, please inform this Committee:

1. of the reasons for setting more conservative targets for 2023 in the post-pandemic recovery, given that 98.8% to 100% of the respective targets for the above 3 indicators were actually reached in 2021 and 2022 when the epidemic was yet to be over; and
2. of whether the Government will review and shorten the targeted number of days in respect of the above 3 indicators as soon as possible in order to meet the expectations of different sectors of the community for streamlining administrative procedures to enhance the speed and efficiency of local building works; if yes, of the details; if no, of the reasons.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 19)

Reply:

1. The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority (HA) which have been sold or divested in accordance with the Buildings Ordinance (BO) and the policies and guidelines of BA. The works include the processing of plans and consent for commencement of building works submitted by registered building professionals.

ICU has been implementing appropriate measures to facilitate applicants in obtaining early approval of building plans and consent to commence building works. When

implementing such measures, for applications that can be approved subject to minor amendments or furnishing of further particulars, ICU will allow the applicants to furnish minor amendments or supplementary information within a suitable time even after the stipulated target period. Instead of rejecting the application in order to meet the stipulated target period which will cause extra time and efforts for the applicants to re-initiate the entire vetting process due to simple issues, this practice is more welcomed by the industry. With the above in mind, ICU maintains the 3 targets for processing building plans and application for consent to commence building works at 90% in 2023, same as the previous years' targets.

2. According to the record of ICU in the past 2 years, the average time for approval of plans and granting consent to commencement of building works is less than the periods stipulated under the 3 targets.

Under the delegated authority from BA, ICU processes applications for approval of plans and consent to commencement of building works in accordance with the periods stipulated in Regulations 30 and 32 of the Building (Administration) Regulations (B(A)R) under BO. If the periods stipulated in Regulations 30 and 32 of the B(A)R are amended, ICU will exercise statutory building control accordingly.

- End -

CONTROLLING OFFICER'S REPLY

HB040

(Question Serial No. 0799)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government implements the Mandatory Building Inspection Scheme (MBIS) for buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings. In this connection, please provide the following information:

1. the reasons for the number of buildings targeted for prescribed inspection and, if necessary, prescribed repair under the MBIS to be set at 28 in 2023, which is far smaller than the numbers of 44 and 50 actually achieved in 2021 and 2022 respectively; and
2. whether the Government will allocate more resources to increase the annual number of targeted buildings so as to accelerate the elimination of potential safety hazards arising from old buildings in the urban areas. If yes, please provide the details; and if no, the reasons.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 22)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority (HA) which have been sold or divested in accordance with the Buildings Ordinance and the policies and guidelines of BA. This includes the issuance of statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) to the owners or Incorporated Owners of buildings which are aged 30 years or above and 10 years or above respectively, requiring them to carry out the prescribed inspection and the prescribed repair as necessary.

1. ICU will consult the Selection Panel comprising District Council members, professional representatives of the Hong Kong Housing Society and Housing Department before selecting target buildings based on a risk-based approach for implementing the MBIS.

Since an estate or a court is used as the basis unit for selection (i.e. covering all the domestic and non-domestic buildings of the selected courts or estates), depending on the total number of buildings in the selected estates or courts, the actual number of buildings selected each year varies.

2. The objective of the Government in introducing the MBIS is to ensure that building owners would undertake their responsibility for keeping their buildings in good conditions. ICU implements MBIS to properties developed by the HA which have been sold or divested. Although these properties are aged 30 years or above, according to records, their building conditions in general do not constitute safety hazards. In implementing MBIS, ICU all along adopts a risk-based approach to select target buildings and require relevant owners to carry out prescribed inspections and necessary repairs.

ICU will continue to closely monitor the implementation progress of MBIS, the workload involved and the resources required, and will make appropriate resources arrangement when necessary.

- End -

CONTROLLING OFFICER'S REPLY**HB041****(Question Serial No. 0800)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In paragraph 149 of the Budget Speech, it is stated that to facilitate the implementation of the Pilot Scheme on Private Developer Participation in Subsidised Housing Development announced in 2022 Policy Address, which encourages developers to build subsidised sale flats for eligible persons to buy at a specified discount rate from the market price, the Government is currently formulating the policy framework of the Pilot Scheme. In this connection, please inform this Committee:

of whether the Government will, on the premises of expediting the overall housing supply in Hong Kong, adopt an innovative mindset and break the myth about “collusion between the Government and the business sector” held by some people in the past, while seeking to provide private developers with more incentives, so as to promote public-private partnership more vigorously. If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 23)

Reply:

As announced in the 2022 Policy Address, the Government will introduce a new Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme) to encourage private developers to develop subsidised sale flats (SSFs), which will be sold to eligible persons at a specified discount rate from the market price. The Government hopes to tap into private market forces in increasing the overall supply of subsidised housing through the Pilot Scheme.

The Pilot Scheme encourages private developers to develop SSFs. If private developers wish to apply for rezoning of their own private land for SSF development, the Government will consider providing concessionary land premium for the relevant lease modification under the relevant policy framework, so as to allow greater incentive for private developers to use their own private land to develop SSFs. Separately, the Government plans to put up 3 sites for tender in batches for private developers to develop more SSFs. We are formulating the policy framework and development parameters (e.g. eligibility criteria, discount rate of the

SSFs, alienation restrictions, etc.) for the Pilot Scheme. We will announce the details of the policy framework later this year.

- End -

CONTROLLING OFFICER'S REPLY

HB042

(Question Serial No. 0804)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Housing Bureau is responsible for implementing and monitoring the Light Public Housing (LPH) projects. In this connection, please advise this Committee of the following:

1. the resources and manpower expected to be deployed by the Government in this respect in 2023-24 and the priorities to be addressed; and
2. given that the project cost and average cost of LPH has caused society-wide controversies, whether the Government will formulate guidelines to require the departments concerned to continue optimising the project cost structure and enhancing efficiency and effectiveness, as well as to step up efforts in explaining to the community with a view to allaying public concerns; if yes, of the details; if no, of the reasons.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 31)

Reply:

1. We will set up the Dedicated Team on Light Public Housing (DTLPH) under the steer of the Under Secretary for Housing in the Housing Bureau (HB) to take forward the various LPH-related work as a one-stop shop. The daily work of DTLPH will include very close communications and liaison with various policy bureaux and departments to rationalise and push ahead every detail of LPH. The coverage is wide and broad, ranging from the technical aspects to operation, finance and publicity, etc. DTLPH will also need to maintain contact with different stakeholders in society, including the Legislative Council (LegCo), locals and operating organisations, etc., to ensure that the formulation of policies and implementation details could meet the expectation of society. DTLPH will consist of 3 units, namely the Policy Unit, Development and Operation Unit and Vetting Unit, for overseeing different areas of LPH.

To achieve the target of constructing about 30 000 LPH units in the coming 5 years, we see a need to create 2 supernumerary directorate posts in HB, i.e. a supernumerary Administrative Officer Staff Grade C (AOSGC) post with a duration of 3 years till

31 March 2026; and a supernumerary chief professional post with a duration of 7 years till 31 March 2030, in order to steer the 3 units as mentioned above. In addition to the 2 proposed supernumerary directorate posts, a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades will be created for DTLPH in 2023-24 to provide support services for the 2 proposed directorate posts. Most of these posts will be created for 7 years up to 31 March 2030.

Furthermore, since the Architectural Services Department (ArchSD) will be responsible for the planning, detailed design, construction and monitoring of LPH projects, extra manpower is required to cope with the additional workload. ArchSD will recruit post-retirement service contract and non-civil service contract staff, including about 36 professional, technical and full-time site staff.

2. ArchSD will continuously review the cost-effectiveness of LPH projects. Investigation work has commenced for individual LPH projects and consultants have been engaged to undertake various services, including ground investigation, Preliminary Environmental Review, Traffic Impact Assessment, Environmental Impact Assessment, preparation of tender documents, etc. When preliminary findings and technical information are obtained from the above investigations and assessments, ArchSD will further optimise the related work proposals, and ensure the relevant tender arrangements can achieve a higher level of efficiency and effectiveness.

On the other hand, under the current two-staged funding arrangement for works, we will be able to complete more advanced studies first and draw on the experience of inviting tender for the first batch of LPH projects, so that the construction cost of the second batch of LPH projects can better reflect the actual market situation, thereby achieving higher cost-effectiveness.

Moreover, LPH's modules can be re-used in suitable projects in future. ArchSD will allow suitable demounting details and accessories in LPH's design to ensure that the modules can be demounted to facilitate future relocation and reconstruction. We will prepare for suitable arrangements early, thereby achieving the optimal use of resources as far as practicable.

Since the launch of the projects, we have been actively liaising with stakeholders, listening to views, responding to questions and comments raised by LegCo Members and the locals, as well as providing explanations through different channels (such as social media, interviews, videos and visit to LPH mock up unit). For instance, we have arranged a visit to a LPH mock-up unit in Kai Tak on 30 January 2023 for Executive Council Members, LegCo Members and the media to enable them to learn more about the living environment and design of LPH. As for District Councils (DCs), we have also arranged visits to the LPH mock-up unit on 21 and 22 February 2023 for members of the 6 DCs where the 8 proposed LPH projects are located. Over the past few months, we have also arranged representatives to attend relevant DC meetings or arranged for DC members to visit different LPH sites. We will continue our efforts in this regard.

- End -

CONTROLLING OFFICER'S REPLY

HB043

(Question Serial No. 1647)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

In Matters Requiring Special Attention in 2023-2024, the Government states that it will “continue to implement the Cash Allowance Trial Scheme to provide cash allowance to eligible General Applicant households, who have been waiting for public rental housing for over 3 years”. In this connection, will the Government inform this Committee of the number of applications received, number of applications approved, and expenditure involved since the launch of the Cash Allowance Trial Scheme in end-June 2021?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 19)

Reply:

The Government launched the Cash Allowance Trial Scheme in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2023, the Housing Department has received a total of about 89 400 applications and disbursed a total of about \$2.78 billion in cash allowance to about 85 700 approved PRH GA households.

- End -

CONTROLLING OFFICER'S REPLY**(Question Serial No. 1648)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Under this Programme, the provision for 2023-24 is considerably higher than the revised estimate for 2022-23 by 48.2%. According to the Controlling Officer's explanation, the percentage change is "mainly due to the aggregate increase in cash flow requirement for the Funding Scheme to Support Transitional Housing Projects by NGOs; as well as the increases of 8 permanent posts for conducting site potential and architectural feasibility studies for increasing the supply of land for public housing development, 17 time-limited posts for building about 30 000 LPH units, 5 time-limited posts for implementing the Pilot Scheme on Private Developer Participation in Subsidised Housing Development, and additional 3 time-limited posts for achieving the increased supply target of transitional housing units". In this connection, will the Government inform this Committee of the breakdown of items under this Programme with the respective revised estimate for 2022-23 and provision for 2023-24 of each item, and the reason for the increase in provision for each item?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 20)

Reply:

Under Programme (6) Support Services, the provision for 2023-24 is \$2.27 billion higher than the revised estimate for 2022-23, mainly due to —

(1) Funding Scheme to Support Transitional Housing Projects by Non-government Organisations

On 6 March 2020, the Legislative Council Finance Committee approved the allocation of funding to set up the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations. Approved funding will only be disbursed, by instalments, to the non-government organisations operating the transitional housing projects upon fulfilment of project milestones as stated in the funding agreement, completion of the verification or certification of invoices or bills, as well as the completion of relevant work. The provision for 2023-24 (\$5.09 billion), which is \$2.22 billion higher than the revised estimate for 2022-23 (\$2.87 billion), is mainly attributable to the increased number of approved transitional housing projects which

have completed/are under construction, or have entered/proceeded to the tendering (consultancy/main works contracts) stage.

(2) Light Public Housing (LPH)

The new provision of \$0.03 billion for 2023-24 is mainly due to the setting up of a Dedicated Team on Light Public Housing in the Housing Bureau with 17 time-limited civil service posts (including 2 directorate and 15 non-directorate posts) to take forward the LPH projects as a one-stop shop and handle various related work, with the target of building about 30 000 LPH units in the coming 5 years (i.e. 2023-24 to 2027-28).

(3) Conducting site potential and architectural feasibility studies for increasing the supply of land for public housing development

The provision for 2023-24 (\$0.07 billion) is \$0.01 billion higher than the revised estimate for 2022-23 (\$0.06 billion), mainly due to the creation of 8 permanent non-directorate civil service posts for conducting site potential and architectural feasibility studies for increasing the supply of land for public housing development.

(4) Implementing the Pilot Scheme on Private Developer Participation in Subsidised Housing Development (Pilot Scheme)

The Pilot Scheme is a new measure announced in the 2022 Policy Address. The new provision of \$0.01 billion for 2023-24 is due to the creation of 5 time-limited non-directorate civil service posts in 2023-24 to assist in the implementation of the Pilot Scheme.

- End -

CONTROLLING OFFICER'S REPLY

HB045

(Question Serial No. 1076)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

According to the paper (PWSC(2022-23)35) submitted to the Public Works Sub-committee of the Legislative Council by the Bureau on 8 February 2023, one of the sites selected for Light Public Housing (LPH) is located at Sheung On Street / Sheung Ping Street in Chai Wan, with construction works expected to commence in the second quarter of 2024 the earliest. In this connection, will the Government inform this Committee:

1. of (a) the respective numbers of (i) motorcycle parking spaces, (ii) private car / light goods vehicle (LGV) parking spaces, (iii) heavy goods vehicle parking spaces and (iv) bus parking spaces involved in the site which is currently used as a temporary car park as indicated in the paper; (b) whether the Government has identified an alternative to accommodate those vehicles for continuous parking? If yes, please provide the location of the alternate site and the number of parking spaces available; if not, the reasons for that;
2. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units among the estimated total of about 1 600 units to be provided under the LPH project as indicated in the paper; and
3. of the ancillary facilities (with an area of about 250 m² as indicated in the paper) to be provided under the project according to the tentative plan?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 13)

Reply:

1. The Light Public Housing (LPH) site at Sheung On Street/Sheung Ping Street in Chai Wan is currently used as a temporary public car park, which involves about 190 parking spaces for commercial vehicles, including coaches, school buses and goods vehicles, etc. The Development Bureau and Lands Department (LandsD) have preliminarily identified 3 government sites on Hong Kong Island and 1 government site in Kowloon East for the parking of commercial vehicles. The Government will announce the

relevant site information and consult relevant transport trades in due course. LandsD will also commence invitation of tenders for short term tenancies for temporary public car parks, so as to accommodate the commercial vehicles affected by the project as soon as practicable.

2. According to the current design, the LPH project at Sheung On Street/Sheung Ping Street in Chai Wan is expected to provide about 1 600 units. Among them, around 1 110 units are for 1-2 persons, around 330 units are for 3-4 persons and around 160 units are for 4-5 persons.
3. In order to build and provide a large number of LPH units as soon as possible, the provision of community ancillary facilities for LPH will be relatively simple in general when compared to those provided for traditional public rental housing. However, when designing and planning for individual LPH projects, we will take full account of factors such as site character, anticipated age groups of residents, local transport networks, other neighbouring developments and cost-effectiveness, so as to provide appropriate ancillary facilities having regard to the actual circumstances of each project as far as possible. We have proactively started implementing the ancillary transport arrangements for LPH with the Transport Department. In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, launderettes, study rooms, function rooms, as well as recreational and community services.

- End -

CONTROLLING OFFICER'S REPLY

HB046

(Question Serial No. 1077)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

It is reported that with the cessation of operation of the transitional housing “Nam Cheong 220”, the dismantling of its modules is underway these days. Upon renovation, the modules will be transported to the location of the transitional housing in Wong Yue Tan Village, Tai Po operated by The Lok Sin Tong Benevolent Society Kowloon for reuse. In this connection, will the Government inform this Committee of the following:

1. does the Housing Bureau have knowledge of the costs of the (a) dismantling, (b) transport, (c) renovation, and (d) storage of the housing modules of “Nam Cheong 220”; if yes, of the details; if not, of the reasons;
2. regarding the building modules of “Nam Cheong 220”, (a) what is their level of wear and tear, after being used for 2 years, as compared with the expected level; (b) which modules can be renovated for reuse, and which modules cannot; and (c) the percentage of the cost of non-reusable modules in the construction cost of the housing units; and
3. in 2023-24, (a) the amount of manpower to be deployed by the Bureau for supervising the work of renovation and reuse of transitional housing modules; and (b) the expenditure on emoluments involved?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 14)

Reply:

1. The cost of dismantling, transportation, touching-up and storage of the building modules of the “Nam Cheong 220” project was all included in the building contract for the “Wong Yue Tan Transitional Housing Project” at Tai Po, which will receive and reuse these modules. As with other transitional housing projects, the “Wong Yue Tan Transitional Housing Project” is mainly on design-and-build basis and the tenderers are not required to provide the detailed cost breakdown of all expenditures. Since a detailed analysis of the costs involved in the dismantling, transportation, touching-up

and storage of the building modules of the “Nam Cheong 220” project is still underway, the figures are not available at present.

2. The preliminary survey by the Registered Structural Engineer of the “Nam Cheong 220” project indicated that the wear-and-tear of the building modules of the project is minimal, and all of them can be touched-up and reused, except for the component parts for connections between the modules and the drainage pipes attached to the external wall. Preliminary estimate of the reusability can reach 95% or above.
3. The Task Force on Transitional Housing under the Housing Bureau is responsible for providing assistance and support to the non-government organisations (NGOs) operating the transitional housing projects, such as advising them on relevant administrative or statutory procedures and assisting the NGOs in funding application. The supervision of the touching-up and re-use of the building modules of the transitional housing projects is undertaken by a team of professional consultants engaged by the relevant NGOs. Hence, no additional manpower or remuneration expenses on the Government is involved.

- End -

CONTROLLING OFFICER'S REPLY**HB047****(Question Serial No. 1509)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

According to the paper (PWSC(2022-23)35) submitted to the Public Works Sub-committee of the Legislative Council by the Bureau on 8 February 2023, one of the sites selected for Light Public Housing (LPH) is located at Choi Hing Road in Ngau Tau Kok. In this connection, will the Government inform this Committee:

1. of (a) the respective numbers of (i) motorcycle parking spaces, (ii) private car / light goods vehicle (LGV) parking spaces, (iii) heavy goods vehicle parking spaces and (iv) bus parking spaces involved in the site which is currently used as a work site of government department, temporary car park and storage as indicated in the paper; (b) whether the Government has identified an alternative to accommodate those vehicles for continuous parking? If yes, please provide the location of the alternate site and the number of parking spaces available; if not, the reasons for that;
2. continuing from the above question, of (a) the government department currently using the site, (b) the works that the site is supporting and (c) whether the site includes (i) offices, (ii) car parks, (iii) warehouses or (iv) other facilities;
3. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units among the estimated total of about 2 300 units to be provided under the LPH project as indicated in the paper; and
4. of the ancillary facilities (with an area of about 370 m² as indicated in the paper) to be provided under the project according to the tentative plan?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 23)

Reply:

1. The Light Public Housing (LPH) site at Choi Hing Road, Ngau Tau Kok is currently used as government work sites, and the adjoining government land to the east has been

put out by the Lands Department as a temporary car park by way of short term tenancy. The car park concerned will not be affected by the LPH project.

2. The Choi Hing Road, Ngau Tau Kok site is currently occupied by the following government departments, with the project details as below:

Government Department	Usage	Project
Civil Engineering and Development Department	Government work site	Development of Anderson Road Quarry Site - Road improvement works and pedestrian connectivity facilities works
Water Supplies Department	Government work site	Water mains replacement and rehabilitation

3. According to the current design, the LPH project at Choi Hing Road in Ngau Tau Kok is expected to provide around 2 300 units. Among them, around 1 540 units are for 1-2 persons, around 440 units are for 3-4 persons and around 320 units are for 4-5 persons.
4. In order to build and provide a large number of LPH units as soon as possible, the provision of community ancillary facilities for LPH will be relatively simple in general when compared to those provided for traditional public rental housing. However, when designing and planning for individual LPH projects, we will take full account of factors such as site character, anticipated age groups of residents, local transport networks, other neighbouring developments and cost-effectiveness, so as to provide appropriate ancillary facilities having regard to the actual circumstances of each project as far as possible. We have proactively started implementing the ancillary transport arrangements for LPH with the Transport Department. In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, laundrettes, study rooms, function rooms, as well as recreational and community services.

- End -

CONTROLLING OFFICER'S REPLY**HB048****(Question Serial No. 1510)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

According to the paper (PWSC(2022-23)35) submitted to the Public Works Sub-committee of the Legislative Council by the Bureau on 8 February 2023, one of the sites selected for Light Public Housing (LPH) is located at Olympic Avenue in Kai Tak. In this connection, will the Government inform this Committee:

1. of (a) the respective numbers of (i) motorcycle parking spaces, (ii) private car / light goods vehicle (LGV) parking spaces, (iii) heavy goods vehicle parking spaces and (iv) bus parking spaces involved in the site which is currently used as a work site of government department, temporary car park and storage as indicated in the paper; (b) whether the Government has identified an alternative to accommodate those vehicles for continuous parking? If yes, please provide the location of the alternate site and the number of parking spaces available; if not, the reasons for that;
2. continuing from the above question, of (a) the government department currently using the site, (b) the works that the site is supporting and (c) whether the site includes (i) offices, (ii) car parks, (iii) warehouses or (iv) other facilities;
3. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units among the estimated total of about 10 700 units to be provided under the LPH project as indicated in the paper; and
4. of the ancillary facilities (with an area of about 1 720 m² as indicated in the paper) to be provided under the project according to the tentative plan?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 24)

Reply:

1. Currently, the Light Public Housing (LPH) site at Olympic Avenue, Kai Tak is mainly used as work sites by government departments, with a portion used for temporary parking of franchised buses, involving about 70 franchised bus parking spaces. The

Development Bureau and the Lands Department have preliminarily identified a government site in Kowloon East for the affected franchised buses. Upon confirmation of works commencement of the LPH project, the Transport Department (TD) will arrange the bus company to relocate the affected franchised buses to the new site.

2. The Olympic Avenue, Kai Tak site is currently occupied by the following organisation/ government departments, with details as below -

Organisation/ Government Department	Usage	Project
Citybus Limited	Temporary parking of franchised buses	–
Electrical & Mechanical Services Department	Government work site	District Cooling System at Kai Tak Development
Culture, Sports and Tourism Bureau	Government work site	Kai Tak Sports Park
Civil Engineering and Development Department	Government work site	Open space adjoining Kai Tak River
Architectural Services Department	Government work site	Lung Tsun Stone Bridge Preservation Corridor at Kai Tak

3. According to the current design, the LPH project at Olympic Avenue, Kai Tak is expected to provide around 10 700 units. Among them, around 7 100 units are for 1-2 persons, around 2 100 units are for 3-4 persons and around 1 500 units are for 4-5 persons.
4. In order to build and provide a large number of LPH units as soon as possible, the provision of community ancillary facilities for LPH will be relatively simple in general when compared to those provided for traditional public rental housing. However, when designing and planning for individual LPH projects, we will take full account of factors such as site character, anticipated age groups of residents, local transport networks, other neighbouring developments and cost-effectiveness, so as to provide appropriate ancillary facilities having regard to the actual circumstances of each project as far as possible. We have proactively started implementing the ancillary transport arrangements for LPH with the TD. In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, laundrettes, study rooms, function rooms, as well as recreational and community services.

- End -

CONTROLLING OFFICER'S REPLY

HB049

(Question Serial No. 1511)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

According to the paper (PWSC(2022-23)35) submitted to the Public Works Sub-committee of the Legislative Council by the Bureau on 8 February 2023, two of the sites selected for Light Public Housing (LPH) are located at Yau Pok Road in Yuen Long and Lin Tong Mei in Sheung Shui. In this connection, will the Government inform this Committee:

1. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units among the estimated total of about 2 100 units to be provided under the Yau Pok Road project in Yuen Long as indicated in the paper;
2. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units among the estimated total of about 1 100 units to be provided under the Lin Tong Mei project in Sheung Shui as indicated in the paper;
3. of the ancillary facilities, as indicated in the paper, with an area of about 860 and 420 m² to be provided under the projects at Yau Pok Road in Yuen Long and Lin Tong Mei in Sheung Shui respectively according to the tentative plan; and whether consideration will be given to providing additional retail and community service facilities in the projects as compared with those LPH projects located in the urban areas or new towns; and
4. of the ways the Bureau will adopt to enhance the attractiveness and boost the occupancy rates of the 2 projects given that they are located far away from the existing new towns, e.g. whether consideration will be given to offering rent-free concessions for a certain period of time, providing free transport connections, etc.; and whether assessment has been made on the increased amount of operating expenses if additional promotional measures are introduced?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 25)

Reply:

1. According to the current design, the LPH project at Yau Pok Road in Yuen Long is expected to provide around 2 100 units. Among them, around 1 700 units are for 1-2 persons and around 400 units are for 3-4 persons. There are no 4-5 person units in this project.
2. According to the current design, the LPH project at Lin Tong Mei in Sheung Shui is expected to provide around 1 100 units. Among them, around 950 units are for 1-2 persons and around 150 units are for 3-4 persons. There are no 4-5 person units in this project.

3. & 4.

In order to build and provide a large number of LPH units as soon as possible, the provision of community ancillary facilities for LPH will be relatively simple in general when compared to those provided for traditional public rental housing. However, when designing and planning for individual LPH projects, we will take full account of factors such as site character, anticipated age groups of residents, local transport networks, other neighbouring developments and cost-effectiveness, so as to provide appropriate ancillary facilities having regard to the actual circumstances of each project as far as possible. We have proactively started implementing the ancillary transport arrangements for LPH with the Transport Department. In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, launderettes, study rooms, function rooms, as well as recreational and community services. As the floor area for the ancillary facilities in the LPH projects at Yau Pok Road, Yuen Long and Lin Tong Mei, Sheung Shui is comparatively larger than those in the urban area, we expect there will be more space available to provide a wider range of ancillary facilities and services.

LPH enables the provision of a considerable number of units with more pleasant living environment, better equipment, lower rent (as low as \$700) and larger area within a short period of time. We believe that LPH projects in different districts will be attractive to various types of applicants.

- End -

CONTROLLING OFFICER'S REPLY

HB050

(Question Serial No. 1512)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

According to the figures provided by the Housing Bureau, for programmed squatter clearances or emergency clearances, it is estimated that 490 rehousing applications will be processed in 2023. In this connection, will the Government inform this Committee:

1. of the respective numbers of applications from (a) Chuk Yuen United Village, (b) Ngau Chi Wan Village and (c) Cha Kwo Ling Village among the 490 estimated applications for rehousing;
2. of the estimated completion dates of the clearance of (a) Chuk Yuen United Village, (b) Ngau Chi Wan Village and (c) Cha Kwo Ling Village;
3. of whether the Bureau, when offering rehousing assistance to eligible applicants for public rental housing (PRH), will require the Hong Kong Housing Authority (HA) / Hong Kong Housing Society to reserve a certain number of flats in Kowloon's urban areas for allocation to them in nearby areas; and
4. of whether the Bureau, when offering rehousing assistance to those ineligible for PRH, will consider referring them to apply for transitional housing in urban areas, given that the HA's interim housing is currently concentrated in Po Tin Estate in Tuen Mun?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 27)

Reply:

1. Among the 490 estimated rehousing applications in 2023, about 120 are expected to be from Cha Kwo Ling Village. As advised by the Lands Department (LandsD), there is no rehousing application expected to be arising from the clearance programmes of Chuk Yuen United Village and Ngau Chi Wan Village in 2023.
2. As squatter clearance is under the purview of LandsD, the Housing Department (HD) does not have the schedules of the clearance projects concerned.

3. HD will assist the Development Bureau in rehousing the occupants in accordance with the established policy and mechanism, and arrange allocation of flats to eligible clearerees subject to the availability of Public Rental Housing flats at that time. Rehousing of eligible squatter occupants is mainly arranged by HD. The Hong Kong Housing Society (HKHS)¹ has not reserved rehousing units for the relevant clearance operations for the time being.
4. If persons affected by the clearance operations have housing need, the Housing Bureau can provide assistance to them in applying for the transitional housing projects under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations.

1 As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

- End -

CONTROLLING OFFICER'S REPLY

HB051

(Question Serial No. 1252)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

As regards support services, the Housing Bureau is responsible for implementing and closely monitoring the Light Public Housing (LPH) projects to build about 30 000 LPH units from 2023-24 to 2027-28 as pledged. The overall cost of LPH being approximately \$26.4 billion, it goes without saying that a substantial input of resources will be required in implementing and monitoring the progress of LPH projects to ensure smooth works. With this mega project coming up, support services see an estimate of \$6.97 billion for 2023-24, which represents a decrease of 0.8% rather than an increase from the original estimate for 2022-23. In this connection, will the Government advise this Committee:

- (a) of the provision in the estimate for support services earmarked for implementing and monitoring the LPH projects;
- (b) of the annual estimate for operating LPH apart from the construction expenditure;
- (c) of the estimated residual value of recovered LPH units after LPH has completed its five-year transitional operation; and
- (d) of the estimated expenditure on demolition and post-demolition storage after LPH has completed its five-year transitional operation?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 34)

Reply:

- (a) We will set up the Dedicated Team on Light Public Housing (DTLPH) under the steer of the Under Secretary for Housing in the Housing Bureau (HB) to take forward the various LPH-related work as a one-stop shop. The daily work of DTLPH will include very close communications and liaison with various policy bureaux and departments to rationalise and push ahead every detail of LPH. The coverage is wide and broad, ranging from the technical aspects, to operation, finance and publicity, etc. DTLPH will also need to maintain contact with different stakeholders in the society, including

the Legislative Council, locals and operating organisations, to ensure that the formulation of policies and implementation details could meet the expectation of the society. DTLPH will consist of 3 units, namely the Policy Unit, Development and Operation Unit and Vetting Unit, for overseeing different areas of LPH.

To achieve the target of constructing about 30 000 LPH units in the coming 5 years, we see a need to create 2 supernumerary directorate posts in HB, i.e. a supernumerary Administrative Officer Staff Grade C (AOSGC) post with a duration of 3 years till 31 March 2026; and a supernumerary chief professional post with a duration of 7 years till 31 March 2030, in order to steer the 3 units as mentioned above. In addition to the 2 proposed supernumerary directorate posts, a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades will be created for DTLPH in 2023-24 to provide support services for the 2 proposed directorate posts. Most of these posts will be created for 7 years up to 31 March 2030. The relevant estimate for 2023-24 is about \$0.03 billion.

- (b) Making reference to the cost of operating transitional housing by the non-governmental organisations, we estimate that the total expenditure for the operation of the first batch of 17 000 LPH units is around \$2.5 billion. Apart from the usual daily operation and maintenance costs, the estimated expenditure also covers the fees for refurbishing the flats upon moving out of tenants; assisting the vetting of tenancy applications and allocation of flats in accordance with the Government's specified criteria, tenancy management, etc.; provision of various social services to the residents and operation of the ancillary facilities of the projects; exit arrangements for the residents upon the end of project operation; and inflation consideration and contingencies, etc. As far as the daily operation and maintenance costs of units are concerned, the preliminary estimate is around \$1,000 per month per LPH unit. Based on the median floor area of about 25 square metres (i.e. about 270 square feet) of LPH units, the average cost is around \$3.7 per square feet. We must stress that the about \$2.5 billion expenditure is only the current estimate. The actual operation expenditure will depend on the contract prices of individual LPH projects.

(c)&(d)

The "Modular Integrated Construction" (MiC) approach adopted in the construction of LPH allows the demounting and relocation of modules to other projects, in order to fully utilise resources and reduce wastages. Similar to the current standard of transitional housing, the expectancy of the structural components used in the LPH projects is up to 50 years. The Architectural Services Department will allow suitable demounting details and accessories in LPH's design to ensure that the modules can be demounted to facilitate future relocation and reconstruction for re-use in suitable projects in future.

Taking into account the cost-effectiveness and other factors, we believe that it will be more appropriate and effective in re-using the LPH modules in buildings of a similar scale. As long as their functions and design are in line, consideration could be given to using the modules in various areas, including quarters, material storage rooms and site offices of large-scale development projects in future, etc. upon corresponding modifications.

As the LPH projects are still at the early design stage, it would be too early to delve into the specific feasibility and details of re-using the relevant building modules upon project completion. We will pay close attention to the operation of LPH projects and the needs of various projects in future, and prepare for suitable arrangements early, thereby achieving the optimal use of resources as far as practicable.

- End -

CONTROLLING OFFICER'S REPLY**HB052****(Question Serial No. 1564)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Paragraphs 147 and 148 of the Budget Speech mention the supply of transitional housing (TH) and Light Public Housing (LPH). Earlier, after the HKSAR Government announced the development of LPH at an exorbitant price, citizens questioned the high construction costs of LPH and why the Government did not make use of available sites, such as vacant school premises in urban areas.

Some residents of the Southern District question why the Government does not make reference to the successful case of converting Wing On School into a TH development and convert the old campus of St. Peter's Secondary School at Aberdeen, a school premises which has been abandoned for 10 years and they pass by every day, into a LPH development. If the Government does so, it can not only put "spade-ready" urban sites with supporting transport facilities to good use, but also avoid the controversies in society such as the "high-handed infill development of resettlement areas" at Kai Tak, the impacts on flat owners and land developers who have paid high prices to purchase their flats and acquire the land lots respectively, and the "reasonable expectations" about the sites for central business district development.

In this regard, will the Government consider converting the said campus and all school premises which have been abandoned for many years into LPH or TH developments, so as to help reduce the huge fiscal deficit by saving the expenditure of \$9.5 billion for the proposed LPH development at Kai Tak and releasing the land lot at Kai Tak and making it available for sale? If so, what are the details? If not, what are the reasons?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 41)

Reply:

The Task Force on Transitional Housing (TFTH) under the Housing Bureau (HB) has been assessing the feasibility of utilising vacant school premises (VSPs) or their related sites, which are available for short-term uses, for transitional housing (TH) development. Factors which would be taken into account include their locations, ancillary facilities, building / site

conditions, transportation networks, usable areas, available durations, etc. For VSPs suitable for conversion into TH, TFTH, in consultation with relevant bureaux and departments, would grant policy support, and provide assistance to the operating organisations, including offering advice on the relevant administrative or statutory procedures, as well as facilitating the funding application to implement the projects.

With TFTH's spearheading efforts, 7 VSPs or their related sites are being utilised for TH development, providing a total of 1 464 units. As regards the former school premises of St. Peter's Secondary School at Aberdeen mentioned in the question, TFTH had reviewed in collaboration with relevant departments and the land owner on the feasibility of conversion into TH. Given the technical constraints, including the fact that the premises lack suitable passage as emergency vehicular access, and that the building structure cannot accommodate the necessary barrier-free provisions such as the addition of an accessible lift, the VSP was considered not feasible for conversion into TH.

In future, TFTH will continue to make good use of the remaining funding under the "Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (NGOs)" to support NGOs to convert vacant residential flats, or non-residential buildings such as vacant government properties/school premises into TH.

- End -

CONTROLLING OFFICER'S REPLY

HB053

(Question Serial No. 0110)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the implementation of the Cash Allowance Trial Scheme (CATS), will the Government inform this Committee:

1. of the respective numbers of applications received and approved since CATS was introduced as well as the main reasons for rejecting applications;
2. of the average, longest and shortest time required for handling a CATS case;
3. of the staff establishment and expenditure involved in implementing CATS and whether there is adequate manpower to handle the applications; and
4. when a review of CATS will commence and whether the Government will consider to extend or regularise CATS; if yes, of the details; if no, of the reasons?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 29)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant households. As at end of February 2023, the Housing Department (HD) has received a total of about 89 400 applications. Among these applications, about 85 700 were approved, about 3 400 were rejected, and about 300 are being processed. The rejected applications mainly involved cases where all the family members in the applicant households were receiving the Comprehensive Social Security Assistance.

2. HD completes the vetting process of straightforward cases within 1 to 2 months after receiving the completed application forms and other relevant information. Longer processing time is required for some cases such as those involving changes in family circumstances, etc.
3. There are 86 time-limited non-directorate civil service posts in the HD for the implementation of the Scheme. In the fourth quarter of 2023-24, there will be a reduction of 5 time-limited posts. The estimated expenditure for personal emoluments for that financial year is \$53.38 million. HD will review the manpower requirement as and when needed.
4. The Scheme runs on a trial basis for 3 years until mid-2024. The Government will review the Scheme at an appropriate time.

- End -

CONTROLLING OFFICER'S REPLY

HB054

(Question Serial No. 0111)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the Light Public Housing (LPH) initiative, will the Government inform this Committee:

1. whether it will consider adopting the principle of “soliciting tenants first before construction” and using pre-registered data to grasp the public demand for LPH, so as to determine the number of units and the progress of LPH construction; if yes, of the details; if no, of the reasons;
2. whether the design standards of LPH are in line with those of permanent public housing, and whether the current technologies can address the issue of high-rise construction; if yes, of the details; if no, of the reasons;
3. whether LPH units will be reused; if yes, whether any studies have been carried out on LPH units being reused in projects of permanent public housing, civil servant quarters, elderly housing, interim housing or student residence; if no, of the reasons; and
4. of the measures to be adopted to reduce the management fees of LPH and whether consideration will be given to the management of LPH by the Hong Kong Housing Authority or the Hong Kong Housing Society; if yes, of the details; if no, of the reasons?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 30)

Reply:

1. There is a strong and clear demand for public housing. According to the Long Term Housing Strategy Annual Progress Report 2022 published on 31 October 2022, the total housing supply target for the coming ten-year period (i.e. from 2023-24 to 2032-33) is 430 000 units. Based on the public/private housing split of 70:30, the public housing and private housing supply targets are 301 000 units and 129 000 units respectively. The Government has identified sufficient land for providing about 360 000 public housing units, which can meet the supply target of public housing units for the

above-mentioned ten-year period. However, since the supply of housing land is not evenly distributed across each year, only about one-third of the units can be completed during the first five-year period (from 2023-24 to 2027-28), while the remaining two-thirds will be completed in the second five-year period (from 2028-29 to 2032-33). Furthermore, land creation takes time. Thus, there is still a shortage of land ready for public housing development in the short run. Besides, shortage of public housing supply has led to a longer waiting time for public rental housing (PRH) applicants to receive a flat offer. LPH aims to expeditiously fill the short-term gap of public housing supply at the soonest. We consider it not necessary to re-affirm such a demand by adopting the “soliciting tenants first before construction” approach.

2. With reference to the design of traditional public housing and transitional housing, and taking into account the adoption of Modular Integration Construction (MiC) approach, LPH units will come in 3 different sizes, ranging from small units for 1 to 2 persons to large units for 3 to 4 and 4 to 5 persons. In order to build and provide a large number of LPH units as soon as possible, the provision of community ancillary facilities for LPH will be relatively simple in general when compared to those provided for traditional PRH. However, when designing and planning for individual LPH projects, we will take full account of factors such as site character, anticipated age groups of residents, local transport networks, other neighbouring developments and cost-effectiveness, so as to provide appropriate ancillary facilities having regard to the actual circumstances of each project as far as possible. We have proactively started implementing the ancillary transport arrangements for LPH with the Transport Department. In order to cater for the needs of residents as far as practicable, we also plan to invite the future operators of LPH to provide basic services for the LPH residents as appropriate, such as retail shops, launderettes, study rooms, function rooms, as well as recreational and community services. LPH buildings (including the high-rise ones) will adopt the MiC approach. They still need to comply with the statutory requirements for general buildings (such as structural design requirements).
3. LPH’s modules can be re-used in suitable projects in future. The Architectural Services Department will allow suitable demounting details and accessories in LPH’s design to ensure that the modules can be demounted to facilitate future relocation and reconstruction. As the LPH projects are still at the early design stage, it would be too early to delve into the specific feasibility and details of re-using the relevant building modules upon project completion. We will pay close attention to the operation of LPH projects and the needs of various projects in future, and prepare for suitable arrangements early, thereby achieving the optimal use of resources as far as practicable.

At present, HA adopts modular flat design for new public housing developments, which mainly provide 4 types of units with the internal floor area following HA’s prevailing allocation standard. Besides, as compared to some 10 storeys design of high-rise LPH, traditional public housing blocks can reach over 40 storeys in order to optimise site development potential. Therefore, the weight and wind load of traditional public housing developments are greater, and the requirements for their foundation and building structure are much higher. Moreover, if LPH modules are to be reused in traditional public housing developments, it is necessary to examine the weight that the relevant module can withstand, its compatibility with the future public housing design requirements, including building materials and connection methods, and extra

reinforcement may be required, likely resulting in significant time and cost implications. Other aspects such as building services design and long-term regular maintenance and inspection would need to be considered as well. Taking into account the cost-effectiveness and other factors, we believe that it will be more appropriate and effective in re-using the LPH modules in buildings of a similar scale. As long as their functions and design are in line, consideration could be given to using the modules in various areas, including quarters, material storage rooms and site offices of large-scale development projects in future, etc. upon corresponding modifications.

4. In order to encourage participation of different stakeholders in the community, the Government's plan is to invite organisations with sufficient size, management capability and experience to participate in the tender exercises for operation of LPH. The Government intends to adopt a "two-envelope tendering approach" by conducting technical evaluation based on a series of factors, including the management capability, relevant experience and past service performance of the organisations, as well as the proposed mode of operation and management, budget, social service support to be provided and feasibility of exit plan as stated in their proposals. The tender price will then be further evaluated to decide on the most suitable organisations for operating LPH projects.

Making reference to the cost of operating transitional housing by the non-governmental organisations, we estimate that the total expenditure for the operation of the first batch of 17 000 LPH units is around \$2.5 billion. Apart from the usual daily operation and maintenance costs, the estimated expenditure also covers the fees for refurbishing the flats upon moving out of tenants; assisting the vetting of tenancy applications and allocation of flats in accordance with the Government specified criteria, tenancy management, etc.; provision of various social services to the residents and operation of the ancillary facilities of the projects; exit arrangements for the residents upon the end of project operation; and inflation consideration and contingencies, etc. As far as the daily operation and maintenance costs of units are concerned, the preliminary estimate is around \$1,000 per month per LPH unit. Based on the median floor area of about 25 square metres (i.e. about 270 square feet) of LPH units, the average cost is around \$3.7 per square feet. We must stress that the about \$2.5 billion expenditure is only the current estimate. The actual operation expenditure will depend on the contract prices of individual LPH projects.

One of the major responsibilities of the HA / Housing Department (HD) is to provide permanent public housing (including traditional PRH and subsidised sale flats). Currently, HA/HD is managing over 800 000 PRH units. The number of units to be built and managed will increase significantly to achieve the public housing supply target in the coming 10 years under the Long Term Housing Strategy. Therefore, HA/HD will need to continue focusing their resources in the development of public housing and management of traditional PRH.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0112)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Housing (Agnes WONG)
Director of Bureau: Secretary for Housing

Question:

What are the estimated numbers of units of public rental housing, Green Form Subsidised Home Ownership Scheme and other Subsidised Sale Flats Projects under the Housing Authority and the Hong Kong Housing Society to be completed between 2022-23 and 2027- 28? What are their locations?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 31)

Reply:

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecasts as at December 2022, the information of the projects to be completed by HA and HKHS in the current year (2022-23) and the next 5 years (from 2023-24 to 2027-28) is listed at **Annex**. Such information has also been uploaded to the Housing Bureau's webpage.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA)
and the Hong Kong Housing Society (HKHS) in 2022-23
(Based on the Forecast as at December 2022)**

(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Kwai Tsing	Ching Fu Court # @	PRH/GSH	2 900
Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)@	PRH/GSH	900
Sub-total of PRH/GSH			3 700
Wong Tai Sin	Kai Cheung Court	Other SSFs	900
Sha Tin	Kam Chun Court	Other SSFs	2 100
	Yu Tak Court	Other SSFs	500
Islands	Yu Nga Court @	Other SSFs	3 300
Sub-total of Other SSFs			6 900
Yearly Total			10 600

Remarks

- Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 - The figures are subject to amendments at the detailed design stage.
- # GSH Project.
@ Project completed.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Kowloon City	Lee Kung Street* @	PRH	300
Yearly Total			300

Remarks

- Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 - The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.
@ Project completed.

Public Housing Production Forecast of the HA and HKHS
(from 2023-24 to 2027-28)
(Based on the Forecast as at December 2022)

(A) HA's PRH / GSH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sham Shui Po	Pak Tin Phase 10	PRH/GSH	900
Wong Tai Sin	Kai Chuen Court #	PRH/GSH	2 100
Kwai Tsing	Ching Hong Road North Phase 1	PRH/GSH	900
	Ching Hong Road North Phase 2	PRH/GSH	600
	Lai Cho Road	PRH/GSH	800
Tai Po	Tai Po Area 9	PRH/GSH	6 800
Tuen Mun	Yip Wong Road Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			12 800
Eastern	Kei Wah Court	Other SSFs	200
Sub-total of Other SSFs			200
Yearly Total			13 000

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Tak Site 2B6	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	Anderson Road Quarry Site R2-5	Other SSFs	1 100
	Anderson Road Quarry Site R2-6	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	Anderson Road Quarry Site R2-8	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Hang Fu Street	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 700
	Wang Chiu Road Phase 2	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Bin Phase 1	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 600
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street^	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	PRH/GSH	2 500
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1^	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1^	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2^	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1^	PRH/GSH	700
Sub-total of PRH/GSH			15 600
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 200
	Kai Tak Site 2B4	Other SSFs	1 300
Tuen Mun	Wu Shan Road^	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			5 700
Yearly Total			21 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path^	PRH/GSH	400
Kowloon City	To Kwa Wan Road^	PRH/GSH	600
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	500
Islands	Tung Chung Area 42 Phase 1^	PRH/GSH	1 700
North	Kwu Tung North Area 19 Phase 2^	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2^	PRH/GSH	900
Sub-total of PRH/GSH			15 200
Kwun Tong	Pik Wan Road Site A^	Other SSFs	2 400
	Pik Wan Road Site B^	Other SSFs	900
Sham Shui Po	373 Lai Chi Kok Road^	Other SSFs	300
Islands	Tung Chung Area 23 Phase 1^	Other SSFs	500
Sai Kung	Ying Yip Road^	Other SSFs	1 600
North	Po Shek Wu Road^	Other SSFs	1 900
Yuen Long	Wang Chau Site B^	Other SSFs	1 900
Sub-total of Other SSFs			9 300
Yearly Total			24 500
Five-year (2023-24 to 2027-28) Total			111 000

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.
- ^ Sites that have not been handed over to the HA.

(B)HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2023-24			
Sha Tin	Jat Min Chuen	PRH	100
Yearly Total			100
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok^	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok^	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Five-year (2023-24 to 2027-28) Total			17 200

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.
- ^ Sites that have not been handed over to the HKHS.

– End –

CONTROLLING OFFICER'S REPLY**HB056****(Question Serial No. 0114)**Head: (62) Government Secretariat: Housing BureauSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Housing (Agnes WONG)Director of Bureau: Secretary for HousingQuestion:

Regarding the work of the Appeal Panel (Housing), will the Government inform this Committee:

1. of the number of appeal cases received by the Appeal Panel (Housing) in each of the past 3 years with a breakdown by category; and
2. of the total number of cases in which Notices-to-Quit were confirmed, amended and cancelled after hearing by the Appeal Panel (Housing), and the number of cases involving "Well-off Tenants Policies" in each of the past 3 years?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 33)Reply:

In the past 3 years (i.e. 2020-2022), the number of appeal cases received by the Appeal Panel (Housing), broken down by category, is as follows —

	2020	2021	2022
Rent arrears	319	357	404
Non-occupation / Unauthorised occupation of flat	84	250	468
Others (including divorce, Marking Scheme and storage of illicit drugs, etc.)	162	115	182
Total:	565	722	1 054

In the past 3 years (i.e. 2020-2022), the total number of Notices-to-Quit cases confirmed, amended and cancelled after hearing by the Appeal Panel (Housing) and, among which, the number of cases involving “Well-off Tenants Policies” are as follows —

	2020			2021			2022		
	confirmed	amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Total Number of Cases <small>Note</small>	112	60	40	103	87	43	309	278	52
Number of Cases Involving “Well-off Tenants Policies”	7	3	5	6	4	3	3	6	1

Note: Depending on the date the appeals were received and other factors (such as adjournment of hearings or extended hearing sessions), not all appeals will be concluded within the same year. Therefore, in the above table, the number of cases heard in a particular year include cases received in previous year(s) but not yet concluded.

- End -

CONTROLLING OFFICER'S REPLY

HB057

(Question Serial No. 0115)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

What are the respective numbers of buildings and flats on which inspections were conducted by the Independent Checking Unit under the Office of the Permanent Secretary for Housing in each of the past 3 years and, among which, the respective numbers of advisory letters and orders issued?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 34)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority (HA) which have been sold or divested in accordance with the Buildings Ordinance (BO) and the policies and guidelines of BA.

ICU formulates the annual Planned Survey programme by making reference to the Large Scale Operations against unauthorised building works and repair works in private buildings carried out by the Buildings Department and conducts inspections on the residential buildings of courts/estates under the various subsidised sale flats schemes of HA. The surveys include inspection of external walls and internal common areas of the buildings, identification of any dangerous unauthorised building works, as well as any dilapidated conditions of the building and drainage pipes at the inspected areas. If no rectification works is carried out by the owner(s) / Incorporated Owner(s) regarding the contravention of the BO, ICU will issue repair orders or removal orders to the owners concerned in accordance with the BO, requiring the completion of necessary repair or removal works within the specified time limit.

In the past 3 years (i.e. from 2020 to 2022), the number of blocks and flats surveyed, as well as the advisory letters and orders issued by ICU under the Planned Survey are as follows –

	2020	2021	2022
No. of Blocks	18	18	18
No. of Flats	9 827	7 583	7 682
No. of Advisory Letters issued*	1 205	1 585	3 374
No. of Orders issued*	373	487	1 209

* Remarks: The number of advisory letters/orders issued in the respective year includes cases in buildings surveyed in the previous years which require issuance of advisory letters/orders. They are not equivalent to the number of cases in buildings surveyed in that year which require issuance of advisory letters/orders.

- End -

CONTROLLING OFFICER'S REPLY

HB058

(Question Serial No. 0116)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

Regarding the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), will the Government inform this Committee:

1. of the manpower and expenditure involved in the implementation of the MBIS and the MWIS respectively;
2. of the number of notices for mandatory building inspection issued by the Independent Checking Unit (ICU), the number of notices discharged, the number of buildings with statutory notices not yet discharged within the specified time and the number of cases referred to the Legal Services Section of the Buildings Department for enforcement actions in each of the past 3 years by District Council district;
3. of the number of notices for mandatory window inspection issued by the ICU, the number of notices discharged, the number of flats with statutory notices not yet discharged and the number of flats with fixed penalty notices issued in each of the past 3 years by District Council district; and
4. of the figures in relation to the targets set under the MBIS and the MWIS respectively this year by District Council district?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 35)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority which have been sold or divested in accordance with the Buildings Ordinance and the policies and guidelines of BA. This includes the issuance of statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the

Mandatory Window Inspection Scheme (MWIS) to the owners or Incorporated Owners of buildings which are aged 30 years or above and 10 years or above respectively, requiring them to carry out the prescribed inspection and the prescribed repair as necessary.

1. In 2022-23, the establishment of ICU for the implementation of the MBIS and MWIS is 22. The relevant operational expense is about \$25.8 million. As the above manpower and expenses are for implementing the 2 schemes, we are not in the position to provide further breakdown.
2. In the past 3 years (from 2020 to 2022), the number of statutory notices issued by ICU under the MBIS and the number of statutory notices discharged are tabulated by District Council district below —

District Council Districts	2020		2021		2022	
	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)
Central and Western	-	-	-	-	-	-
Eastern	-	-	-	-	3	-
Southern	-	-	-	-	-	-
Wan Chai	-	-	-	-	-	-
Kowloon City	-	-	-	-	-	-
Kwun Tong	3	675	-	50	5	212
Sham Shui Po	-	50	-	4	-	11
Yau Tsim Mong	-	-	-	-	-	-
Wong Tai Sin	-	574	-	931	-	20
Islands	-	-	-	-	-	-
Kwai Tsing	-	44	-	54	-	10
North	-	135	-	240	-	151
Sai Kung	-	-	4	-	-	-
Sha Tin	2	-	2	-	8	-
Tai Po	4	60	1	22	-	2
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	160	7	17	4	-
Yuen Long	-	-	-	-	-	-
Total	9	1 698	14	1 318	20	406

Note 1: Statutory notices discharged in the year are not necessarily issued in the same year.

ICU does not maintain the yearly statistics of statutory notices issued under MBIS for the past 3 years which are not yet discharged. As at the end of December 2022, the number of statutory notices not yet discharged and the number of cases referred to the Legal Services Section (LSS) of the Buildings Department (BD) for enforcement actions in the past 3 years (from 2020 to 2022) are tabulated by District Council district below —

District Council Districts	Number of statutory notices not yet discharged	Number of cases referred to the LSS of the BD for enforcement actions from 2020 to 2022
Central and Western	-	-
Eastern	5	1
Southern	-	-
Wan Chai	-	-
Kowloon City	-	-
Kwun Tong	216	1
Sham Shui Po	88	17
Yau Tsim Mong	-	-
Wong Tai Sin	11	-
Islands	-	-
Kwai Tsing	4	3
North	300	11
Sai Kung	-	-
Sha Tin	8	-
Tai Po	85	5
Tsuen Wan	-	-
Tuen Mun	426	-
Yuen Long	-	-
Total	1143	38

3. In the past 3 years (from 2020 to 2022), the number of statutory notices issued by ICU under the MWIS and the number of statutory notices discharged are tabulated by District Council district below —

District Council Districts	2020		2021		2022	
	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)
Central and Western	-	-	-	-	-	-
Eastern	-	8	-	6	2 249	1 239
Southern	1 901	687	-	949	-	16
Wan Chai	-	-	-	-	-	-
Kowloon City	-	4	-	1	-	2
Kwun Tong	-	374	-	45	1 521	64
Sham Shui Po	-	45	2	28	-	-
Yau Tsim Mong	-	-	-	-	-	-
Wong Tai Sin	-	217	-	53	-	37
Islands	-	1	-	16	-	3
Kwai Tsing	-	41	7	42	2 485	1 134

District Council Districts	2020		2021		2022	
	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)	Number of notices issued	Number of notices discharged (Note 1)
North	4	126	-	36	-	-
Sai Kung	-	13	9 973	4 371	-	3 973
Sha Tin	1 853	6 544	1 843	1 838	7 676	6 232
Tai Po	4 926	1 056	-	3 219	-	426
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	4	2 315	-	810	-	20
Yuen Long	-	57	1 030	711	-	-
Total	8 688	11 488	12 855	12 125	13 931	13 146

Note 1: Statutory notices discharged in the year are not necessarily issued in the same year.

ICU does not maintain the yearly statistics of statutory notices issued under MWIS for the past 3 years which are not yet discharged. As at the end of December 2022, the number of statutory notices not yet discharged and the number of fixed penalty notices issued in the past 3 years (from 2020 to 2022) are tabulated by District Council district below –

District Council Districts	Number of statutory notices not yet discharged	Number of fixed penalty notices issued from 2020 to 2022
Central and Western	-	-
Eastern	1 051	-
Southern	98	15
Wan Chai	-	-
Kowloon City	20	-
Kwun Tong	1 659	69
Sham Shui Po	30	-
Yau Tsim Mong	-	-
Wong Tai Sin	138	51
Islands	2	1
Kwai Tsing	1 434	9
North	97	49
Sai Kung	1 229	-
Sha Tin	2 822	123
Tai Po	422	32
Tsuen Wan	-	-
Tuen Mun	292	65
Yuen Long	468	-
Total	9 762	414

4. The number of statutory notices planned to be issued by ICU under MBIS and MWIS in 2023 are tabulated by District Council district below —

MBIS

District Council Districts (only districts with related cases are listed)	Number of target buildings (block)	Estimated number of statutory notices to be issued
Kwai Tsing	10	2
Sai Kung	7	2
Kwun Tong	10	5
Tsuen Wan	8	7
Total	35	16

MWIS

District Council Districts (only districts with related cases are listed)	Number of flat units in target buildings	Estimated number of statutory notices to be issued
Kwai Tsing	7 338	5 800
Sai Kung	5 404	4 300
Tuen Mun	1 834	10 (Note 1)
Tai Po	7 061	5 600
Southern	4 448	10 (Note 1)
Wong Tai Sin	6 712	10 (Note 1)
Total	32 797	15 730

Note 1: Some target buildings in the district are solely owned. Therefore, the estimated number of statutory notices to be issued will be much less than the number of flat units in the target buildings.

- End -

CONTROLLING OFFICER'S REPLY

HB059

(Question Serial No. 0517)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Housing

Question:

The Government has set the target time for approving sale and purchase agreements and deeds of mutual covenant (DMCs) within 13 weeks. However, the target was not met in the past 5 years, with the attainment rates ranging from the lowest 80% (in 2018) to the highest 94% (in 2021). In this connection,

1. What are the reasons for the persistent failure in meeting the target for approving sale and purchase agreements and DMCs? Are there any plans to raise the attainment rates? If yes, what are the details?
2. What was the total number of cases in which sale and purchase agreements and DMCs for residential properties were not approved within 13 weeks in the past 3 years? What was the total number of flats where delivery of possession to the purchasers was deferred as a consequence?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 10)

Reply:

1. The Legal Advisory and Conveyancing Office (LACO) of the Lands Department (LandsD) aims to approve Sale and Purchase Agreements (S/P Agreements) under the LandsD Consent Scheme and Deeds of Mutual Covenant (DMCs) within 13 weeks (excluding the time waiting for the replies from the applicants to its requisitions). The complexity of the cases varies from development to development and it is necessary to settle all issues before the relevant approval can be given by the LACO. For those cases which could not be completed within 13 weeks between 2018 and 2022, longer processing time was required as the LACO needed to negotiate with the applicants to settle issues relating to changes of building plans, designation of different types of common areas, arrangements for private lift lobby, etc. Besides, the LACO had to handle several cases concerning different phases of the same development simultaneously.

In order to meet the target of issuing approval within 13 weeks, the LACO has been exploring ways to streamline the processing procedures under the LandsD Consent Scheme and expedite the processing of the applications for approval of S/P Agreements and DMCs. In 2018, the LACO drew up a set of standard clauses for use by practitioners when preparing DMCs. In 2020 and 2021, the LACO devised standard forms of Statutory Declaration and Finance Undertaking for cases where completion of the development is financed by the combined method of Building Mortgage and Finance Undertaking. For details, please refer to the LACO Circular Memoranda Nos. 79, 79A, 72D and 75B (link: <https://www.landsd.gov.hk/en/resources/practice-notes/laco.html#number>). The LACO will continue to enhance its work on these 2 fronts.

2. Amongst 100 S/P Agreements in respect of residential developments approved by the LACO from 2020 to 2022, 8 could not be approved within 13 weeks, involving 3 735 residential units. Amongst 113 DMCs in respect of residential developments approved during the same period, 14 could not be approved within 13 weeks, involving 13 223 residential units. The S/P Agreements and DMCs have to be approved by the LACO before the sale of residential units can commence. In general, developers would arrange pre-sale of their residential units before completion of residential projects. The time taken by the LACO to approve these 2 documents therefore does not affect the date on which the purchasers enter into Assignments and take possession of their residential units. The date on which the purchasers take possession of their residential units would hinge on the completion of construction of the units.

- End -

CONTROLLING OFFICER'S REPLY

HB060

(Question Serial No. 3063)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Legal Advice
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Housing

Question:

The Lands Department has pointed out that in 2023-24, it will explore ways to further streamline the existing procedures for giving consent to the sale of uncompleted units. In this connection, would the Government please reply to the following:

1. What are the estimated expenditure and manpower involved?
2. Has a target been set for the number of units in uncompleted developments to be approved for sale under the Lands Department Consent Scheme? If yes, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 63)

Reply:

1. The Legal Advisory and Conveyancing Office (LACO) of the Lands Department is responsible for the processing of applications for consent to the sale of uncompleted residential units. As the work has been subsumed into the overall duties of the staff of the LACO, there is no separate breakdown of the expenditure and manpower solely for this task.
2. The LACO will handle applications for consent to the sale of uncompleted residential units as soon as practicable, with a target of approving them within 13 weeks (excluding the time waiting for the replies from the applicants to its requisitions). The LACO expects to complete the approval of 43 applications in respect of residential developments involving some 22 000 residential units in 2023.

- End -

CONTROLLING OFFICER'S REPLY

HB061

(Question Serial No. 1999)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

The Rating and Valuation Department (RVD) provides support to landlords and tenants as well as advisory and mediatory services to members of the public on tenancy matters under the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance). Its main duty is to implement the provisions of the Ordinance, which includes processing application forms and notices submitted according to the Ordinance; monitoring the implementation of the Ordinance through investigations and reviews, and giving advice to the Secretary for Housing on how to improve the tenancy arrangements under the Ordinance when necessary; and providing advisory and mediatory services to members of the public on tenancy matters. In this connection, please inform this Committee of the following:

1. Pursuant to the Ordinance, a landlord must, within 60 days after the term of the tenancy commences, submit a Notice of Tenancy (Form AR2) to notify RVD of the particulars of the tenancy in compliance with the statutory requirements. How many Forms AR2 have been processed by RVD so far?
2. RVD has set up an enforcement and investigation task force, and is hiring additional retired police officers to follow up cases involving suspected breach of the provisions of the Ordinance, as well as actively exploring different approaches for identifying suspected offence cases. How many members does the enforcement and investigation task force have? How many members are expected to be hired? What are the details of their work?
3. RVD identified a total of 1 098 cases of landlords suspected of having committed an offence under the Ordinance by the end of December last year, 80% of which (899 cases) were suspected non-submission of Form AR2 within the deadline. Please advise on the follow-up investigations conducted by RVD on all the suspected offence cases and the results.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 30)

Reply:

1. Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force on 22 January 2022 and up to 28 February 2023, the Rating and Valuation Department (RVD) has processed a total of 12 699 Notices of Tenancy (Forms AR2).
2. RVD has set up an enforcement and investigation task force (Task Force) which consists of 12 members, including 5 retired police officers. The Task Force is striving to perform its duties, including following up on cases involving suspected breach of the provisions of Part IVA of the Ordinance and actively exploring more ways to proactively identify suspected offence cases, with a view to enhancing the enforcement and prosecution efficiency. The specific duties of the Task Force include:
 - i. expediting the investigation of the suspected offence cases and the collection of relevant evidence, and following up with the Department of Justice (DoJ) on whether prosecution action should be taken with a view to enhancing the efficiency of prosecution;
 - ii. strengthening proactive inspections, including conducting inspections in districts where SDUs are common in evenings or during weekends, so as to understand directly from SDU tenants and related parties about their tenancies, as well as identifying and following up on suspected offence cases as early as possible; and
 - iii. strengthening training for existing RVD staff to enhance enforcement and prosecution efficiency by leveraging the experience of the retired police officers in enforcement, investigation and prosecution.
3. Since Part IVA of the Ordinance came into force, RVD has been actively pursuing enforcement actions by proactively identifying suspected offences and following up on complaint cases. Upon identifying a suspected offence case or receiving a complaint, RVD will carry out in-depth investigation. Depending on the actual circumstances having regard to the information and evidence collected, RVD will take appropriate actions on individual cases, including seeking legal advice from DoJ and pursuing legal action.

As at 28 February 2023, RVD has identified 1 308 cases of SDU landlords suspected of having contravened Part IVA of the Ordinance; 1 274 cases of which are proactively identified by RVD via different channels whereas the remaining 34 are complaint cases. Relevant information is tabulated as follows –

Category	No. of cases
Landlords suspected of failing to submit Form AR2 to RVD within 60 days after the term of “regulated tenancy” commences	1 074
Landlords suspected of breaching the requirements under Part IVA of the Ordinance when demanding from tenants reimbursement of the apportioned water or electricity charges	215
Landlords suspected of requiring tenants to make payments not permitted under Part IVA of the Ordinance	15
Landlords suspected of failing to provide rent receipt to tenants within 7 days after receiving the rent amount	2
Landlords suspected of harassing tenants	1
Landlords suspected of providing false and misleading particulars to RVD	1
Total	1 308

RVD has prosecuted 2 SDU landlords contravening Part IVA of the Ordinance (involving 3 cases). The landlords concerned have been convicted and fined. In addition, RVD has issued warning letters to landlords of 496 cases concerning Form AR2 on the advice of DoJ. At present, RVD is investigating 429 cases and awaiting advice from DoJ for 9 of these cases to decide whether to take further legal action. As for the remaining 380 cases, RVD cannot follow up further as the relevant tenants have refused to provide further information.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2000)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

The Rating and Valuation Department (RVD) is responsible for enforcing the provisions of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance). Since this Ordinance regulating tenancies of subdivided units (SDUs) came into effect, there were quite some views calling for RVD to step up enforcement. Please advise this Committee on the following:

1. What are the staff establishment, emoluments and overall expenditure required by RVD for administration of the Ordinance regulating SDU tenancies starting from January 2022?
2. Please specify the tasks undertaken by the relevant staff and the staff establishment of RVD.
3. The RVD has provided advisory and mediatory services to the public on SDU tenancy matters since January 2022. Please set out the number and nature of the advisory and mediatory cases respectively.
4. The Government indicated in January this year that rental information of SDUs would be published in the first quarter. What is the latest progress? When and how will it be published? Will the rental information of SDUs be published with breakdown by the 18 districts?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 31)

Reply:

1. Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force on 22 January 2022, the Rating and Valuation Department (RVD) has set up a dedicated team consisting of about 50 staff members for implementation of Part IVA of the Ordinance. In 2023-24, the dedicated team has 35 civil servants, with the remaining members being non-civil servants.

RVD's estimated expenditure under Programme (4) (including the implementation of Part IVA of the Ordinance) for 2023-24 is around \$64.6 million, which will be used to pay staff salaries and the associated operating expenses.

2. RVD's dedicated team for implementation of Part IVA of the Ordinance is headed by a Senior Valuation Surveyor who reports to a Principal Valuation Surveyor. Currently, there are 36 members of the team responsible for handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in different districts); and taking enforcement actions as appropriate, etc. The remaining staff members are responsible for processing and endorsing Notices of Tenancy (Forms AR2) and other applications; publicity and education; collating and preparing for the publication of rental data reported by landlords, as well as providing general administrative support and general affairs including arrangement of staff training, system management and liaison work, etc.
3. Since Part IVA of the Ordinance came into force and up to 28 February 2023, RVD has received a total of 14 121 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc. The matters enquired include information on Form AR2, provisions of Part IVA of the Ordinance, reimbursement of charges for the specified utilities and services (including water and electricity), etc.

In addition, as at 28 February 2023, RVD has handled a case requiring mediatory services in relation to "regulated tenancy", which involves water seepage in the SDU concerned. After learning the details of the case from the landlord and the tenant respectively, RVD has assisted them in exploring solutions to resolve the relevant problems promptly.

4. The Government is collating the rental data of SDUs collected via Forms AR2 and plans to provide the relevant information to the Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants under Legislative Council Panel on Housing in April this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2102)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which regulates tenancies of subdivided units (SDUs) has been implemented for more than a year. Quite a number of members of the public still indicated that the existing publicity and enforcement of the Ordinance are inadequate, as many landlords and tenants still do not understand their own interests and obligations.

- (1) The relevant estimate for this year is reduced by 16.3% as compared to the revised estimate for 2022-23. Please explain the reasons.
- (2) Will the Government consider increasing manpower and resources for publicity and enforcement purposes in order to effectively enhance the implementation of the Ordinance and provide better tenancy protection to members of the public?
- (3) Please advise on the number of application forms and notices as well as enquiries actually processed in 2022-23.
- (4) Please provide information on the progress and a specific timetable for completing the rental level analysis in respect of SDUs and publishing the relevant data.

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 7)

Reply:

Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force on 22 January 2022, the Rating and Valuation Department (RVD) has set up a dedicated team consisting of about 50 staff for implementation of Part IVA of the Ordinance. The work of the team includes publicising provisions of Part IVA of the Ordinance; handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in different districts) and taking

enforcement actions as appropriate; processing and endorsing Notices of Tenancy (Forms AR2) and other applications; collating and preparing for the publication of SDU rental data reported by landlords, as well as providing general administrative support and general affairs, etc. RVD's replies to the relevant questions are as follows:

- (1) RVD's estimated expenditure for 2023-24 under Programme (4) (including the implementation of Part IVA of the Ordinance) decreases by \$12.6 million (16.3%) as compared to the revised estimate for 2022-23, mainly because RVD no longer needs to allocate provision for some of the non-recurrent expenditure for implementing tenancy control on SDUs, such as the procurement of computer equipment and other equipment as well as renovation of new office, etc. in 2023-24.
- (2) On publicity, RVD has started a new round of publicity activities with the first stage being rolled out in late November 2022. The activities include distribution of new posters and leaflets as well as placing advertisements on bus and tram bodies, MTR panels and newspapers. The second stage was rolled out in late January 2023 with activities including broadcasting of new Announcements in the Public Interest on TV and radio from 31 January 2023, and posting of video advertisements on TV, newspaper websites and mobile apps in February 2023, followed by an episode of TV programme with relevant messages and roller features broadcast in March 2023. In addition, RVD has issued letters to about 1 000 buildings (about 45 000 units in total) believed to have more SDUs for reminding the landlords and tenants of SDUs of the relevant requirements. RVD will continue to carry out publicity activities as appropriate.

As for enforcement, RVD has set up an enforcement and investigation task force (Task Force) which consists of 12 members, including 5 retired police officers. The Task Force is striving to perform its duties, including following up on cases involving suspected breach of the provisions of Part IVA of the Ordinance and actively exploring more ways to proactively identify suspected offence cases, with a view to enhancing the enforcement and prosecution efficiency.

- (3) Since Part IVA of the Ordinance came into force and up to 28 February 2023, RVD has processed a total of 12 699 Forms AR2. During the same period, RVD has received a total of 14 121 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc.
- (4) The Government is collating the rental data of SDUs collected via Forms AR2 and plans to provide the relevant information to the Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants under Legislative Council Panel on Housing in April this year.

- End -

HB064

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1465)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

Regarding Programme (4) Landlord and Tenant Services, will the Government inform this Committee of the following:

1. the expenditure on resources and establishment involved in the relevant work?
2. the number of enquiries and complaints so far received by the relevant department since the implementation of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which regulates tenancies of subdivided units (SDUs). How many cases involving suspected offences under the Ordinance have the dedicated enforcement and investigation task force identified? What is the nature of these cases? Has the Government evaluated the effectiveness of the work?
3. with respect to the views that members of the public may not have a solid understanding of the Ordinance and the survey findings that the reach-out rate of the District Service Teams designated by the Government is insufficient, whether the Government will consider providing resources to social service organisations for offering community-based support to tenants of SDUs in protecting their own legitimate interests?

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 30)

Reply:

1. The Rating and Valuation Department (RVD)'s estimated expenditure under Programme (4) (including the administration of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which implements tenancy control on subdivided units (SDUs)) for 2023-24 is around \$64.6 million, which will be used to pay staff salaries and the associated operating expenses.

The staff establishment for carrying out work under Programme (4) involves 96 civil service posts, 35 of which are for the implementation of Part IVA of the Ordinance (which

is related to tenancy control on SDUs). Since Part IVA of the Ordinance came into force on 22 January 2022, RVD has employed some non-civil servants, alongside the aforementioned 35 civil servants, to set up a dedicated team of about 50 staff members to carry out the relevant work.

2. Since Part IVA of the Ordinance came into force and up to 28 February 2023, RVD has received a total of 14 121 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc. The matters enquired include information on Notice of Tenancy (Form AR2), provisions of Part IVA of the Ordinance, reimbursement of charges for the specified utilities and services (including water and electricity), etc. During the same period, RVD has received 34 complaint cases reporting SDU landlords suspected of having contravened Part IVA of the Ordinance. In addition, RVD has also proactively identified 1 274 suspected offence cases of SDU landlords via different channels, totalling 1 308 cases, as categorised in the following table:

Category	No. of cases
Landlord suspected of failing to submit Form AR2 to RVD within 60 days after the term of “regulated tenancy” commences	1 074
Landlord suspected of breaching the requirements under Part IVA of the Ordinance when demanding from tenants reimbursement of the apportioned water or electricity charges	215
Landlord suspected of requiring tenants to make payments not permitted under Part IVA of the Ordinance	15
Landlord suspected of failing to give a receipt to tenants within 7 days after receiving the rent amount	2
Landlord suspected of harassing tenants	1
Landlord suspected of providing false and misleading particulars to RVD	1
Total	1 308

As at 28 February 2023, RVD has prosecuted 2 SDU landlords contravening Part IVA of the Ordinance (involving 3 cases). The landlords concerned have been convicted and fined. In addition, RVD has issued warning letters to landlords of 496 cases concerning Form AR2 on the advice of the Department of Justice (DoJ). At present, RVD is investigating 429 cases and awaiting advice from DoJ for 9 of these cases to decide on whether to take further legal action. As for the remaining 380 cases, RVD cannot follow up further as the relevant tenants have refused to provide further information.

The Government will continue to closely monitor the implementation of the tenancy control on SDUs, and take follow-up action as appropriate.

3. The RVD is responsible for the implementation of Part IVA of the Ordinance. On top of that, the Government has also engaged non-governmental organisations (NGOs) through open tender to set up 6 District Service Teams (DSTs), which have been reaching out to the grassroots since early January 2022 through various publicity activities such as street counters, home visits, online talks and briefing sessions as well as their connection networks; assisting RVD in promoting Part IVA of the Ordinance at district level; raising public awareness of the new regulatory regime; and handling general enquiries and referral cases, etc. In addition, the Government has also engaged an NGO to establish and

manage a web-based information portal on tenancy control on SDUs (<https://www.sdu-info.org.hk/>) for publicity and education purposes. The portal was launched on 21 March 2022.

Although the publicity efforts of DSTs were affected by the COVID-19 pandemic earlier, as at 28 February 2023, the 6 DSTs have set up a total of 258 street counters at popular locations in different districts, distributed/mailed some 241 000 leaflets, conducted 135 online or physical talks and briefing sessions as well as arranged home visits to 2 267 SDU households. To reach out to more citizens and enhance the effectiveness of promotion, DSTs also co-organise activities with different stakeholders (such as other social service organisations and schools) from time to time. DSTs have handled a total of around 11 000 enquiries through telephone hotlines, emails and WhatsApp hotlines.

DSTs are required to submit monthly reports to the Housing Bureau (HB) to report on the progress of their services, including the details and outcome of the activities held, and the support services provided to landlords and tenants. HB also conducts on-site inspection of the activities organised by DSTs from time to time. The Government will closely monitor the implementation of and public awareness towards Part IVA of the Ordinance, and maintain close liaison with the DSTs regarding their work.

- End -

HB065

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2855)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

Regarding the landlord and tenant services and the administration of the provisions of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) under this programme, please advise this Committee of the following:

1. What is the reason for the reduction in the estimated provision under this programme from \$94.5 million in the estimate for 2022-23 to \$64.6 million for the coming year? What is the number and change in the Department's staff establishment for carrying out the relevant work?
2. What is the number of enquiries, complaints and cases requiring follow-up received by the Department in relation to the Ordinance since the implementation of the Ordinance last year, and among which the number of cases identified as involving suspected offences under the Ordinance regulating tenancies? What is the number of inspections so far conducted by the Rating and Valuation Department (and jointly with the Water Supplies Department) since last year, the number of subdivided units (SDUs) inspected and the number of which that required follow-up or enforcement actions?
3. Has the Department provided data and information to the Government for studying the issues such as licensing for SDUs, setting an initial rent for SDUs and drawing up a timetable for bidding farewell to SDUs, and has the Department explored and studied the issues with relevant departments? If yes, what are the details? If no, what is the reason for not conducting such studies?

Asked by: Hon LEUNG Yuk-wai, Kenneth (LegCo internal reference no.: 50)

Reply:

1. The estimated expenditure for 2023-24 under Programme (4) (including the administration of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which implements tenancy control on subdivided units (SDUs)) decreases by \$29.9 million as compared to \$94.5 million in the original estimate for 2022-23. This is

mainly because the Rating and Valuation Department (RVD) made use of existing government office buildings as the office for the additional staff instead of renting private offices, which reduces the relevant estimated expenditure for 2022-23; and that RVD no longer needs to allocate provision for some of the non-recurrent expenditure for implementing tenancy control on SDUs, such as the procurement of computer equipment and other equipment as well as renovation of new office, etc., in 2023-24.

In 2023-24, the staff establishment for carrying out work under Programme (4) remains at 96 civil service posts, 35 of which are for the implementation of Part IVA of the Ordinance (which is related to tenancy control on SDUs). Since Part IVA of the Ordinance came into force on 22 January 2022, RVD has employed some non-civil servants, alongside the aforementioned 35 civil servants, to set up a dedicated team of about 50 staff members to carry out the relevant work.

2. Since Part IVA of the Ordinance came into force and up to 28 February 2023, RVD has received a total of 14 121 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc. In addition, due to the impacts of the earlier COVID-19 epidemic, RVD could only take proactive inspection operations since late May 2022. Up to 28 February 2023, RVD has conducted 104 proactive inspection operations, visiting about 3 800 SDU households in different districts. Among these inspections, 86 were jointly conducted with the Water Supplies Department and involved about 3 400 SDU households.

Since Part IVA of the Ordinance came into force, RVD has been actively pursuing enforcement actions by proactively identifying suspected offences and following up on complaint cases. Upon identifying a suspected offence case or receiving a complaint, RVD will carry out in-depth investigation. Depending on the actual circumstances and having regard to the information and evidence collected, RVD will take appropriate actions on individual cases, including seeking legal advice from the Department of Justice (DoJ) and pursuing legal action.

As at 28 February 2023, RVD has identified 1 308 cases of SDU landlords suspected of having contravened Part IVA of the Ordinance; 1 274 of which are proactively identified by RVD via different channels whereas the remaining 34 are complaint cases. RVD has prosecuted 2 SDU landlords contravening Part IVA of the Ordinance (involving 3 cases). The landlords concerned have been convicted and fined. In addition, RVD has issued warning letters to landlords of 496 cases concerning Notice of Tenancy (Form AR2) on the advice of DoJ. At present, RVD is investigating 429 cases and awaiting advice from DoJ for 9 of these cases to decide on whether to take further legal action. As for the remaining 380 cases, RVD is not able to follow up further as the relevant tenants have refused to provide further information.

3. Pursuant to Part IVA of the Ordinance, landlords of “regulated tenancies” must, within 60 days after the term of the tenancy commences, submit a Form AR2 to RVD. The number of Forms AR2 received by RVD is expected to gradually increase as a result of enhanced publicity and enforcement. The relevant SDU information will help the Government to assess the effectiveness of tenancy control on SDU. The Government will continue to closely monitor the SDU rental market, and consider in due course if there is a need to implement further measures.

- End -

CONTROLLING OFFICER'S REPLY**HB066****(Question Serial No. 1078)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (Kevin SIU)Director of Bureau: Secretary for HousingQuestion:

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) came into force on 22 January 2022 to implement tenancy control on subdivided units with effect from that day. In this connection, will the Government inform this Committee of the following:

1. the total number of Notice of Tenancy (Form AR2) received by the Rating and Valuation Department (RVD) since the implementation of the Ordinance;
2. the number of enforcement actions taken by the Department since the implementation of the Ordinance (to be set out in the following table):

	(i) Non-return of Form AR2	(ii) Overcharged for water and electricity
(a) Complaints received		
(b) Complaints to be followed up		
(c) No. of people prosecuted		
(d) No. of people convicted in court		

3. the (a) manpower, (b) salary expenditure and (c) equipment expenditure earmarked by the RVD for taking enforcement actions in 2023-24;
4. the indicators for the estimate for 2023-24 are equal to those for the revised estimate for 2022-23 under Programme (4) Landlord and Tenant Services. However, the proposed expenditure was reduced from \$77.2 million in the revised estimate for 2022-23 to \$64.6 million in the estimate for 2023-24 by 16.3%. What is the reason for that?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 15)Reply:

1. Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force on

22 January 2022 and up to 28 February 2023, the Rating and Valuation Department (RVD) has processed a total of 12 699 Notices of Tenancy (Forms AR2).

2. Since Part IVA of the Ordinance came into force, RVD has been actively pursuing enforcement actions by proactively identifying suspected offences and following up on complaint cases. Upon identifying a suspected offence case or receiving a complaint, RVD will carry out in-depth investigation. Depending on the actual circumstances and having regard to the information and evidence collected, RVD will take appropriate actions on individual cases, including seeking legal advice from the Department of Justice and pursuing legal action.

As at 28 February 2023, RVD has identified 1 308 cases of SDU landlords suspected of having committed an offence under Part IVA of the Ordinance; 1 274 of which are proactively identified by RVD via different channels whereas the remaining 34 are complaint cases. Amongst the 1 308 cases, 1 290 are related to Form AR2 and the collection of water and electricity charges. Relevant case figures are tabulated as follows—

	(i) No. of cases suspected of non-compliance with Part IVA of the Ordinance in submitting Form AR2*	(ii) No. of cases suspected of collecting water and electricity charges in breach of the requirements of Part IVA of the Ordinance
Cases identified	1 074	216
i. Proactively by RVD	1 063	200
ii. By complaint	11	16
Progress of follow-up	653	210
i. Completed	421	6
ii. In progress		
Warning letters issued	496	-
Landlords prosecuted and convicted in court	-	2

*The landlord must submit a Form AR2 to RVD within 60 days after the term of a “regulated tenancy” commences.

3. RVD has set up a dedicated team consisting of about 50 staff for implementation of Part IVA of the Ordinance. The work of the team includes publicising provisions of Part IVA of the Ordinance; handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in various districts) and taking enforcement actions as appropriate; processing and endorsing Forms AR2 and other applications; collating and preparing for the publication of SDU rental data reported by landlords; as well as providing general administrative support and general affairs, etc.

RVD's estimated expenditure under Programme (4) (including the implementation of Part IVA of the Ordinance) for 2023-24 is around \$64.6 million, which will be used to pay staff salaries and the associated operating expenses.

4. The estimated expenditure for 2023-24 under Programme (4) decreases by \$12.6 million (16.3%) as compared to the revised estimate for 2022-23, mainly because RVD no longer needs to allocate provision for some of the non-recurrent expenditure for implementing tenancy control on SDUs, such as the procurement of computer equipment and other equipment as well as the renovation of new office, etc., in 2023-24.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0632)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Housing

Question:

This programme in 2022-23 is related to the effectiveness of tenancy control on subdivided units (SDUs), please inform this Committee of:

- 1) the main reasons for the increase in the revised financial provision for 2022-23 by \$35.8 million as compared with that for 2021-22?
- 2) since the tenancy control on SDUs has come into force for over a year, the total number of cases received so far in relation to the breach of the tenancy control and the number of cases of which investigation has been completed by the Department? What were the main reasons for not being able to take prosecution action? Will any measures be taken to enhance the effectiveness of the tenancy control? What are the details?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 32)

Reply:

- 1) The revised financial provision for 2022-23 for Programme (4) increased by \$35.8 million as compared with that for 2021-22. The increase is mainly due to the salaries of additional staff, the expenses for setting up a new office and the associated operating expenses in relation to the administration of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) which implements tenancy control on subdivided units (SDUs).
- 2) Since Part IVA of the Ordinance came into force on 22 January 2022, the Rating and Valuation Department (RVD) has been actively pursuing enforcement actions by proactively identifying suspected offences and following up on complaint cases. Upon identifying a suspected offence case or receiving a complaint, RVD will carry out in-depth investigation. Depending on the actual circumstances and having regard to the information and evidence collected, RVD will take appropriate actions on individual cases, including seeking legal advice from the Department of Justice (DoJ) and pursuing legal actions.

As at 28 February 2023, RVD has identified 1 308 cases of SDU landlords suspected of having committed an offence under Part IVA of the Ordinance; 1 274 of which are proactively identified by RVD via different channels whereas the remaining 34 are complaint cases.

Among the 1 308 suspected offence cases, RVD has prosecuted 2 SDU landlords contravening Part IVA of the Ordinance (involving 3 cases). The landlords concerned have been convicted and fined. In addition, RVD has issued warning letters to landlords of 496 cases concerning Notice of Tenancy (Form AR2) on the advice of DoJ. At present, RVD is investigating 429 cases and awaiting advice from DoJ for 9 of these cases to decide whether to take further legal action. As for the remaining 380 cases, RVD cannot follow up further as the relevant tenants have refused to provide further information.

To enhance the effectiveness of Part IVA of the Ordinance, RVD has been proactively identifying breaches and strengthening enforcement and promotion. The measures taken by RVD include the following:

- (i) proactively visiting tenants of SDUs in various districts;
- (ii) setting up an enforcement and investigation task force which consists of RVD staff and retired police officers to follow up on cases involving suspected breach of the provisions of Part IVA of the Ordinance, actively explore more ways to proactively identify suspected offence cases, with a view to enhancing the enforcement and prosecution efficiency;
- (iii) strengthening the promotion of the requirements of Part IVA of the Ordinance through different channels and means, such as advertising on public transport; publicising promotional messages, videos and audio clips on news websites, TV and radio; and issuing letters to about 1 000 buildings (about 45 000 units in total) wherein more SDUs are expected, with a view to reminding the SDU landlords and tenants of the relevant requirements, etc.

- End -

CONTROLLING OFFICER'S REPLY

HB068

(Question Serial No. 3532)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Government plans to refund the extra stamp duty paid by eligible incoming talents in purchasing residential property in Hong Kong, and is currently preparing a bill on the tax refund arrangement, which is expected to be tabled at the Legislative Council for deliberation in the first quarter of 2023. The Inland Revenue Department will accept applications for tax refunds after the bill is passed. In this connection, please inform this Committee of the implementation of the above arrangement, whether the Bureau has estimated the number of applications to be received in the coming 3 years upon implementation of the relevant arrangement and of the amount to be involved.

Asked by: Hon NGAN Man-yu (LegCo internal reference no.: 17)

Reply:

As one of the talent attraction measures announced in the 2022 Policy Address, the Government would introduce a refund mechanism under the Buyer's Stamp Duty and New Residential Stamp Duty regimes for eligible incoming talents who have entered Hong Kong under designated talent admission schemes, purchased a residential property in Hong Kong on or after 19 October 2022 and subsequently become Hong Kong permanent residents. The Government is preparing the relevant Bill, which is expected to be introduced into the Legislative Council later this year. The Inland Revenue Department will only accept refund applications after gazettal of the new legislation providing for the refund mechanism.

It will be difficult for the Government to estimate the number of applications and the refund amount involved upon implementation of the relevant stamp duty refund arrangement, as it will depend on whether eligible incoming talents would purchase residential properties after the introduction of the refund measure, as well as the number and value of transactions eligible for refund.

- End -

CONTROLLING OFFICER'S REPLY**HB069****(Question Serial No. 3546)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Agnes WONG)

Director of Bureau: Secretary for Housing

Question:

The Financial Secretary (FS) stated in paragraph 193 of the Budget Speech that “In the face of pressure on public finances, we have to reduce expenditure and, more importantly, increase government revenue...” by “growing the pie”.

However, there are criticisms saying that the Government's basic strategies to increase revenue tend to “shrink the pie”. As the rate of Stamp Duty on Stock Transfers will not be reduced, stockholders choose to speculate on US stocks instead, and “the pie will be snatched”. The “harsh measures” have distorted the property market, led to a drop in property prices, poor performance of land sales, and subsequently a decrease in government revenue. Relaxing the “harsh measures” can help the market resume normal, enable property prices and transactions to rebound, and thus government revenue will increase once again. As a result, the income of more than 30 000 estate agents and those in the fitting-out trade will rise. Only by doing so can the Government achieve the goal of “growing the pie”.

Will the Government rectify, as soon as possible, the policy of implementing the “harsh measures” that have distorted the property market and are not conducive to “growing the pie”, so as to remove the unnecessary constraints and stimulate the economy?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 32)

Reply:

The Government has introduced the demand-side management measures for residential properties to suppress short-term speculations, external demand and investment demand through increasing transaction costs. These measures aim to stabilise the residential property market and to accord priority to home ownership needs of Hong Kong permanent residents amidst the prevailing tight housing supply situation. The Government has been closely monitoring the residential market development and would take into account a number of factors including the pace and magnitude of property price changes, transaction volume of residential properties, future supply, economic conditions and outlook, as well as overall market sentiment. The overall private residential price index in January 2023 remained at a high level despite its retreat in comparison to that at the beginning of 2022. The

mortgage-to-income ratio (i.e. the home purchase affordability ratio) remained at an elevated level of 70% in the fourth quarter of 2022, which was significantly above the long-term average of 49% over the twenty-year period from 2002 to 2021, indicating that the overall residential property prices are still at a level beyond the general public's affordability. Taking into account the relevant factors, the Government does not see the need to adjust the demand-side management measures for residential properties under the current circumstances. If the demand-side management measures are abolished hastily without suitable conditions, such move could be subject to market speculation and may stimulate demand for, and even short-term speculation of, local residential properties by some persons.

As always, the Government will continue to closely monitor the residential property market situation, and take appropriate measures as and when necessary in response to market changes with reference to relevant indicators.

- End -