

Legislative Council Panel on Housing

Policy on Interim Housing and Transit Centre

Purpose

This paper provides information on Transit Centres and Interim Housing operated by the Housing Authority.

Background

2. Government's policy is to ensure that no one will become homeless as a result of natural disasters or clearance operations. To achieve this objective, the Housing Authority provides accommodation for households who are not immediately eligible for public rental housing. These households are accommodated in Transit Centres and Interim Housing having regard to their individual circumstances.

Transit Centre

3. There are three Transit Centres in Hong Kong, located in Wong Chuk Hang, Tsuen Wan and Tuen Mun. Accommodation in Transit Centres aims to provide basic shelter free of charge to victims of disasters or people who claim to be homeless while the Housing Authority ascertains their eligibility for public housing. As at 31 January 2002, 146 persons are housed in Transit Centres. Those with genuine housing needs and meeting the eligibility criteria for public rental housing will be invited to register on the Waiting List and are allocated Interim Housing.

Interim Housing

4. Interim Housing provides accommodation to:
- (a) homeless households transferred from Transit Centres;
 - (b) squatter clearances not fulfilling the eligibility criteria for public rental housing; and
 - (c) unauthorized occupants of public housing estates.

5. There are 12 469 Interim Housing flats in Hong Kong, located in Tuen Mun, Kwai Chung, Yuen Long and Sai Kung. Their distribution is shown at **Annex A**. As at 31 December 2001, 9 970 households and 23 670 persons lived in these Interim Housing flats.

6. Unlike old-style Temporary Housing Areas, which have all been cleared, Interim Housing flats are self-contained. These flats have a good standard of finishing with water, telephone line, gas and cable TV coverage. Some Interim Housing, e.g. Po Tin Interim Housing in Tuen Mun, is provided with community facilities such as schools, health services for the elderly and a full range of commercial/market facilities, and is well served by transport links such as light-rail, public light bus and bus services. Current intake of Interim Housing is satisfactory with an average occupancy rate of 80%. A small proportion of flats is reserved for emergency rehousing purpose.

License fee for Interim Housing

7. Residents in Interim Housing have to pay a monthly license fee ranging from \$330 to \$1,410, with rates, management and maintenance charges included. License fees can be fully reimbursed for the Comprehensive Social Security Assistance recipients in Interim Housing.

Proposed provision of Interim Housing in urban area

8. The supply of public rental housing flats in the urban area is generally in shortage. Hence, the Housing Authority has since 1990 stopped accepting applications from households without elderly members for urban public rental housing. Since Interim Housing residents are required to apply for public rental housing through the Waiting List, and will only be allocated to flats in the extended urban area or in the New Territories, Interim Housing should not be provided in the urban area. Moreover, it is inappropriate to use scarce sites in the urban area for provision of Interim Housing, which is only transitional in nature.

Special care for needy families

9. The Housing Department works closely with the Social Welfare Department to offer assistance to all needy cases such as the elderly and families with social or medical problems. Immediate allocation of public rental housing flats will be offered to households facing exceptional hardship under Compassionate Rehousing.

— 10. With much improved facilities (as shown in **Annex B**), Transit Centres and Interim Housing are effective in providing temporary accommodation to households in urgent housing need.

Housing Department
February 2002

Distribution of Interim Housing

中轉房屋的分布

Interim Housing	No. of Units	No. of Households/ Persons
中轉房屋	單位數目	家庭/居民數目
(i) Po Tin, Tuen Mun 屯門寶田	8 736	7 080 / 16 570
(ii) Kwai Shing East, Kwai Chung 葵涌葵盛東	823	680 / 2 610
(iii) Shek Lei (II), Kwai Chung 葵涌石籬(二)	1 926	1 590 / 3 090
(iv) Long Bin, Yuen Long 元朗朗邊	840	520 / 1 130
(v) Sha Kok Mei, Sai Kung 西貢沙角尾	144	100 / 270
Total 總數	12 469	9 970 / 23 670

San Joaquin Center

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Facilities New America Housing

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