

Legislative Council Panel on Housing

Provision of Ancillary Facilities in Newly-completed Public Housing Estates

Purpose

This paper informs Members of the provision of ancillary services in newly-completed public housing estates.

Background

2. To facilitate residents to satisfy their daily needs, the Housing Authority provides a range of ancillary facilities in public housing estates. These include transport facilities, schools, social service centres, car parks and retail facilities. In planning for these ancillary facilities, the Housing Authority seeks to ensure that their operation ties in with the intake of residents.

Retail Facilities

3. To enable retailers to commence operation as soon as residents move in, the Housing Authority pre-lets the premises prior to their completion so that operators can start fitting-out once the premises are ready for handover. For some estates, there may be various stages of population build up and initially, retail business turnover could be low. To address this situation, the Housing Authority releases information on the anticipated completion date of the estate residential buildings when inviting bids for retail premises so that tenderers can factor the rate of population build-up into their rental bids. This arrangement places the Housing Authority in a stronger position to insist upon early opening of retail outlets. However, if domestic intake is postponed due to construction delays or suspension of lettings or sales, the Housing Authority will provide rent relief to assist retailers to cope with the resultant reduction in business volumes.

Residents' Access to Retail Facilities

4. Due to the moratorium on the sale of Home Ownership Scheme (HOS) flats, the population intake of some HOS developments and public housing estates with both rental and ownership blocks is slower than expected, hence affecting the business levels of the new shopping centres which are designed to serve them. As a result, some retailers have decided to postpone

the opening of their shops or to opt out altogether. The Housing Authority has implemented the following measures to help residents meet their shopping needs :

(a) ***Encouraging commercial tenants to start business early***

The Housing Authority has since September 2001 enhanced the rent relief scheme to provide more generous rental discounts commensurate with the levels of population intake, as set out at the Annex. Where the population is insufficient to support an entire market, partial staged opening may be permitted to encourage earlier provision of a limited range of essential services. These measures have effectively attracted commercial tenants to start business early despite slow intake.

(b) ***Provision of temporary retail facilities***

To ensure that tenants can meet their daily shopping needs before full operation of the planned commercial facilities, the Housing Authority may provide temporary premises for the sale of groceries, general provisions and household items, depending on need and availability of space. For example, two temporary shops have been provided in Po Tat Estate since January 2002 for such purpose.

(c) ***Provision of transport linkage with nearby shopping centres and markets***

The Housing Authority assists in arranging temporary transport arrangements to facilitate residents to shop in nearby shopping centres. For example, in Yau Tong Estate, free shuttle bus service is provided by the Kwong Tin market operator to take residents from Yau Tong Estate to use the shopping facilities at Kwong Tin. In Po Tat Estate, tenants can use franchised bus services to nearby markets.

The Housing Authority will continue to gauge residents' feedback on the effectiveness and adequacy of these arrangements and consider further measures if necessary.

**Enhanced Rent Relief Arrangement for Lower-than-Expected
Population Intake in Housing Authority's Commercial Premises**

Flats occupied as a Percentage of Flats within the Catchment Area Scheduled for Intake	Original Arrangement	Enhanced Arrangement
	Rent payable as Percentage of Rent stated in Tenancy Agreement	
above 90%	100%	100%
above 80% up to 90%	90%	85%
above 70% up to 80%	80%	70%
above 60% up to 70%	70%	60%
above 50% up to 60%	60%	40%
above 40% up to 50%	50%	40%
above 30% up to 40%	40%	20%
above 20% up to 30%	30%	20%
above 10% up to 20%	20%	10%
up to 10%	10%	10%