

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局  
香港花園道美利大廈



**Housing, Planning and Lands  
Bureau**

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4 March 2005

Ms Sarah Yuen  
Clerk to LegCo Panel on Housing  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong

Dear Ms Yuen,

**Draft Minutes of the Panel on Housing's Meeting on 21 January 2005**

I refer to para. 18 of the draft minutes of the meeting of the Panel on Housing held on 21 January 2005 in which the Administration was asked to explain how the average waiting time (AWT) of Waiting List (WL) applicants could be maintained at around three years.

The forecast annual production of public rental housing (PRH) units averages around 18,000 units over the next five years. With this level of production, we are confident of keeping the AWT at around three years in the next few years. Our assessment has taken into account the following factors –

- (a) the AWT as at present is at around 1.8 years which is much lower than our pledge of 3 years;

- (b) apart from new production, about 11,000 PRH flats are expected to be recovered from the existing stock annually, which can be used for allocation to WL applicants;
- (c) in addition, the Housing Authority has already converted some 8,700 Interim Housing units and 3,000 surplus Home Ownership Scheme flats to PRH; and
- (d) on the demand side, past records show that around 20% to 30% of the WL applicants would drop out of the WL at the time of flat allocation for different reasons, such as changes in personal circumstances, failure to meet the income limits or other eligibility criteria, etc.

I should be grateful if you would relay the above information to Members of the Housing Panel.

Yours sincerely,

(Tam Wing-pong)  
for Secretary for Housing, Planning and Lands