

Legislative Council Panel on Housing

Meeting on 5 February 2007

- 1. The Housing Department (HD) announced in July last year that a survey would be conducted to ascertain the special needs and preferences of the elderly tenants. What are the findings?**

The Subsidised Housing Committee of the Housing Authority endorsed in July 2006 that, as some of the Housing for Senior Citizens (HSC) tenants are elderly with special needs, they would be consulted on their individual housing preferences and assistance needed in rehousing when conversion and rehousing programmes are implemented. We will coordinate with the Social Welfare Department and other elderly service agencies to ensure that these elderly tenants are properly rehoused and offered necessary assistance. Such work would continue to be carried out under future conversion programmes.

- 2. To provide information on the effectiveness and future development of the HSC conversion programme.**

Information on the HSC conversion programme is as follows:

Year*	Estate	No. of HSC units converted	Usage after conversion	Letting rate of units converted to normal PRH flats
2003	Chung On Estate	156	Normal PRH flats	All let out
2004	Fu Tai Estate	197	Let to Hong Kong Old Age Nursing Association	
	Wah Lai Estate	142	Normal PRH flats	All let out
2006	Tin Chak Estate	66	Let to elderly service agencies and estate offices	

* No conversion programme in 2005.

- 3. Please provide details of the vacancy rate of HSC units.**

Details of the HSC vacancy rate (as at the end of December 2006) are as follows:

District	Estate	No. of HSC units	No. of vacant units	Vacancy Rate (%)	No. of vacant units with shared toilet and kitchen facilities
Urban Area	Hing Tung Estate	105	14	13.33	14
	Hong Tung Estate	160	1	0.63	0
	Tin Wan Estate	126	8	6.35	8
	Wah Kwai Estate	127	3	2.36	0
	Yiu Tung Estate	260	33	12.69	33
	Choi Ha Estate	138	63	45.65	63

District	Estate	No. of HSC units	No. of vacant units	Vacancy Rate (%)	No. of vacant units with shared toilet and kitchen facilities
	Fu Cheong Estate	131	13	9.92	13
	Fung Tak Estate	138	36	26.09	36
	Hoi Fu Court	197	15	7.61	15
	Kai Tin Estate	155	18	11.61	18
	Ko Yee Estate	270	57	21.11	48
	Lai On Estate	152	30	19.74	30
	Pak Tin Estate	416	38	9.13	32
	Ping Tin Estate	311	64	20.58	64
	Sheung Lok Estate	136	10	7.35	0
	Sau Mau Ping Estate	290	67	23.10	67
	Tsz Ching Estate	311	53	17.04	47
	Tsz Lok Estate	410	90	21.95	90
	Tsui Ping South Estate	312	121	38.78	121
	Tsui Ping North Estate	102	3	2.94	0
	Tak Tin Estate	492	132	26.83	132
	Un Chau Estate	394	23	5.84	23
	Wan Hon Estate	130	2	1.54	0
	Lower Wong Tai Sin (II) Estate	138	11	7.97	11
Extended urban area	Chung on Estate	156	25	16.03	25
	Heng On Estate	138	39	28.26	39
	Kwong Yuen Estate	135	24	17.78	24
	Hau Tak (I) Estate	155	32	20.65	32
	King Lam Estate	138	61	44.20	61
	Ming Tak Estate	155	16	10.32	16
	Sheung Tak Estate	197	18	9.14	18
	Cheung Fat Estate	141	16	11.35	16
	Cheung Hang Estate	138	77	55.80	77
	Kwai Chung Estate	155	78	50.32	78
	Kwai Fong Estate	269	55	20.45	55
	Kwai Shing East Estate	156	10	6.41	0
	Lai Yiu Estate	141	6	4.26	0
	On Yam Estate	269	109	40.52	109
	Shek Lei (I) Estate	152	60	39.47	60
	Shek Yam Estate	132	2	1.52	0
	Shek Yam East Estate	155	45	29.03	45
Wah Lai Estate	10	6	60.00	0	
NT	Fu Heng Estate	140	25	17.86	25
	Ka Fuk Estate	152	29	19.08	29
	Tai Wo Estate	138	22	15.94	22

District	Estate	No. of HSC units	No. of vacant units	Vacancy Rate (%)	No. of vacant units with shared toilet and kitchen facilities
	Wah Ming Estate	138	58	42.03	58
	Wan Tau Tong Estate	138	29	21.01	29
	Yung Shing Court	135	11	8.15	0
	Tin Chak Estate	127	95	74.80	95
	Tin King Estate	113	54	47.79	54
	Tin Tsz Estate	152	34	22.37	34
	Tin Wah Estate	197	30	15.23	30
	Tin Yuet Estate	197	9	4.57	0
Total		9 820	1 980	20.16	1 896

4. **What is the average waiting time for the elderly applying for self-contained flats in 2004, 2005 and 2006? How many elderly applicants are applying for self-contained flats?**

The average waiting time for elderly one-person households applying for self-contained flats is as follows.

Year	Average waiting time for elderly one-person household
March 2004	0.9 year
March 2005	1.0 year
March 2006	1.2 year

As at the end of December 2006, there are 5 466 elderly one-person households awaiting the allocation of PRH flats.

5. **Please provide information on the number of self-contained flats available for application by the elderly in the next five years.**

The small flats being constructed by the HD are all self-contained and can be allocated to elderly or non-elderly PRH applicants. The number of new PRH flats to be constructed in the five years between 2006/07 and 2010/11 for one-to-two person households is as follows.

Year	Estate	One- to two-person unit	Two- to three-person unit
2006/07	Shek Pai Wan Estate	318	-
	Lei Yue Mun Estate	159	320
	Shek Lei (II) Estate	318	320
	Ching Ho Estate	477	640
Total	4 estates	1 272	1 280

Year	Location of estates (not yet named)	One- to two-person unit	Two- to three-person unit
2007/08	Aldrich Bay	160	316
	Choi Wan Road	477	320
	Un Chau Street	973	640
	Kwai Chung Flatted Factory Estate site	315	388
	Shatin Area 4C/38A	469	608
	Tin Shui Wai Area 103	636	1 280
	Fanling Area 36	318	-
Total	7 estates	3 348	3 552
2008/09	Choi Wan Road	318	640
	Housing site off Eastern Harbour Crossing	792	1 266
	Lam Tin Estate	604	608
	Sau Mau Ping Estate	795	960
	Upper Ngau Tau Kok Estate	1 555	434
	Upper Wong Tai Sin Estate	156	259
	Shatin Area 11	430	640
	Fanling Area 36	862	705
Total	8 estates	5 512	5 512
2009/10	Former Chai Wan Estate	480	400
	Choi Wan Road	920	772
	Housing site off Eastern Harbour Crossing	237	317
	Shatin Pass Estate	318	320
	Tung Tau Cottage Area (West)	199	200
	Tin Shui Wai Area 104	441	296
	Total	6 estates	2 595
2010/11	Housing site off Eastern Harbour Crossing	364	1 092
	Choi Wan Road	1 549	1 528
	Hung Hom Estate	152	390
	Tung Tau Estate	694	58
	Kwai Luen Road	405	403
	Ma On Shan Area 86B	437	833
	Tseung Kwan O Area 73B	554	852
Total	7 estates	4 155	5 156