

**Legislative Council Panel on Housing**  
**Clearance Arrangement for Tung Tau (I) Estate Block 22**

**Purpose**

This paper briefs Members on the various arrangements for the clearance of Tung Tau (I) Estate Block 22 (“TT 22”).

**Background**

2. At the meeting on 4 February 2008, we reported to Members the outcome of the comprehensive structural investigation on TT 22 by the Housing Department (“HD”)<sup>1</sup>. It was concluded that although the block was structurally safe, large-scale repair works were required in order for the block to sustain for the next 15 years. As redevelopment was more cost-effective than repair, the Housing Authority (“HA”) has decided to demolish the block.

3. TT 22 was built in 1965 with 906 units, housing 840 households with a population of about 1 400. Regarding commercial premises, there are 29 Grade “C” shops<sup>2</sup> and one shop leased on fixed commercial terms. The layout plan of the Estate is at [Annex](#).

**Date of clearance**

4. In order to ensure that affected households are duly notified prior to clearance, and HD given ample time to make detailed arrangement, the HA has endorsed that TT 22 be cleared in June 2012.

**Arrangement for tenants**

5. For clearance projects like TT 22 which fall outside the Comprehensive Redevelopment Programme, it has not been the policy of the HA to rehouse the affected households to specific estates. Nevertheless, if circumstances permit, we will arrange them to move to Public Rental Housing (“PRH”) flats in neighbouring areas or in any district of their choice as far as possible.

---

<sup>1</sup> Please refer to LegCo paper CB(1)712/07-08(03)

<sup>2</sup> Shops are graded by their quality from “A” to “D” with “A” being shops with the greatest commercial value. At present, there are only Grade C shops in Tung Tau (I) Estate.

6. As far as TT 22 clearance is concerned, adequate new PRH flats within the district are planned which can be used for rehousing. These include the yet-to-be-named estate under the Tung Tau Estate Phase 9 Redevelopment Project neighbouring Tung Tau (I) Estate with 1 300 PRH flats which is scheduled for completion in November 2011. This project will provide sufficient accommodation for affected households in TT 22. Besides, there is a new estate to be developed at Tung Tau Cottage Area West nearby due for completion in early 2010. Together with refurbished vacant flats in other estates, there will be adequate flats for early relocation of affected households. Households affected by the clearance of TT 22 will be granted an ex-gratia Domestic Removal Allowance<sup>3</sup> to meet part of their removal expenses.

7. Apart from moving to PRH, households living in TT 22 may wish to purchase Home Ownership Scheme (“HOS”) flats. Those who wish to do so will be accorded priority in the sale of surplus HOS flats in future phases. Besides, one-person and two-person households may also opt to receive a Singleton/Doubleton Allowance<sup>4</sup> in lieu of rehousing to a PRH flat.

### **Arrangement for Commercial Tenants**

8. According to the established arrangement, commercial tenants affected by clearance will be granted an ex-gratia allowance<sup>5</sup>. Commercial tenants choosing to lease HA retail premises in markets through restricted tenders will have their rent waived for three months. Those not opting for such a choice will be granted a lump sum payment of \$80 700 in lieu of the restricted tender opportunity.

### **Community Service Team**

9. We will set up an on-site Community Service Team (“the Team”) for TT 22. The Team will serve as a bridge between the HA and affected tenants by maintaining effective communication with and explaining the detailed arrangements to them. It will particularly step up its support and assistance to around 500 elderly households. The Team, comprising a social worker and a project assistant, will be operated by a non-governmental organisation through outsourcing.

---

<sup>3</sup> The rates of ex-gratia allowance are \$3 756 for one-person households, \$8 185 for two to three-person households, \$10 641 for four to five-person households and \$13 561 for six-person and above households.

<sup>4</sup> The allowances for singleton and doubleton families are \$37 330 and \$48 310 respectively. Recipients of these allowances are not eligible for any form of subsidised housing nor the same allowances in the subsequent two years.

<sup>5</sup> The rates of ex-gratia allowance for Grade C shops and shops on fixed commercial term tenancies are \$9 326/m<sup>2</sup> for shop area and 15 times the net monthly rent respectively.

## **Po Yan Catholic Primary School**

10. Po Yan Catholic Primary School (“The School”) is structurally connected to TT 22. The HA has decided to retain the School, taking into account its structural safety and the wish of the school’s management and parent-teacher association. During the demolition and re-development of TT 22, the HD will adopt various measures to ensure the safety of teachers and students, and minimise the nuisance caused. Site activities will be scheduled in the light of examination periods and holidays. Hydraulic concrete crusher will be used during demolition and non-percussive piling method employed during construction to reduce noise. Dust-proof screens will be used to minimise air pollution caused to the school. The representatives from the School, Education Bureau and HD have formed a liaison group to ensure safety in the School area during the works period, and to minimise disturbance to the teachers and students.

11. Members are invited to note the clearance arrangement for TT 22.

Transport and Housing Bureau  
April 2009

Layout Plan of  
Tung Tau(I) Estate Block 22

