



Restoration of Public Rental Housing Units to Original Form by Tenants upon Moving Out

租戶在遷出後把公屋單位恢復原狀

Legislative Council Panel on Housing

立法會房屋事務委員會

9.6.2011


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Purpose 目的

- To brief Members on the principles and current practice in restoration of Public Rental Housing (PRH) units to original form by tenants upon moving out

旨在告知委員就住戶在遷出時還原公屋原有設施的原則及現行處理方法


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Background 背景

- PRH tenants move out of their flats due to various reasons
由於各種原因，住戶需遷出其原居公共屋邨單位
- HD will carry out flat refurbishment works
房屋署會進行所需的單位翻新工程
- HD will arrange re-letting of the flats
房屋署亦會安排有關的配房工作


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Background 背景

- HD adopts a flexible and customer-oriented approach
房屋署採用一個彈性和「以民為本」的做法
- The tenants' fittings and fixtures can be retained unless there are safety issues or the fitting are in an unsatisfactory condition, or there are questions over their suitability for further use
一般設施都獲准保留，除非留下的設施可能存在安全問題、狀況不良或是否適合繼續使用存在問題
- In such cases, the responsibility for removal lies with the tenants
在這情況下，住戶需負責拆除有關設施


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Background 背景

- Some outgoing tenants would like to leave their fixtures behind to avoid wastage and the expense involved in removal and reinstatement
一些住戶在遷出時往往希望保留其已裝的設施以避免浪費和減少修復及清理費
- Typical tenants' fixtures are kitchen cabinets, toilet sanitary fittings and floor finishes etc.
一般住戶加裝的設施包括廚櫃、座廁、洗手盤、地板等
- Some incoming tenants may also wish to take up these fixtures for their own use
一些新租戶亦希望接收前任住戶的設施以供其使用

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Guidelines on Restoration of Flats
 還原公屋設施的指引

Three guiding principles
 根據以下三項指導性原則 -

1. No health and safety concerns
沒有健康和 safety 問題
2. Satisfactory condition
設施處於良好狀況
3. Suitable for use by other tenants
適合其他住戶使用

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Guidelines on Restoration of Flats
 還原公屋設施的指引

No health and safety concerns -
 沒有健康和 safety 問題

- Not contravening any statutory requirements
不違反有關法例及條文的要求
- Not creating any fire safety concerns
並無影響消防安全
- Not impairing the original building design and proper functioning of building systems such as plumbing and drainage systems
不影響原樓宇設計和設施的有效運作如供水及排水系統等

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Common Cases 常見例子

In Kitchen 在廚房內



Kitchen door
廚房門




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Common Cases 常見例子

In Kitchen 在廚房內



Wall mounted cabinets
廚房吊櫃




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Common Cases 常見例子

In Kitchen 在廚房內



Floor tiles
地磚



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Common Cases 常見例子

In Kitchen 在廚房內



Cooking bench
灶頭



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Common Cases 常見例子

In Toilet 在廁所內

Floor tiles 地磚

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Common Cases 常見例子

In Toilet 在廁所內

Wash hand basin & taps 洗手盤及水龍頭

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Common Cases 常見例子

In Living Room 在廳內

Partition 間牆

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Common Cases 常見例子

In Living Room 在廳內

Electric wiring 電線

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Common Cases 常見例子

In Living Room 在廳內

Wall mounted cabinets 吊櫃

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Common Cases 常見例子

In Living Room 在廳內

Floor finishes 地板 / 地磚

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Way Forward 未來路向

- Continue to monitor the implementation of the above guidelines to ensure a consistent approach and standard is adopted by estate staff
繼續監察執行上述指引工作以確保前線人員在執行工作時的一致性
- Refine these guidelines from time to time in the light of experience gained
根據過往經驗，不時去完善有關工作指引
- Keep abreast of the development and changes in fixtures and fittings used by PRH tenants so as to update these guidelines accordingly
考慮住戶在所使用設施方面的改變，相應地更新工作指引

Thank you 多謝各位

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