

Legislative Council Panel on Housing

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

Purpose

This paper briefs Members on the principles and current practice adopted by the Housing Department (HD) towards the restoration of public rental housing (PRH) units to their original form by tenants upon moving out.

Background

2. PRH tenants move out of their flats due to various reasons such as termination of tenancy or transfer. HD will usually carry out flat refurbishment works immediately after the recovery of the flats, and arrange for re-letting of the flats at the same time.

3. Tenants are obliged to reinstate all the original fixtures and fittings and remove items added by them at their own expense before moving out. Occasionally, some outgoing tenants would like to leave their fixtures behind to avoid wastage and the expense involved in removal and reinstatement. On the other hand, some incoming tenants may also wish to take up these fixtures for their own use. Typical tenants' fixtures are kitchen cabinets, toilet sanitary fittings and floor finishes etc. In addressing their needs and wishes, HD does take a flexible and customer-oriented approach when determining whether the tenants' fittings and fixtures can be retained any may agree unless there are safety issues or the fitting are in an unsatisfactory condition, or there are questions over their suitability for further use.

Guidelines on Restoration of Flats

4. HD has developed detailed guidelines for use by estate staff to judge whether fixtures left by the outgoing tenant can be retained based on the following three guiding principles, namely -

- (a) no health and safety concerns;
- (b) satisfactory condition of the fittings and fixtures; and
- (c) suitable for use by other tenants.

(a) No Health and Safety Concerns

5. Fittings and fixtures which do not pose any health and safety concerns can be retained. They should satisfy the following requirements -

- (i) not contravening any statutory requirements;
- (ii) not creating any fire safety concerns; and
- (iii) not impairing the original building design and proper functioning of building systems such as plumbing and drainage systems.

(i) Statutory Requirements

6. Tenants' fixtures that can be retained are those that do not contravene statutory requirements, which include but are not limited to -

- (1) suitable sanitary fitments that do not cause any health hazard to occupants;
- (2) cabinets that do not present an excessive loading on the existing structure;
- (3) electrical installation and wiring that are safe; and
- (4) water supply and drainage system that do not contravene regulations.

(ii) Fire safety

7. Tenants' fixtures that can be retained are those that do not compromise any fire safety measures and those constructed of non-inflammable materials. However, in all cases kitchen doors removed by tenants have to be reinstated.

(iii) Technical suitability

8. Tenants' fittings and fixtures that can be retained are those that do not impair the original design and proper functioning of the building systems, which include but are not limited to water closet fitment in toilet that do not impair the plumbing and drainage system, and floor tiles that do not damage the waterproofing layer.

(b) Satisfactory condition of the fittings and fixtures

9. Tenants' fittings and fixtures that can be retained are those in a good and serviceable condition.

(c) Suitable for use by other tenants

10. Since the incoming tenant is not available at the time the outgoing tenant moves out, HD will have to take an informed view on whether the fixtures and fittings will likely be accepted by the incoming tenants.

Way Forward

11. HD will continue to monitor the implementation of the above guidelines in restoration of flats to ensure that a consistent approach and standard is adopted by estate staff, and will also refine these guidelines from time to time in the light of experience gained. HD will keep abreast of the development and changes in fixtures and fittings used by PRH tenants so as to update these guidelines accordingly.

12. Members are invited to note the above principles and practice adopted by the HD.

**Transport and Housing Bureau
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