

Legislative Council Panel on Housing

Redevelopment of Pak Tin Estate

Purpose

This paper is to brief Members on the Hong Kong Housing Authority (HA)'s proposed master plan for the phased clearance and redevelopment of Pak Tin Estate.

Background

2. The Government announced in the 2011/12 Policy Address that it will open up new sites and explore ways to appropriately increase the densities and plot ratios of public rental housing (PRH) projects without compromising the living environment in order to achieve the PRH production target.

3. There have been calls from the residents of Pak Tin Estate to redevelop the older portion of the Estate. Having considered the build-back potential of aged portion of the Estate, the availability of suitable rehousing resources, as well as the structural conditions of the Estate and cost for comprehensive repair, the Strategic Planning Committee of the HA has approved the master plan for the phased clearance and redevelopment of Pak Tin Estate.

Present Situation of Pak Tin Estate

4. Pak Tin Estate mainly comprises two portions including –
- (a) the older portion (consists of about 3 500 PRH flats) with eight domestic blocks, namely Blocks 1-3 and 9-13 and the Pak Tin Commercial Centre completed between 1975 and 1979; and
 - (b) the younger portion (consists of about 5 240 PRH flats) in two major sections, with (i) about 1 170 PRH flats in five domestic blocks, namely Yun Tin House, Tsui Tin House, Yue Tin House, Chak Tin House and Fu Tin House completed between 1993 to

1997; and (ii) about 4 070 PRH flats in seven domestic blocks, namely Shing Tin House, Cheung Tin House, Tai Tin House, Lai Tin House, Wan Tin House, Shui Tin House and On Tin House completed between 1999 and 2004.

Proposed Redevelopment

5. The HA has carried out a Comprehensive Structural Investigation Programme (CSIP) and considered the redevelopment of aged estates based on the two-pillar criteria of structural safety and economic repair. The HA has also taken into account factors like the local needs, the build-back potential of older portion of the Pak Tin Estate and the availability of suitable rehousing resources in the consideration of clearance and redevelopment of Pak Tin Estate.

6. Upon redevelopment of the older portion of Pak Tin Estate, there will be a total build-back of about 5 650 PRH flats from 2018/19 to 2025/26, representing a net gain of about 2 150 PRH flats compared to the number of flats before redevelopment. In order to minimize disturbance to community, the HA will adopt a phased clearance approach according to the following preliminary master plan -

- (a) to clear Blocks 1-3 and 12 first which consist of about 950 PRH flats; and rebuild about 1 400 new PRH flats which are scheduled for completion in 2018/19 (**Annex 1**).
- (b) upon completion of the above, the tentative plan is to clear the Pak Tin Commercial Centre and Blocks 9-11 and 13 which consist of about 2 550 PRH flats in stages; and rebuild about 2 000 new PRH flats by 2020/21 and 2 250 flats in 2025/26, together with ancillary retail, carpark, public transport, school and community facilities, etc. (**Annex 2**).

7. The HA will carefully explore the feasibility of reducing the time required for the whole redevelopment programme subject to the necessary rehousing resources being available to meet the requirements. The HA is also working closely with other relevant government bureaux and departments in relation to the relocation, reprovisioning and funding arrangement of the community, social welfare, transport and educational facilities for the redevelopment of Pak Tin Estate. The HA will engage the community when draw up the details of the master plan for redevelopment.

Rehousing Arrangements

8. The HA will endeavour to allow the PRH tenants of Pak Tin Estate to move to PRH flats in neighbouring areas or in the district of their choice as far as possible, subject to the availability of suitable vacant flats.

9. The HA has identified Shek Kip Mei Estate Phases 2 & 5, with a production of about 4 050 PRH flats available in the mid-2012 as the primary rehousing resources for the redevelopment of Pak Tin Estate. In addition to rehousing, the affected PRH households will also be offered Domestic Removal Allowance and Special Ex-gratia Allowance. One-person and two-person households may also opt for Singleton Allowance or Doubleton Allowance in lieu of PRH rehousing. These arrangements are all in line with existing PRH policies.

10. For PRH tenants who are affected by the later phases of the redevelopment of Pak Tin Estate, rehousing to the newly completed PRH flats in earlier phases of the redevelopment may be considered.

11. A dedicated Community Service Team (CST) will be established to act as a bridge between the HA and the affected domestic tenants to smoothen the clearance process. The CST would help ease the potential anxiety of the tenants and maintain the neighborhood network for the senior citizens.

Way Forward

12. In line with the refined policy on redevelopment, HA will continue to examine the build-back potential of other aged PRH estates, in addition to applying the two-pillar criteria of structural safety and economic repair for consideration of demolition and redevelopment of aged estates under the result of CSIP, and the HA will strive to strike a balance between building sustainability and the redevelopment potential of these estates.

13. Members are invited to note the contents of this paper.

**Transport and Housing Bureau
May 2012**

**Preliminary Master Plan for the Phased Clearance and Redevelopment
of Pak Tin Estate**

Phase	Existing Blocks /Facilities Affected (No. of Existing Flats)	No. of New Flats upon Completion (Approximate)	Building Completion Date
7 & 8	Tenants of Blocks 1-3 & 12 (about 950 flats) move to Shek Kip Mei Estate Phases 2 & 5 by 2014/15	1 400 flats	2018/19
9-11	Pak Tin Commercial Centre & Community Hall	New Community Hall	2015/16
		2 000 flats & New Commercial Centre	2020/21
12	Tenants of Block 13 (about 900 flats) move to available vacant resources including new blocks of Phases 7 & 8 by 2019/20	New Primary School	2021/22
13	Tenants of Blocks 9-11 (about 1 650 flats) move to available vacant resources including new blocks of Phases 10 & 11 by 2021/22	2 250 flats	2025/26
Total	Eight older blocks (about 3 500 flats)	5 650 flats (A net gain of about 2 150 flats)	-