
Legislative Council

Panel on Housing
8 February 2013

Public Housing
Construction Programme



Background - Objectives

PRH

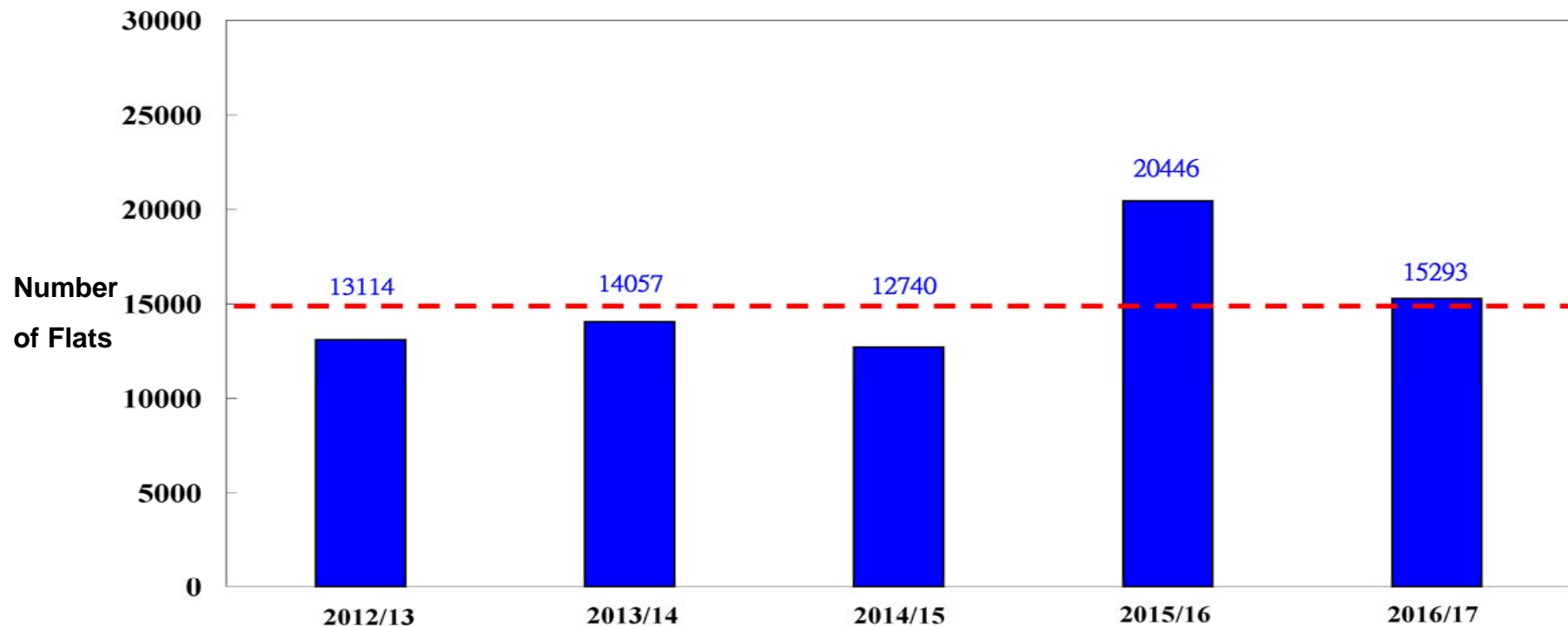
- To provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation.
- To maintain the average waiting time for general applicants at around three years.

HOS

- In 2011 the Government put forward the development of the Home Ownership Scheme (HOS) as part of housing policy.
- Secured land for development of about 17,000 HOS flats over the four years from 2016/17.

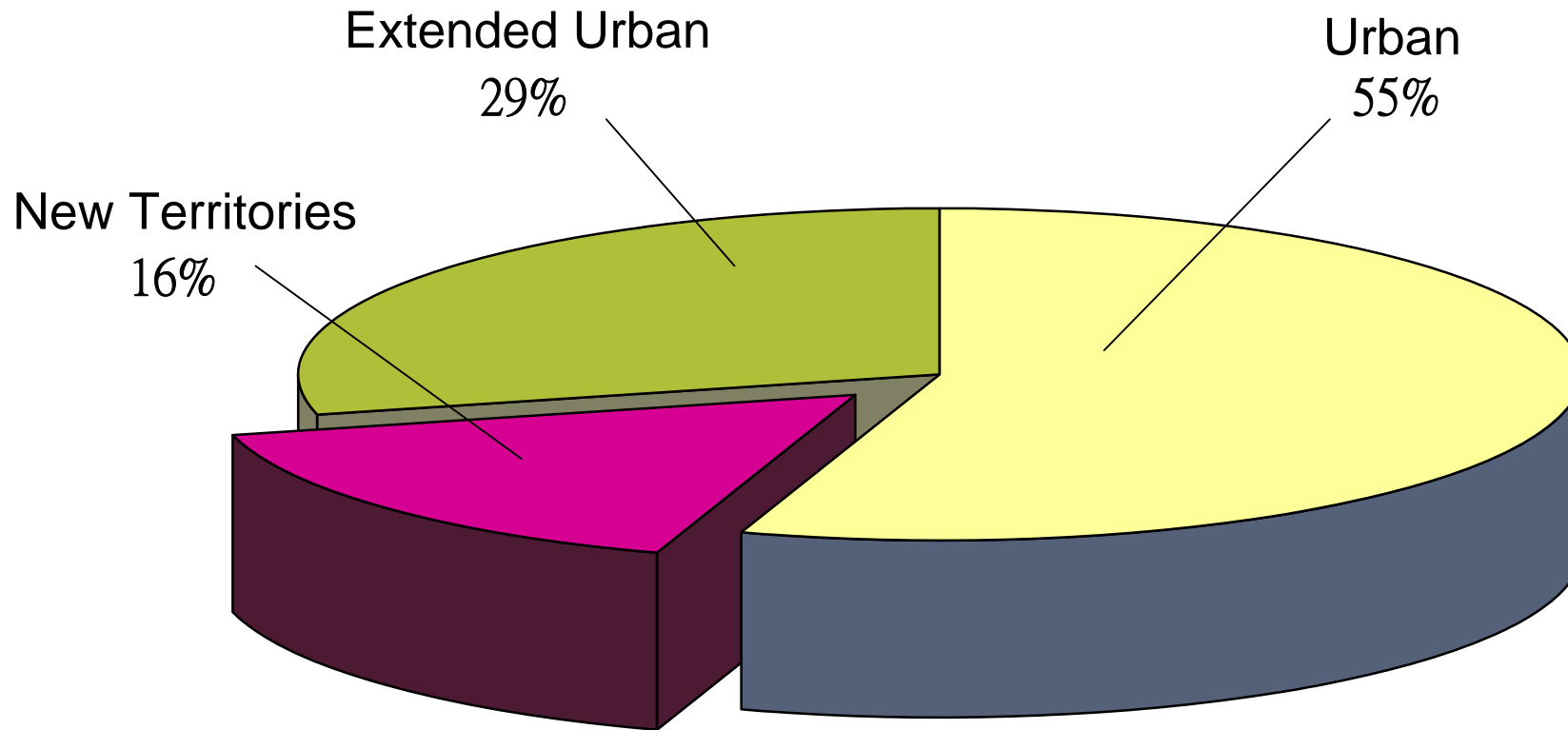
PRH Production in The Coming Five Years

- HA has secured sufficient land for producing 75,000 PRH flats and most of the construction contracts have already been approved.



An Average of about 15,000 PRH flats per Year

PRH Distribution in The Coming Five Years



To Expedite Construction Process



- Making effective use of more extensive pre-casting elements at the roof level
- Converting the Chai Wan Factory Estate to advance the flat production by two and a half year as compared with redevelopment, delivering 180 flats by end 2015

Advance Completion of PRH Projects

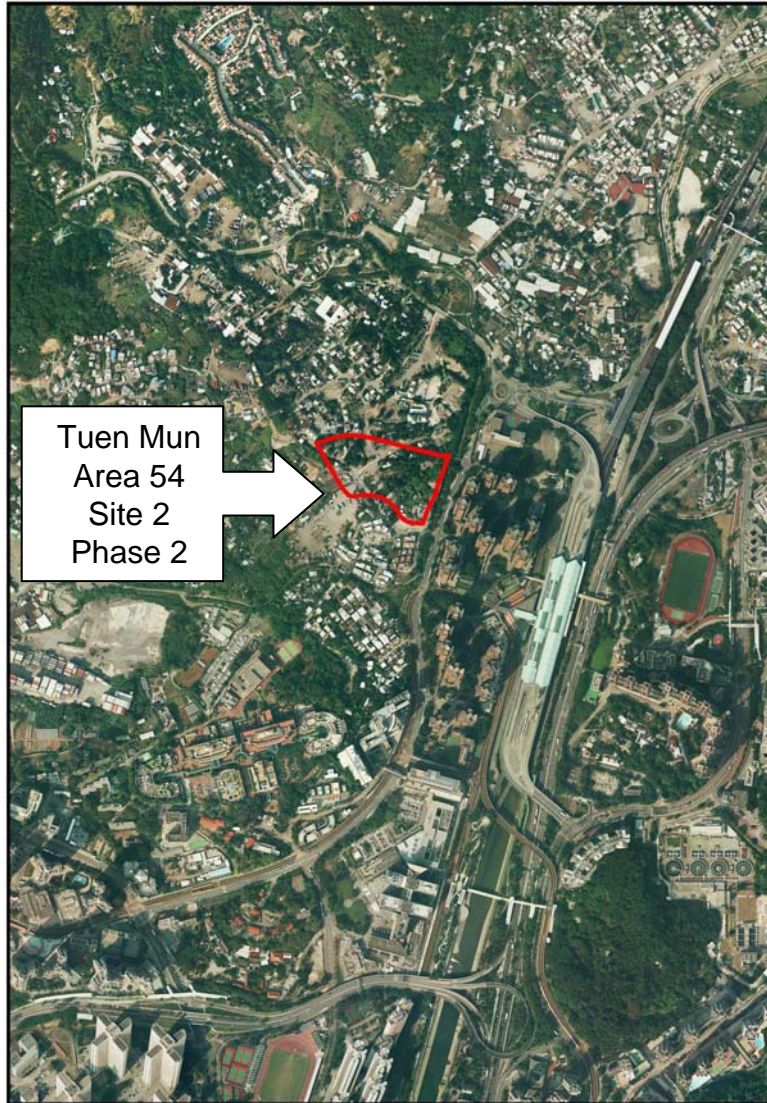
- Anderson Road Site C1
- Tuen Mun Area 54 Site 2 Phase 2
- Total 3,400 flats
- PRH production increased from 75,600 to 79,000 flats in the five-year period

Advance Completion of PRH Project – Anderson Road Site C1



- Advance completion from 2017/18 to 2016/17
- About 1,300 flats

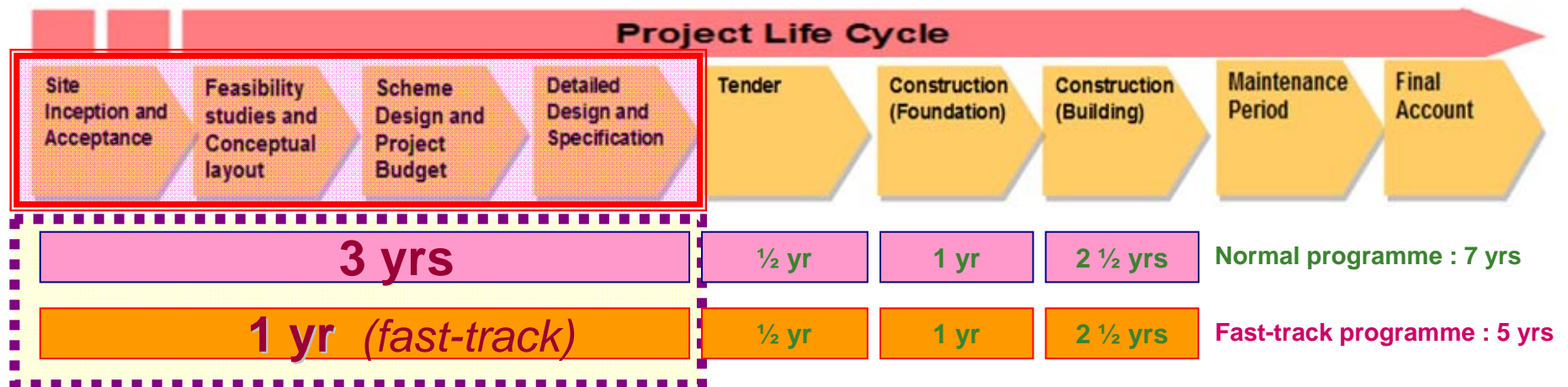
Advance Completion of PRH Project – Tuen Mun Area 54 Site 2 Phase 2



- Advance completion from 2017/18 to 2016/17
- About 2,100 flats

Advance Completion of PRH Projects

- Continue to explore feasible ways to expedite construction of public housing



Technical Studies Required

No.	Technical Studies	No.	Technical Studies
1.	Air Ventilation Assessment (AVA)	14.	Odour Assessment (OA)
2.	Microclimate Studies (MCS)	15.	Chimney Emission Impact Assessment (CEIA)
3.	Retail Viability Study (RVS)	16.	Traffic Impact Assessment (TIA)
4.	Project Feasibility Studies (PFS)	17.	Drainage Impact Assessment (DIA)
5.	Architectural Feasibility Studies (AFS)	18.	Sewerage Impact Assessment (SIA)
6.	Site Potential Studies (SPS)	19.	Land Decontamination Study (LDS)
7.	Visual Impact Assessment (VIA)	20.	Ground Assessment (GA)
8.	Heritage Impact Assessment (HIA)	21.	Natural Terrain Hazardous Study (NTHS)
9.	Ecological Assessment (EA)	22.	Potentially Hazardous Installations Assessment (PHIA)
10.	Land Use Studies (LUS)	23.	Tree Survey (TS)
11.	Planning and Engineering Study (PES)	24.	Condition Survey for Existing Building
12.	Environmental Assessment Study (EAS)	25.	Land Surveying (LS)
13.	Air Quality Objectives (AQOs) Assessment		

PRH Developments Beyond The Next Five Years

- Mostly at an early planning and design stage and are subject to a number of factors, such as:
 - Conducting planning studies
 - Change in land use
 - Resolving different views from the local communities
 - Land resumption
 - Timely availability of sites
- Production target of at least 100 000 PRH units over the five years starting from 2018

Home Ownership Scheme

- Sites of the first batch of six HOS projects are located in Shatin, Tsuen Wan, Kwai Tsing and Yuen Long respectively.
- Except the project at Hin Tin Street which will be completed in 2017/18 due to difficult site constraints, the completion of construction works for five of these projects will be in 2016/17.

Home Ownership Scheme

- Successfully identify suitable sites for HOS development in different areas of the territory
- Able to produce a total of 17,000 HOS units over the four years from 2016/17

Home Ownership Scheme



- These include four of the former My Home Purchase Plan (MHPP) sites which are located in Choi Hung, Diamond Hill, Ma On Shan and Tai Po districts as well as Kai Tak Site 1G1(B)
- We will consult the relevant DCs and the local community on individual HOS developments in due course

Way Forward

- The Steering Committee on Land Supply, chaired by the Financial Secretary will pro-actively co-ordinate the overall plans for development and supply of land in Hong Kong for various uses, and adjust land supply in response to changes in demand

Way Forward

- Further strengthen the internal coordination to identify suitable sites for public housing development in different areas of the territory
- Consider all suitable sites, under the principles of optimization of land use, maximization of cost-effectiveness and sustainability to meet the needs for public housing

Way Forward

- Optimize the development potential of all available sites. Strive to relax plot ratios and height restrictions without compromising the environment and quality
- The key to prompt delivery of public housing flats hinges on whether the early planning and design stage can be condensed. That said: securing sites which have been properly zoned for residential use and sites which are resumed, cleared and formed with adequate provision of infrastructure i.e. what we call “spade ready” sites as well as enlisting the support of DCs and the local communities
- Shorten the time needed for completing projects, which takes seven years in the past, to five years (including 1 year for early planning design stage, and another 3.5 year for construction works)

Thank You