

Legislative Council Housing Panel

Discussion on Improving the Living Environment of Po Tin Estate

3 June 2013

Background

Po Tin Estate

- Located in Tuen Mun Area 29.
- 9 domestic PRH blocks with 8 736 units.
- Originally designed as Interim Housing.



External Environment

- The external environment of Po Tin Estate is similar to other public rental housing estates.

Rest Garden





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Ball court



Children Playground



Recreational Area



Elderly Centre





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Youth centre



Kindergarten



Shopping Centre & Market



Public Transport Interchange



Community and Caring Activities at Po Tin

- Outreach services to the elderly by social workers and volunteers



Maintenance & Improvement works

Maintenance standard is similar to other PRH estates.

Major improvement works completed include :

- * redecoration works ;
- * barrier free access improvement ;
- * environment improvement works such as installation of additional sitting benches ; and
- * air-conditioner drainage pipe, etc.



The security system was upgraded to PRH standard in 2005, which included:

- main security gate at the G/F lobby ;
- security combination lock ;
- intercom system with tower guards ; &
- telephone-entry security system.



PRH units converted from IH units

- Self-contained units with kitchen and bathroom though the bathrooms are smaller



Incentives Measures

- Rent fixing at license fee level of Interim Housing,
 - ⇒ 95% of the district best rent for PRH;
- 1 month rent free period + normal 14 days rent free period; and
- Refusal would not be counted as “unreasonable refusal”,
 - ⇒ not affecting the normal “three offers” arrangement.

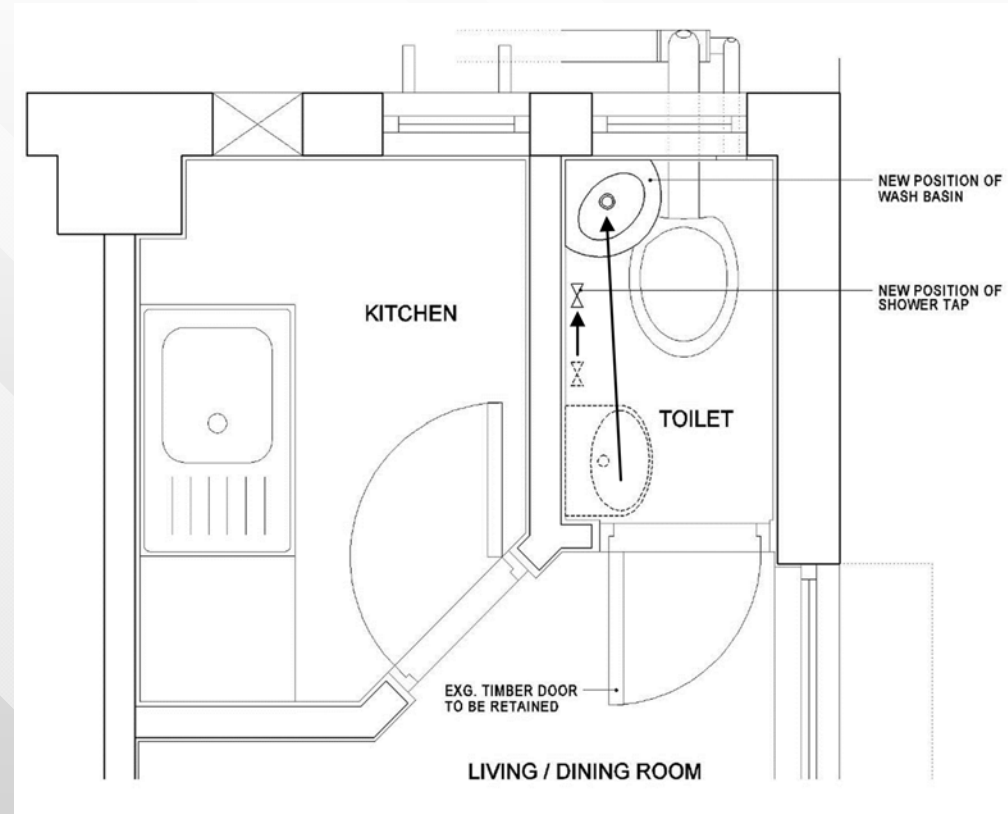


Feasibility of Improvement Measures

- Despite the incentives, HD had conducted feasibility studies to enlarge the bathroom, e.g. re-configuring the layout of unit, or merging into a larger unit.
- However, these measures were found not feasible due to various constraints and the nuisances that might be caused to tenants.

Bathroom Improvement Measures

- Modification works:
 - * relocation of wash basin to inside corner by using a new type of “corner basin”
 - * reposition of the shower to enlarge the usable area
 - * modification works have been completed in 5 400 units (62%)



Improvement works to bathroom of 1P flat

Bathroom Improvement Measures



Before modification
works



After modification
works

- The End -