

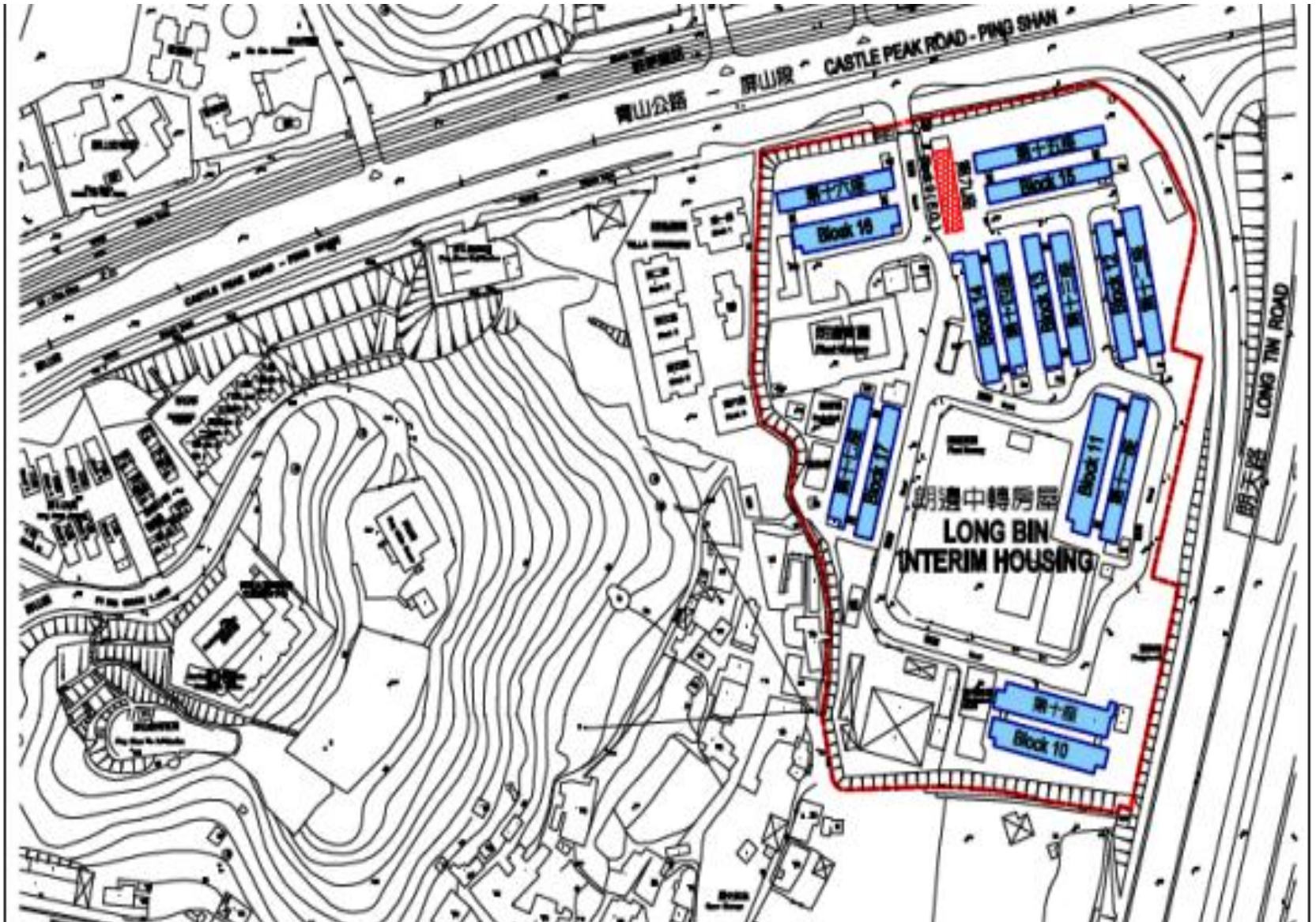
# Implementation Arrangement for the Clearance of Long Bin Interim Housing

## 清拆朗邊中轉房屋 執行安排

Housing Department  
房屋署

10 February 2014  
2014年2月10日





- **Long Bin Interim Housing (IH) (3.07 hectare) is situated in Yuen Long and consists of 8 low-rise blocks with 840 units built by proprietary prefabricated building system in 1999**

朗邊中轉房屋位於元朗區，佔地 3.07公頃，包括八幢採用預製組件矮層建築物及840個單位，建於1999年

- **Strategic Planning Committee of Housing Authority (HA) approved the clearance of Long Bin IH on 13 September 2013 for public housing development**

香港房屋委員會轄下策劃小組委員會在2013年9月13日通過清拆朗邊中轉房屋作興建公共房屋用途

- **Its implementation arrangements were approved by HA's joint Commercial Properties Committee and Subsidised Housing Committee, and were formally announced on 9 January 2014**

2014年1月9日香港房屋委員會轄下商業樓宇小組委員會及資助房屋小組委員會通過有關的執行安排後，隨即正式公布

- **Upon its formal announcement on 9 January 2014, the clearance will be completed in 24 months with target clearance date set in January 2016**

清拆在2014年1月9日正式公布後，會於24個月內完成，目標清拆日期訂於2016年1月

**The 510 affected households** are categorized into 3 groups for rehousing

**共510個受影響住戶** 分為3類作遷置安排

**Category 1 第1類 (6 households 6戶)**

**Six households** were exempted from Comprehensive Means Test (CMT) at the time of their admission to Long Bin IH. They are eligible for rehousing directly to PRH

6戶在入住朗邊中轉房屋時獲豁免全面入息及資產審查，他們具直接編配入住公屋的資格

### Category 2 第2類 (Total 407 households 共407戶)

- **345 households** if fulfilling the prevailing eligibility criteria for Waiting List (WL) and IH clearance, can be offered PRH through the Anticipatory Housing Scheme (AHS) or normal WL allocation  
345戶若符合輪候冊申請及清拆資格準則的住戶，可透過「提前配屋計劃」或獲輪候冊編配公屋單位
- **62 households** whose WL applications are frozen may also expect to be offered PRH flats if their WL applications are defrozen before the due day of the clearance  
**62戶**的公屋輪候冊申請現正被凍結，如申請在清拆限期前可以解凍，亦可望及時獲編配入住公屋單位

### Category 3 第3類 (Total 97 households 共97戶)

- **63 households** with immature WL applications will be rehoused to Po Tin IH in Tuen Mun. However, departmental directorate officers at Chief Housing Manger level are delegated to approve special cases with justified grounds for rehousing to PRH

**63戶** 具有效公屋輪候冊申請，但申請尚未到期審核資格，會獲安置入住寶田邨的中轉房屋。不過，總房屋事務經理職級的房屋署首長級人員獲授權就具充份理據的特殊個案准予安置入住公屋

- **34 households** without valid WL applications are those who fail to meet the CMT but are allowed to stay in the IH for a maximum of one year. Notice to Quit will be served to these households for moving out once their period of stay expires

**34戶** 未具有效公屋輪候冊申請，他們因未能通過入息及資產審查而只獲准暫住中轉房屋，為期12個月。他們居住期滿後，房委會會發出遷出通知書，要求他們遷出



## Allowances 津貼

- **Grant of Ex-gratia Domestic Removal Allowance (DRA) to affected households**  
**向受影響住戶發放住戶搬遷特惠津貼**

**The prevailing DRA rates applicable are as follows -**  
**適用的現行搬遷特惠津貼金額如下：**

<u>Family Size 住戶人數</u>	<u>DRA住戶搬遷特惠津貼 (\$)</u>
1 Head 1人	4,209
2-3 Head 2-3人	9,704
4-5 Head 4-5人	12,617
6 Head and over 6人或以上	16,169

## Allowances 津貼

- **Affected single-person and two-person households are eligible for payment of Singleton Allowance (SA) or Doubleton Allowance (DA) respectively if they choose to opt for the allowance in lieu of rehousing to public housing or interim housing**

受影響的單身人士和二人住戶可選擇領取單身人士津貼或二人家庭津貼，以代替獲安置入住公屋或中轉房屋

**Current SA/DA rates are as follows -**

現行單身人士/二人家庭津貼金額如下：

<u>Family Size 住戶人數</u>	<u>單身人士津貼(SA)及二人家庭津貼(DA)</u>
1 Head 1人	\$40,560
2 Head 2人	\$50,230

- **Affected households eligible for PRH will be accorded Green Form status and priority in the upcoming sales of HOS flats**  
符合編配公屋資格的住戶，可獲綠表及優先資格申請購買新一期房委會發售的居屋單位
- **Work closely with local voluntary agencies and Non-Government Organisations to provide necessary support and social services to the elderly households**  
與志願團體及非政府機構緊密合作，為長者住戶提供所需的支援及社會服務

## Letting measures associated with the Clearance 配合清拆的編配措施

- A number of the PRH units in Po Tin Estate will be recovered through voluntary transfer exercise for use as IH to meet the expected recurrent demand of IH in the NT

會透過自願調遷計劃，把一些寶田邨現時用作公屋的單位收回轉作中轉房屋用途，以應付預期的經常需求

- To encourage sitting PRH tenants of Po Tin Estate to apply for voluntary transfer, cross-district transfers from NT (Po Tin Estate) to Urban (Tak Long Estate), Extended Urban (Shui Chuen O Estate) and NT (Hung Shui Kiu) with an eligibility criterion of a minimum 5-year residence in PRH is allowed

為鼓勵寶田邨的公屋住戶申請自願調遷，容許跨區調遷，由新界(寶田邨)遷往市區(德朗邨)，擴展市區(水泉澳邨)和新界(洪水橋)，申請資格準則為居於公屋至少滿五年

## Letting measures associated with the Clearance 配合清拆的編配措施

- For rehousing the affected households to Po Tin IH, since the size of all 1-P and 2-P flats in Long Bin IH is comparatively larger than flats of corresponding household size in Po Tin IH, transfer of the 1-P and 2-P families to the 2-P and 3-P flats of Po Tin IH is allowed.  
對只合資格安置入住寶田中轉房屋的住戶，由於朗邊中轉房屋1及2人單位面積較寶田中轉房屋1及2人單位為大，朗邊中轉房屋的1及2人家庭可獲編配寶田2人及3人中轉房屋單位。

## Arrangements for the Welfare Facilities and Plant Nursery 福利機構和植物苗圃的安排

- **Social Welfare Department has been requested to assess the re-provisioning needs for the two welfare facilities. Subject to availability of resources, HA will assist the operators to seek suitable accommodations in other estates if re-provisioning is necessary**

已要求社會福利署評估兩個福利機構的重置需要，在資源許可下，協助營運者在其他屋邨物色合適的地方

- **The land currently occupied by the Plant Nursery is large. It is difficult to find a re-provisioning site. HA's appointed contractor will provide the services.**

苗圃佔地甚廣，難以找到可供重置的場地，將由房委會管轄的合約園藝商提供相關的服務。

- **The recurrent demand of NT IH will be met by Po Tin IH**  
新界區中轉房屋的經常需求會由寶田邨的中轉房屋提供
- **About 2,300 PRH flats will be built at the Long Bin IH site**  
朗邊中轉房屋的用地估計可建2,300個公屋單位

**\*\*\*Thank You 多謝各位\*\*\***