

## Follow-up action

### **1 Performance of environmental targets and initiatives in 2011/12 - Levels of reduction in the total electricity consumption of the Hong Kong Housing Authority's offices**

The Hong Kong Housing Authority (HA) has been recording the electricity consumption of its offices since 2002/03. In 2013/14, the total electricity consumption of the HA's offices was 34 957 181 kWh, which has reduced by about 26% when compared to 2002/03. The annual electricity consumption of the HA's offices from 2002/03 to 2013/14 is at Appendix A.

### **2 Average time taken for receiving second and third offers for public rental housing (PRH) applicants and number of PRH flats recovered**

#### **(a) Waiting time of PRH applicants**

As at the end of June 2014, the average waiting time (AWT) of general applicants (i.e. family and elderly one-person applicants) was 3.0 years. Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc.) The AWT of general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

Currently, eligible applicants are given three flat offers. In other words, an applicant is provided with a housing opportunity at the first flat offer. Purely for reference purpose, in 2012/13 and 2013/14, for those general applicants who received the second offer, the average time taken between the first and second offer were around 5 months. For general

applicants who received the third offer in 2012/13 and 2013/14, the average time between the second and third offer were around 9 months.

However, we would like to stress that it is a matter of personal decision if the applicant declines the first flat offer to wait for subsequent offers. The decision to accept the first, second or third offer rests entirely with the applicant and is not under the control of the HA. Thus, the waiting time should only be counted up to the first flat offer. In addition, the time between each offer depends on the supply and demand situation at the time. Past pattern of acceptance of the second or third offers and the past trend of the time between offers did not represent the situation in the future, which would depend on the supply and demand situation at that time.

(b) Number of PRH flats recovered through voluntary surrender by tenants

Tenants voluntarily surrender their flats due to various reasons, such as renting or purchasing flats in the private market; death of single tenants; and elderly tenants admitting to elderly homes, etc. In 2013/14, there were 4 720 flats recovered through voluntary surrender by tenants.

### **3.1 Energy saving initiatives in new public housing developments**

(a) Effectiveness of energy saving installations in older PRH estates

The HA has implemented various energy saving initiatives in its PRH estates, such as adopting renewable energy, optimising illumination level and installing motion sensors and time switches etc, with an aim to reducing electricity consumption in the communal areas of PRH domestic blocks. Through continuous efforts, the electricity consumption in communal areas of PRH domestic blocks has reduced from 877kWh/flat/year in 2001/02 to 678kWh/flat/year in 2013/14, with a reduction rate of 22.7%. The summary of electricity consumption in the communal areas of PRH domestic blocks from 2001/02 to 2013/14 is at **Appendix B**.

(b) Timetable for the replacement of lifts in aged PRH estates

The Housing Department (HD) would examine the condition of lifts aged 25 years or above, and formulate the lift modernisation programme, taking into account the actual condition. In 2014/15, the HD plans to modernise 83 lifts in the following four PRH estates -

<b>Estate</b>	<b>Age of estate</b>	<b>Name of Block/House</b>
Shun Tin	31 to 33 years	Tin Hang, Tin Kuen, Tin Kei, Tin Yiu, Tin Wan, Tin Chu, Tin Chi, Tin Kam
Chun Shek	30 years	Shek Yuk, Shek Fai, Shek Jing, Shek Ying
Wu King	30 to 32 years	Wu Fai, Wu Tsui, Wu Yuet, Wu Kwong, Wu Pik, Wu Boon
Shek Wai Kok	33 years	Shek To

### **3.2 Public housing construction programme**

For “spade ready” sites (which are flat and have been properly zoned for residential use; resumed; cleared and formed; and with adequate provision of infrastructure) and under normal circumstances, the HA would make every effort to compress the time required for the preparatory work of a public housing project, including consultation with district councils and local communities, from three years to one year by taking a series of parallel actions. The rounds of consultations to be conducted and the time required would depend on the requirements of individual projects.

### **4.1 Home Purchase Loan Scheme and Home Starter Loan Scheme**

## Home Purchase Loan Scheme

The HA introduced the Home Purchase Loan Scheme in April 1988 to help eligible persons acquire their own homes by offering interest-free loans or monthly subsidies<sup>1</sup>. The Scheme ceased to operate in end December 2002.

To safeguard rational allocation of public housing resources and prevent double housing benefits, approved purchasers and all family members listed on the application form, including their spouses, who had obtained a loan or subsidy under the Home Purchase Loan Scheme were not eligible to apply for any subsidized housing schemes administered by the HA in the future, except for those family members whose application for deletion from the household register have been subsequently approved by the HD.

## Home Starter Loan Scheme

The Home Starter Loan Scheme was introduced in 1998 to provide low-interest loans to assist first-time home buyers<sup>2</sup>, who may lack sufficient financial ability to pay down-payments, to acquire their own home. The Hong Kong Housing Society (HKHS) acted as an agent for the Government in implementing the Home Starter Loan Scheme. Applications for the Home Starter Loan Scheme ceased to be accepted by end March 2002.

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<sup>1</sup> Since the launch of the Home Purchase Loan Scheme, there were changes in the eligibility criteria and the amount of loans and subsidies. Before the Scheme ceased to operate in end December 2002, successful Green Form family applicants could choose to benefit from an interest-free loan of \$660,000 repayable over 13 years or \$500,000 repayable over 20 years. White Form family applicants could choose between a loan of \$410,000 repayable over 13 years, or that of \$310,000 repayable over 20 years. Alternatively, eligible Green Form and White Form family applicants could opt for a monthly subsidy of \$4,200 and \$2,800 respectively for 48 months, which need not be repaid. The loan amounts and monthly subsidies for single-person applicants were half the family rates. These subsidies could be used to purchase flats not more than 30 years old in the private sector and Green Form applicants could also make use of the loan or subsidy to purchase Home Ownership Scheme and Private Sector Participation Scheme flats under the Secondary Market Scheme.

<sup>2</sup> At the start, the Home Starter Loan Scheme accepted applications from families of two persons or above only. From December 1999, applications from non-elderly singletons were also accepted. The maximum loan amount was \$600,000 for family applicants and \$300,000 for singleton applicants, or 30% of the purchase price of the residential property, whichever was the lower.

To safeguard rational allocation of public housing resources and prevent double housing benefits, successful applicants of the Home Starter Loan Scheme, including the applicant and family members included in the application, are not qualified for any other housing subsidies or benefit given by the Government, the HA or the HKHS. For cases under which listed family members need to separately apply for the above-mentioned housing benefits or subsidies as a result of changes in family circumstances, the HKHS will consider on an individual basis.

#### **4.2 Marking Scheme for Estate Management Enforcement in Public Housing Estate (the Marking Scheme)**

Under the Marking Scheme, if those tenants who have points allotted have social or medical grounds or encounter special difficulties, the HD will refer their cases to Social Welfare Department (SWD) or Hospital Authority for professional assistance. In 2013/14, the HD has referred eight cases to SWD for follow-up.

### **5 Progress of the Total Maintenance Scheme**

The lists of PRH estates in which the first five-year cycle of the Total Maintenance Scheme had been successfully implemented, and the second five-year cycle of the Total Maintenance Scheme had been or would be rolled out are at [Appendix C1 and C2](#) respectively.

### **6 Enhanced partnering arrangements to promote neighbourliness in PRH Estates**

To strengthen mutual care and supporting network in PRH estates, each Estate Management Advisory Committees (EMAC) can use up to 30% of the allotted EMAC Fund to hold two to four community building functions each year, according to the need and preferences of individual estates. The themes of the partnering functions include caring for the

elderly, supporting different target groups, promoting family cohesion, healthy living and environmental protection, etc. Details on the number and the themes of partnering functions held from 2011/12 to 2013/14 are set out below -

<b>Themes of functions</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>
Caring for the elderly	177	258	203
Supporting families/ women/ children	60	44	40
Supporting youth	16	32	24
Education/ Health/ Training activities/ Learning programmes	196	156	143
Environmental protection/ Greening activities	37	52	164
Other activities (e.g. promoting living in harmony, supporting service for mental health, etc)	148	126	273
<b>Total no. of functions</b> (some of the partnering functions may cover more than one theme)	<b>393</b>	<b>407</b>	<b>416</b>

## **7 Overcrowding relief in PRH estates**

### **(a) AWT for households with five or more persons to be allocated with PRH**

The waiting time of PRH applicants hinges on many factors, including the number of PRH applications; the supply of new and refurbished PRH units in different districts; and the applicants' choice of district etc. It is not appropriate to generalise on waiting time of PRH applicants facing different circumstances. The HD does not compile statistics on the AWT for household applicants with five or more persons specifically.

### **(b) Average time taken for those households with five or more persons who are overcrowded PRH tenants to be transferred to larger flats**

For transfer of overcrowded households, flat selection priority for

overcrowding relief transfer is determined mainly by the living density (i.e. internal floor area per head of PRH tenants), not by their waiting time. Therefore, the HD does not maintain statistics on the waiting time for transfer of overcrowded households.

## **8 Implementation of the Residential Properties (First-hand sales) Ordinance and the work of the Sales of First-hand Residential Properties Authority (SRPA)**

At the meeting of the Legislative Council (LegCo) Panel on Housing on 6 January 2014, the SRPA briefed Members on the progress of its work.

### **9.1 Number of PRH flats recovered**

In 2013/14, the HA allocated 7 438 refurbished flats to PRH applicants. The HA recovers PRH flats under various circumstances, including voluntary surrender of flats by tenants; PRH flats recovered by the HD as a result of tenancy control actions<sup>3</sup>; and tenants purchase flats under the Home Ownership Scheme (HOS) and the Tenants Purchase Scheme (TPS), etc. The HD does not compile statistics on the reasons of recovery for those allocated refurbished flats.

### **9.2 Public Works Programme item no. B742CL – Main engineering infrastructure in association with the proposed developments at Area 56 in Tung Chung**

Regarding the concerns raised by Members at the LegCo Panel on Housing meeting held on 4 November 2013, the Transport and Housing Bureau provided a formal reply to the Chairman of Panel on Housing on 28 November 2013. Details are at [Appendix D](#).

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<sup>3</sup> For example, cases of rent arrears, subletting (with or without rental income), staying in a proved alternative accommodation, not retaining regular and continuous residence in the flat for over three months, and using the flats for illegal activities, etc.

## **10 Providing information on tenancy control**

The Transport and Housing Bureau already submitted the Government's analysis and observations on matters relating to tenancy control based on the research on Hong Kong's past experience and current overseas experience in implementing tenancy control measures to the LegCo Panel on Housing (vide LC Paper No. CB(1)1709/13-14(01)), and discussed the relevant paper with Members at the LegCo Panel on Housing meeting on 7 July 2014.

## **11 Increasing housing land supply**

The Transport and Housing Bureau already provided supplementary information on the vacancy situation of housing units in Hong Kong (vide LC Paper No. CB(1)1573/13-14(01)) to the LegCo Panel on Housing on 5 June 2014.

## **12 Implementation arrangement for the clearance of Long Bin Interim Housing**

There are 1 928 units designated as interim housing in Shek Lei Estate. It is the Government's policy that no one will be rendered homeless as a result of disaster or clearance operations. The HA must therefore have sufficient vacant interim housing units at any time; and while the HA would rather err on the safe side in assessing the number of vacant units required, the HA also regularly reviews the provision of interim housing. As at the end of March 2011/12, 2012/13 and 2013/14, the vacancy rates of Shek Lei Interim Housing were 50.41%, 51.92 % and 54.77%.

## **13 Marking Scheme for Estate Management Enforcement in Public Housing Estates**

(a) Number of notice to quit (NTQs) issued under the Marking Scheme



Under the Marking Scheme, the HA will issue NTQs to terminate tenancies to tenants who had accumulated 16 points or more within two years. Up to the end of December 2013, the HA has issued 51 NTQs to tenants with misdeeds under the Marking Scheme. Among them, 28 flats were recovered. Another three tenants were approved for regrant of tenancy on social ground. Furthermore, 16 tenants were approved by the Appeal Panel for cancellation of NTQs after the appeal hearing, while four cases are still pending for appeal hearing.

(b) Rent arrears situation among PRH tenants

In 2013/14, the HA issued about 3 700 NTQs to tenants with rent arrears and recovered about 300 flats on grounds of rent arrears.

Under the Rent Assistance Scheme, the HA provides temporary relief, in the form of a rent reduction, to tenants who are facing temporary financial hardship. Eligible PRH tenants may be granted a rent reduction of either 25% or 50%, depending on their income levels. As of 31 March 2014, some 12 000 PRH households are receiving rent assistance provided by the HA.

(c) Number of cases which had been referred to SWD for follow-up

Please refer to item 4 above in respect of the number of cases which had been referred to SWD for follow-up.

## **14 Provision of lift services in PRH estates**

Subject to technical feasibility, the HA provides lift services to existing PRH blocks after having considered the cost effectiveness. Existing PRH blocks where lift services are not provided or not provided in full and the reasons behind are set out at **Appendix E1 and E2** respectively.

The HD plans to arrange a site visit to the PRH estates under the Lift

Addition Programme for the LegCo Panel on Housing in the fourth quarter of 2014.

### **15.1 Measures to tackle under-occupation in PRH estates**

According to the revised measures to tackle Under-occupation (UO) households which took effect in 2013, the Prioritised Under-occupation (PUO) households identified according to the revised measures would be given a maximum of three housing offers in the residing estate or an estate within the same District Council Constituency. The households concerned would be offered Domestic Removal Allowance and the opportunity to transfer to flats in new estates, subject to availability of resources. In handling every UO case, the HD has all along adopted a reasonable and considerate approach. For instance, for PUO households which encounter family changes due to decease or marriage of family members; await family members to come to Hong Kong for re-union in the near future; encounter financial hardship; or need to stay in their existing flats on medical or social grounds, the HD will exercise discretion on individual merits subject to the provision of supporting documents. In general, justified cases will be withheld from transfer for a period of six months. Apart from allowing PUO households in need to temporarily stay in the existing flats, the HD would also provide extra housing offers to PUO households with medical or social grounds on a discretionary basis.

### **15.2 Rental increase by the HKHS in 2014**

For the follow-up items concerning the rental increase by the HKHS in 2014, the HKHS will follow up and reply the LegCo Panel on Housing direct.

### **16 Disposal of properties by The Link Management Limited (The Link) and related issues**

## Restrictive covenants

In 2005, the former Housing, Planning and Lands Bureau submitted a paper to the LegCo Panel on Housing to explain the application of restrictive covenants on the divestment of retail and carparking facilities under the HA. In summary, under the restrictive covenants incorporated in the assignment deeds between the HA and The Link, the retail spaces and carparking facilities shall not be disposed of, except as a whole, in general. The application of restrictive covenants may vary depending on the status of ownership in individual estates or courts. As far as the restrictive covenant on retail facilities is concerned, if the HA no longer holds any interest in land in the relevant estates or courts, the restrictive covenant stipulating no disposal except as a whole shall no longer be applicable. In relation to the restrictive covenant on carparks, if the HA has disposed of any residential units in the relevant estates or courts, the restrictive covenant stipulating no disposal except as a whole shall no longer be applicable.

In response to the question on “The Listing Arrangement for The Link REIT” raised by the Honourable Albert Cheng at the LegCo meeting on 8 March 2006, the former Secretary for Housing, Planning and Lands pointed out that if The Link intended to sell a shopping mall or carparking facilities within a public housing estate, it could only do so as a whole but not in part. Any third party who purchases any such facilities from The Link would also need to comply with this requirement. For public housing estates, the HA has not sold any residential units and still owns the interest in the land, the restrictive covenants for retail and carparking facilities therefore remain effective in public housing estates.

For HOS courts and TPS estates, since the HA has sold residential units in these courts and estates, the restrictive covenant for carparking facilities will no longer be applicable. If the HA has sold all the residential units and other land interests, the restrictive covenants for retail and carparking facilities will also not be applicable.

These restrictive covenants stipulate that if The Link sells the retail and carparking facilities to any third party, the third party shall also comply with the relevant restrictive covenants.

#### Land lease conditions for carparks

In planning and developing public housing estates and HOS courts, the HA would make reference to the guidelines stipulated in the prevailing Hong Kong Planning Standards and Guidelines as well as consulting the Transport Department and District Councils, when determining the carparking facilities to be built for the public housing estates or HOS courts concerned. Should the parking facilities of public housing estates or HOS courts not be provided within the estates or courts, the HA would provide a specific number of parking spaces for the use of residents of the estates or courts concerned in a carpark of a designated nearby public housing estate or HOS court. Subsequently, the relevant parking arrangements would be reflected in the lease conditions according to the actual situations when drawing up the land leases of the estates or courts concerned.

Due to resource and time constraints, the Government is unable to examine the land lease conditions of all 180 shopping centres and carparking facilities divested through the listing of The Link by the HA in 2005. However, the land use of the respective lots and the requirements for provision of carparks and commercial facilities within the relevant lots are set out in the land leases of the properties owned by The Link. The land leases generally include the aforesaid provision restricting the parking spaces to be provided for the parking of vehicles of the residents and visitors of the lots in question. Individual land leases may also stipulate that some of the parking spaces should be provided for the parking of vehicles of the residents of other specified lots to cater for local residents' needs for carparks. Regarding the properties sold by The Link in May 2014, we have examined the relevant land leases, and noted that those of Wah Kwai Estate, Hing Tin Estate and Kwai Hing Estate restrict the parking spaces for the parking of vehicles of the residents and visitors of the respective lots, and of the residents of other specified lots.

The land lease of Tung Hei Court in Shau Kei Wan stipulates that the parking spaces should be provided for the parking of vehicles of the residents and visitors of that lot. The land lease conditions are also applicable to third parties (including the owners who bought the carparks from The Link, and the operators). If it is found that parking spaces are provided for use by individuals other than residents or visitors specified in the relevant land leases, the Deed of Mutual Covenant (DMC) managers are empowered to issue warnings to the relevant owners to demand rectification. If the warnings are not duly adhered to, the DMC managers could consider taking appropriate legal actions under the DMC depending on the circumstances, make referral to the Lands Department (LandsD) for investigation and follow-up actions.

Nevertheless, owners or operators of the carparks may, in the light of the actual situation of the carparks in individual estates, apply to the Town Planning Board (TPB) for planning permission to change part of the estate carparks to public carparks, so that the carparking facilities that have been left vacant for a long time can be provided for use by non-residents. In granting its permission, the TPB can impose conditions, requiring the applicants to ensure that residents of the estates concerned are given priority in using the relevant carparking facilities. Furthermore, owners of the carparks should also apply to the LandsD for temporary waivers, so that the land lease conditions pertaining to the use of the parking spaces can be temporarily waived. The LandsD will process the relevant applications according to its established procedures for handling applications for waivers of land lease conditions, which include consulting the relevant government departments, including local District Offices and the Housing Department, etc. Having regard to the views received and the circumstances, the LandsD will incorporate appropriate conditions into the temporary waivers, including the requirement for payment of administrative fee and waiver fees. In the past, The Link has submitted temporary waiver applications to the LandsD for changing the numbers and types of parking spaces and permitting residents of adjoining estates or courts to use the parking spaces according to the actual situation of individual carparks. For instance, while generally speaking parking spaces for goods vehicles are for the parking of such

vehicles only, The Link applied for waivers to permit the parking of special purpose vehicles, such as school buses, nanny vans and rehabuses, etc. on some of the parking spaces for goods vehicles in the past. The relevant applications were approved by the authority concerned.

### Commercial facilities provided by the HA

Generally speaking, in planning for estates or courts, the HA will determine the provision of suitable facilities, including educational, recreational, social service, commercial and carparking facilities, with reference to the prevailing Hong Kong Planning Standards and Guidelines and consulting relevant government departments and stakeholders, including the District Councils. We will also take into account the availability of existing facilities in the district, the feasibility and suitability of the required facilities, and individual site conditions, etc. with a view to coping with local population growth and community needs as far as possible in parallel with the provision of public housing. However, in view of the limited land and public resources, the Government and the HA have to prioritise and focus the resources in providing public housing for low-income households.

When divesting retail and carparking facilities through the listing of The Link in 2005, the HA retained commercial and retail facilities in about 30 estates. Some of these facilities are located in the vicinity of commercial facilities under The Link. Commercial facilities have also been built by the HA since the listing of The Link. Currently, a total of 12 major commercial facilities in Ngau Tau Kok, Kowloon City, Sham Shui Po, North District, Sha Tin and Yuen Long (including Tin Shui Wai) have been completed and put into operation. The total internal floor area of the commercial and retail facilities provided by the HA amounts to 210 000 square metres.

### Number of shop spaces for small operators and traditional trades in shopping centres under The Link

The Link is a private entity which is independent of the Government and

the HA, and assumes overall responsibility for the management of its properties. Both the Government and the HA do not hold any shares of The Link, and cannot and will not intervene in the day-to-day operations and business management of The Link. The information requested by Members relates to the leasing details of The Link. The Government and the HA do not possess such information.

**17 Measures to tackle under-occupation in PRH estates**

At the special meeting of the LegCo Panel on Housing on 17 June 2014, Members suggested that discretion be exercised in handling PUO households, which previously had two members and were rehoused to larger flats under redevelopment project, but became PUO households after one family member had passed away; and to review the existing arrangements for allowing PUO households arising from the passing away of family members to temporarily stay at existing flats, the HD will report such views to the HA and will report the outcome to the LegCo Panel on Housing in due course.

**18 Average time taken for allocating a flat for the second offer and the timetable for redevelopment of Kwai Shing West Estate**

(a) Average time taken for allocating a flat for the second offer

For cases where the first flat offer was not accepted, the average time between the first and the second flat offer is set out in the reply to item 2(a) above. The HD does not compile statistics on the number and percentage of those cases which the duration was more than one year.

(b) Timetable for redevelopment of Kwai Shing West Estate

According to the Refined Policy on Redevelopment of Aged PRH Estates (the Refined Policy), the HA announced the list of 22 aged PRH estates which had been reviewed for their redevelopment potential, including Kwai Shing West Estate, in February 2014. This review indicates that

there is no imminent need to redevelop these aged estates from the perspectives of structural safety and economic repair. The list of estates allows the HA to identify targets for redevelopment in a broad sense and facilitates further detailed studies in the future. Therefore, there is neither redevelopment proposal nor timetable for the time being.

In considering the redevelopment of the individual estates, the HA will conduct holistic review on the basis of four basic principles, including structural conditions of the housing blocks; cost-effectiveness of repairs proposed; the availability of suitable rehousing resources; and promising flat gain after redevelopment. Indeed, availability of rehousing resources alone cannot determine the feasibility of a redevelopment plan.

In order to confirm the redevelopment potential of an aged estate, the HA will review the development constraints and opportunities pertaining to the individual aged estates, conduct a series of detailed technical studies, and liaise with relevant government bureaux and departments on the provision of ancillary facilities such as community, welfare, transport and educational facilities before deriving an implementation plan. The HA also has to take into account the housing demand from PRH applicants as well as manpower and other resource constraints. Hence, the HA will adopt a prudent approach in determining the scale and pace of redevelopment.

If the HA decides to redevelop an estate, the HA will follow the established procedures to carry out the redevelopment project by giving tenants adequate notice before clearance and providing tenant information as well as financial and other assistance as required. In general, formal announcement for redevelopment will be made in not less than three years before the clearance operation. Therefore, tenants need not worry about any sudden redevelopment of their estate.

Currently, the HA does not have any concrete redevelopment plan and timetable for Kwai Shing West Estate. Should there be any concrete plan and timetable in the future, the HA would consult the affected tenants, local communities and the District Council in a timely manner.



## 19 Views on tenancy control from individual groups and individuals

### (a) Clarification on whether the Government had undertaken to conduct a review on the removal of security of tenure three years after its removal in 2004

At the special meeting of the LegCo Panel on Housing held on 24 July 2014, some attendees remarked that, when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance once every three years. We have checked the relevant LegCo records in relation to the Landlord and Tenant (Consolidation) (Amendment) Bill 2003 (the Amendment Bill). According to the Hansard, when the second reading of the Amendment Bill was resumed in LegCo on 30 June 2004, some Members suggested the Government to review the Ordinance two to three years after the passage of the Amendment Bill. However, according to the records, the Government had not undertaken to conduct such a review in a regular manner.

### (b) Summary on the views by attendees and relevant measures by the Government

At the special meeting of the LegCo Panel of Housing, many organisations and individuals attending the meeting pointed out that amidst the shortage of housing for the grassroots (including PRH units), tenant's rights in the low-end private residential market rental have been severely jeopardised in the following manner –

- (i) the rent level has risen beyond the grassroots tenants' affordability, and they need to spend more than 30% of their income on rent, hence adversely affecting their quality of life;
- (ii) the rate of increase in rent is too high and too frequent, and is faster than the growth of tenants' income and inflation;
- (iii) the notice period for termination of tenancy and rent increase is

too short. Some pointed out that such a period could be as short as a few weeks or even days;

- (iv) it is common for landlords to refuse to enter into tenancy agreements in writing with the grassroots tenants, such that the landlords can evict their tenants at any time with very short notice;
- (v) the units which the grassroots tenants are living in are small and are in poor conditions, and it is common for the landlords to refuse to carry out necessary maintenance; and
- (vi) it is common for the landlords to overcharge grassroots tenants on water and electricity charges.

According to the Report on Survey on Subdivided Units in Hong Kong prepared by Policy 21 Limited in June 2013, there were about 66 900 sub-divided units (SDU) in the territory. As for the inhabitants of the SDUs, their median rent to income ratio was about 29%, which was higher than the median rent to income ratio of all households living in private residential flats (about 26%) in Hong Kong. Also, 42% of these households reported that the rent had increased in the past year, with the average increase in monthly rent pitched at around \$540. On the other hand, about 49% of these households had applied for PRH, among whom 97% were already on the waiting list.

At present, the housing problem in Hong Kong is serious, with the root cause being the tight supply. The most direct solution to address the housing needs of the grassroots tenants is to increase housing supply continuously, particularly the supply of PRH. To this end, the Government has accepted the recommendation of the Long Term Housing Strategy Steering Committee to increase housing supply. The target is to provide a total of 470 000 units in the coming ten years, with public housing accounting for 60%. The Government is cautious towards proposals of tenancy control because we are concerned that these measures might bring about adverse consequences unexpectedly,

such as a reduction in supply or situation whereby landlords increase the initial rent upfront, hence bringing additional burden, instead of benefits, to those we intend to assist.

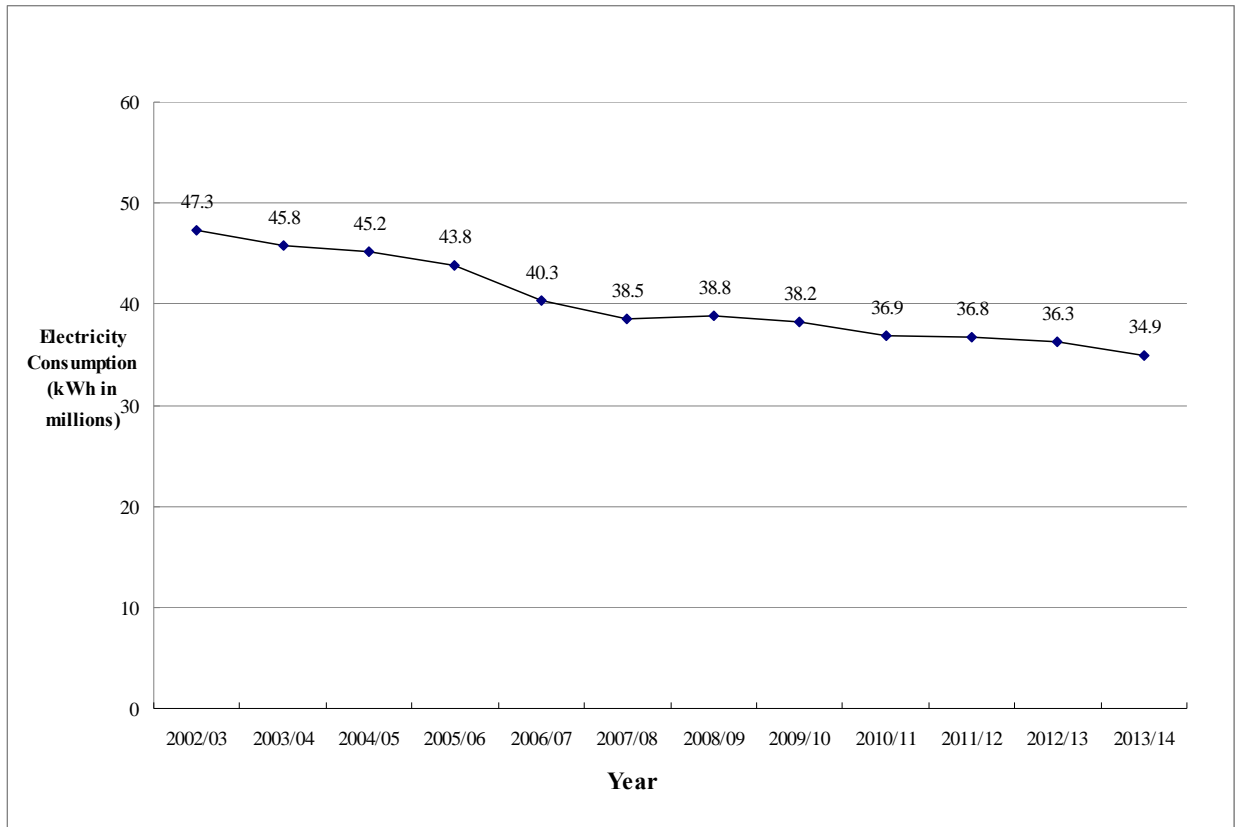
In the short-to-medium term, the Government has put in place different measures to address the needs of the grassroots tenants. Individuals and families who are unable to support themselves financially can apply for assistance under the Comprehensive Social Security Assistance (CSSA) Scheme to meet their basic needs. For those who have genuine and imminent housing needs and cannot resolve their housing problems on their own accord, they may seek assistance from the Integrated Family Services Centre of the SWD or non-government organisations. The types of assistance provided include making recommendations to the HD through Compassionate Rehousing for rehousing to PRH. Besides, the Community Care Fund (CCF) has introduced the One-off living subsidy for low-income households not living in public housing and not receiving CSSA on 2 December 2013 with a view to alleviating the financial burden of low-income households. Applications will close on 29 August 2014. The CCF will consider to relaunch the above subsidy in 2014.

The Government has also put in place a variety of assistance and measures which benefit the low-income community in general. They include cash and non-cash benefits, recurrent and non-recurrent assistance. They are provided in many different areas including education, healthcare, housing, transport and social welfare. The Government will continue to implement and roll-out suitable measures to alleviate poverty, such as the Low-income Working Family Allowance announced by the Chief Executive in the 2014 Policy Address, which seeks to encourage self-reliance amongst low-income working families and promote upward mobility.

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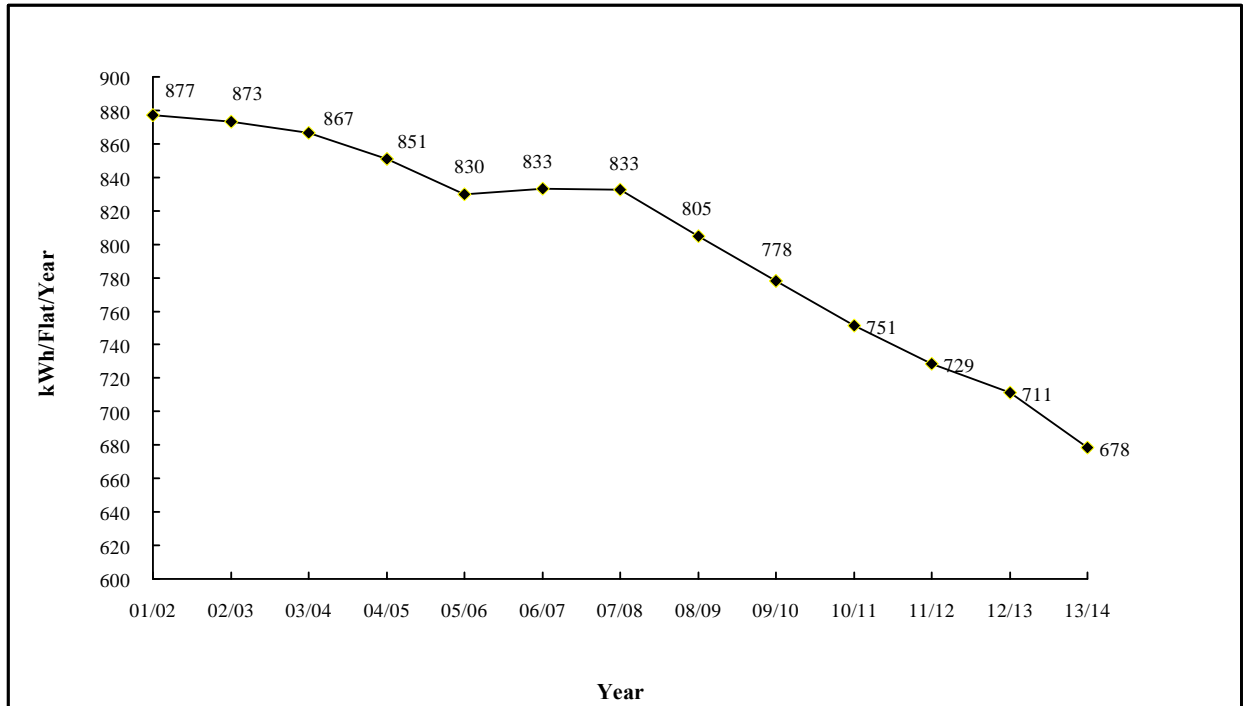
## Appendix A

### Annual electricity consumption of the Hong Kong Housing Authority's Offices



## Appendix B

### Electricity consumption in the communal areas of public rental housing domestic blocks



## Appendix C1

### First cycle of the Total Maintenance Scheme (177 estates in total)

Region	No.	Estate	No.	Estate
Kwai Chung	1	Kwai Chung	8	On Yam
	2	Kwai Fong	9	Shek Lei 1
	3	Kwai Hing	10	Shek Lei 2
	4	Kwai Shing East	11	Shek Yam
	5	Kwai Shing West	12	Shek Yam East
	6	Lai King	13	Tai Wo Hau
	7	Lai Yiu		
Kowloon East	1	Choi Ha	12	Po Tat
	2	Choi Hung	13	Sau Mau Ping
	3	Hing Tin	14	Shun Lee
	4	Kai Tin	15	Shun On
	5	Kai Yip	16	Shun Tin
	6	Ko Yee	17	Tak Tin
	7	Kwong Tin	18	Tsui Ping North
	8	Lok Wah North	19	Tsui Ping South
	9	Lok Wah South	20	Wan Hon
	10	Ping Shek	21	Wo Lok
	11	Ping Tin	22	Yau Tong
Tuen Mun & Yuen Long	1	Butterfly	13	Tin Heng
	2	Fu Tai	14	Tin King
	3	Kin Sang	15	Tin Shui 1
	4	Leung King	16	Tin Shui 2
	5	Long Ping	17	Tin Tsz
	6	On Ting	18	Tin Wah
	7	Po Tin	19	Tin Yat
	8	Sam Shing	20	Tin Yiu 1
	9	Shan King	21	Tin Yiu 2
	10	Shui Pin Wai	22	Tin Yuet
	11	Tai Hing	23	Wu King
	12	Tin Chak	24	Yau Oi

Region	No.	Estate	No.	Estate
Kowloon West & Hong Kong	1	Apleichau	23	Nam Shan
	2	Chak On	24	Oi Man
	3	Fortune	25	Oi Tung
	4	Fu Cheong	26	Pak Tin
	5	Fung Wah	27	Sai Wan
	6	Hing Man	28	Shek Kip Mei
	7	Hing Tung	29	Sheung Lok
	8	Hing Wah 1	30	Siu Sai Wan
	9	Hing Wah 2	31	So Uk
	10	Ho Man Tin	32	Tai Hang Tung
	11	Hoi Fu Court	33	Tin Wan
	12	Hoi Lai	34	Tsui Lok
	13	Hong Tung	35	Tsui Wan
	14	Hung Hom	36	Un Chau
	15	Lai Kok	37	Wah Fu 1
	16	Lai On	38	Wah Fu 2
	17	Lei Cheng Uk	39	Wah Kwai
	18	Lei Tung	40	Wah Lai
	19	Ma Hang	41	Wan Tsui
	20	Ma Tau Wai	42	Yiu Tung
	21	Model Housing	43	Yue Wan
	22	Nam Cheong		

Region	No.	Estate	No.	Estate
Tai Po, North, Shatin & Sai Kung	1	Cheung Wah	20	Ming Tak
	2	Choi Ming Court	21	Po Lam
	3	Choi Yuen	22	Pok Hong
	4	Chun Shek	23	Sha Kok
	5	Chung On	24	Sheung Tak
	6	Fu Heng	25	Sun Chui
	7	Fu Shin	26	Sun Tin Wai
	8	Hau Tak	27	Tai Ping
	9	Heng On	28	Tai Wo
	10	Hin Keng	29	Tai Yuen
	11	Hin Yiu	30	Tin Ping
	12	Ka Fuk	31	Tsui Lam
	13	King Lam	32	Wah Ming
	14	Kwong Fuk	33	Wah Sum
	15	Kwong Yuen	34	Wan Tau Tong
	16	Lee On	35	Wo Che
	17	Lek Yuen	36	Yiu On
	18	Lung Hang	37	Yung Shing Court
	19	Mei Lam		
Wong Tai Sin, Tsing Yi, Tsuen Wan & Islands	1	Cheung Ching	20	Lei Muk Shue 2
	2	Cheung Fat	21	Lok Fu
	3	Cheung Hang	22	Lung Tin
	4	Cheung Hong	23	Mei Tung
	5	Cheung Kwai	24	Nga Ning Court
	6	Cheung On	25	Ngan Wan
	7	Cheung Shan	26	Shek Wai Kok
	8	Cheung Wang	27	Tsing Yi
	9	Choi Fai	28	Tsz Ching
	10	Choi Wan 1	29	Tsz Hong
	11	Choi Wan 2	30	Tsz Lok
	12	Chuk Yuen North	31	Tsz Man
	13	Chuk Yuen South	32	Tung Tau 2
	14	Fu Shan	33	Wang Tau Hom
	15	Fu Tung	34	Upper Wong Tai Sin
	16	Fuk Loi	35	Lower Wong Tai Sin 1
	17	Fung Tak	36	Lower Wong Tai Sin 2
	18	Kam Peng	37	Yat Tung 1
	19	Lei Muk Shue 1	38	Yat Tung 2



## Appendix C2

### Second cycle of the Total Maintenance Scheme (187 estates in total)

Region	No.	Estate	No.	Estate
Kwai Chung	1	High Prosperity Terrace	8	Lai Yiu
	2	Kwai Chung	9	On Yam
	3	Kwai Fong	10	Shek Lei 1
	4	Kwai Hing	11	Shek Lei 2
	5	Kwai Shing East	12	Shek Yam
	6	Kwai Shing West	13	Shek Yam East
	7	Lai King	14	Tai Wo Hau
Kowloon East	1	Choi Ha	15	Ping Tin
	2	Choi Hung	16	Po Tat
	3	Hing Tin	17	Sau Mau Ping
	4	Kai Tin	18	Shun Lee
	5	Kai Yip	19	Shun On
	6	Ko Cheung Court	20	Shun Tin
	7	Ko Yee	21	Tak Tin
	8	Kwong Tin	22	Tsui Ping North
	9	Lei Yue Mun	23	Tsui Ping South
	10	Lok Wah North	24	Wan Hon
	11	Lok Wah South	25	Wo Lok
	12	Upper Ngau Tau Kok	26	Yau Lai
	13	On Tin	27	Yau Tong
	14	Ping Shek		
Tuen Mun & Yuen Long	1	Butterfly	14	Tin Heng
	2	Fu Tai	15	Tin King
	3	Grandeur Terrace	16	Tin Shui 1
	4	Kin Sang	17	Tin Shui 2
	5	Leung King	18	Tin Tsz
	6	Long Ping	19	Tin Wah
	7	On Ting	20	Tin Yan
	8	Po Tin	21	Tin Yat
	9	Sam Shing	22	Tin Yiu 1
	10	Shan King	23	Tin Yiu 2
	11	Shui Pin Wai	24	Tin Yuet
	12	Tai Hing	25	Wu King
	13	Tin Chak	26	Yau Oi

Region	No.	Estate	No.	Estate
Kowloon West & Hong Kong	1	Apleichau	22	Nam Cheong
	2	Chak On	23	Nam Shan
	3	Fortune	24	Oi Man
	4	Fu Cheong	25	Oi Tung
	5	Fung Wah	26	Pak Tin
	6	Hing Man	27	Sai Wan
	7	Hing Tung	28	Shek Kip Mei
	8	Hing Wah 1	29	Sheung Lok
	9	Hing Wah 2	30	Siu Sai Wan
	10	Ho Man Tin	31	Tai Hang Tung
	11	Hoi Fu Court	32	Tin Wan
	12	Hoi Lai	33	Tsui Lok
	13	Hong Tung	34	Tsui Wan
	14	Hung Hom	35	Un Chau
	15	Lai Kok	36	Wah Fu 1
	16	Lai On	37	Wah Fu 2
	17	Lei Cheng Uk	38	Wah Kwai
	18	Lei Tung	39	Wah Lai
	19	Ma Hang	40	Wan Tsui
	20	Ma Tau Wai	41	Yiu Tung
	21	Model Housing	42	Yue Wan

<b>Region</b>	<b>No.</b>	<b>Estate</b>	<b>No.</b>	<b>Estate</b>
Tai Po, North, Shatin & Sai Kung	1	Cheung Wah	20	Mei Lam
	2	Choi Ming Court	21	Ming Tak
	3	Choi Yuen	22	Po Lam
	4	Chun Shek	23	Pok Hong
	5	Chung On	24	Sha Kok
	6	Fu Heng	25	Sheung Tak
	7	Fu Shin	26	Sun Chui
	8	Hau Tak	27	Sun Tin Wai
	9	Heng On	28	Tai Ping
	10	Hin Keng	29	Tai Wo
	11	Hin Yiu	30	Tai Yuen
	12	Ka Fuk	31	Tin Ping
	13	Kin Ming	32	Tsui Lam
	14	King Lam	33	Wah Ming
	15	Kwong Fuk	34	Wah Sum
	16	Kwong Yuen	35	Wan Tau Tong
	17	Lee On	36	Wo Che
	18	Lek Yuen	37	Yiu On
	19	Lung Hang	38	Yung Shing Court

Region	No.	Estate	No.	Estate
Wong Tai Sin, Tsing Yi, Tsuen Wan & Islands	1	Cheung Ching	21	Lei Muk Shue 1
	2	Cheung Fat	22	Lei Muk Shue 2
	3	Cheung Hang	23	Lok Fu
	4	Cheung Hong	24	Lung Tin
	5	Cheung Kwai	25	Mei Tung
	6	Cheung On	26	Nga Ning Court
	7	Cheung Shan	27	Ngan Wan
	8	Cheung Wang	28	Shek Wai Kok
	9	Choi Fai	29	Tsing Yi
	10	Choi Wan 1	30	Tsz Ching
	11	Choi Wan 2	31	Tsz Hong
	12	Chuk Yuen North	32	Tsz Lok
	13	Chuk Yuen South	33	Tsz Man
	14	Easeful Court	34	Tung Tau 2
	15	Fu Shan	35	Wang Tau Hom
	16	Fu Tung	36	Upper Wong Tai Sin
	17	Fuk Loi	37	Lower Wong Tai Sin 1
	18	Fung Tak	38	Lower Wong Tai Sin 2
	19	Kam Peng	39	Yat Tung 1
	20	Lei Muk Shue	40	Yat Tung 2

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

政府總部  
運輸及房屋局

香港九龍何文田佛光街 33 號



Government Secretariat  
Transport and Housing Bureau

33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong

本局檔號 Our Ref. THB/HPLB/HB/D/12/5/19

來函檔號 Your Ref.

香港中區  
立法會道一號  
立法會綜合大樓 1009-1014 室  
立法會房屋事務委員會主席  
王國興議員

王主席：

立法會房屋事務委員會  
二零一三年十一月四日會議  
工務計劃項目編號 B742CL —  
與東涌第 56 區的建議發展項目有關的主要基礎建設工程

就胡志偉議員於十一月四日的房屋事務委員會內，所提出有關查詢東涌第 56 區將來的公共交通服務、設施及往返東涌第 56 區的巴士路線計劃，及建議提供行人連接設施由東涌第 56 區至北大嶼山公路，我們已於十一月十四日與他會面及交換意見。

關於胡議員的查詢及建議，現答覆如下：

(甲) 東涌第 56 區將來的公共交通服務、設施及往返東涌第 56 區的巴士路線計劃

東涌第 56 區將會於二零一六年尾有 10,000 人口居住。運輸署將密切監察項目完工及入伙情況，並與公共交通營辦商合作，適時提供足夠的公共交通服務，滿足居民的需要。

現時，東涌北有一系列的區內及區外的巴士路線網絡。區內線包括 37 號線及 S56 號線，分別接載乘客至東涌市中心及機場。區外線包括 E11S、E21A、E21X、E22S、E31 及 N31 接載乘客由東涌北至天后、何文田、將軍澳、紅磡及荃灣。

現時這些巴士會由逸東邨出發至映灣園，沿迎禧路及怡東路，直上北大嶼山公路出市區。由映灣園至北大嶼山公路的車程只

需約三分鐘。運輸署初步建議修改及加強部分這些現有路線至第 56 區。運輸署已備悉議員們的意見，及在計劃該區巴士服務時一併考慮。此外，運輸署會在適當階段，如透過每年的專營巴士路線發展計劃，就擬定的公共交通服務的詳細路線諮詢離島區議會，其後便可提供詳細路線的資料。

現時東涌第 56 區附近已有一系列的巴士轉乘優惠往返市區及新界。將來政府規劃東涌第 56 區的巴士服務時，會積極鼓勵各專營巴士營辦商，因應社會經濟環境及其營運狀況，盡可能提供更多票價優惠措施，包括跨公司巴士轉乘優惠，以節省市民的公共交通開支。

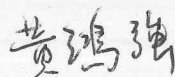
另一方面，規劃署聯同土木工程拓展署現正進行東涌新市鎮擴展研究。該研究的工作包括為擴展後的東涌新市鎮提供完善的交通網絡，加強區內及區外的交通連繫。其中一個考慮是將迎禧路伸延至擬建的大蠔灣交匯處，連接北大嶼山公路，以應付未來的交通需求的同時，方便第 56 區的居民出入市區。

(乙) 建議提供行人連接設施由東涌第 56 區至北大嶼山公路

L16 路兩旁都會設有行人徑，一直伸延到迎禧路/文東路的交界處。行人橫過上述道路交界處後，可繼續使用在迎禧路或文東路旁邊的現有行人徑，利用連接的道路網絡到達東涌其他部分，包括東涌其他私人屋苑及東涌市中心。

由於北大嶼山公路為高速公路，在考慮到道路使用者的安全下，一般不會設置行人道路或巴士停車設施，故此並無建議提供行人連接設施從東涌第 56 區，跨過港鐵範圍，至北大嶼山公路旁。

我們再次多謝主席及各位議員就上述工程所提出的寶貴意見及關注，並懇請您們能於十二月十八日的工務小組委員會中，支持這項工務工程。

運輸及房屋局局長  
(黃鴻強  代行)

二零一三年十一月二十八日

副本抄送：  
立法會房屋事務委員會胡志偉議員

## Appendix E1

### Existing public rental housing blocks without lift services

<b>Reasons for not providing lift services</b>	<b>Public Rental Housing Blocks</b>
Three to four storey rural PRH blocks	<ul style="list-style-type: none"><li>• Lung Tin Estate – Tin Fook House, Tin Tak House, Tin Fu House, Tin Kwai House, Tin Hei House, Tin Choi House and Tin Shing House</li> <li>• Cheung Kwai Estate – Cheung Fung House, Cheung Shun House, Cheung Shing House, Cheung King House, Cheung Fu House, Cheung Kwong House, Cheung Yue House, Cheung Hing House, Cheung Wong House, Cheung Foon House, Cheung Chi House, Cheung Lok House, Cheung Yick House, Cheung Wing House, Cheung Wah House, Cheung Fat House, Cheung Nga House and Cheung Tak House.</li></ul>
Four to six storey interim housing blocks	<ul style="list-style-type: none"><li>• Long Bin Interim Housing – Blocks 10-17</li></ul>
PRH blocks with small number of domestic units per floor and where lift addition is not technically feasible due to inadequate area to accommodate the new lift	<ul style="list-style-type: none"><li>• Model Housing – Man Shun House, Man King House, Man Ning House, Man Cheung House and Man Lok House</li></ul>
PRH blocks with lift service provided in their adjoining blocks	<ul style="list-style-type: none"><li>• Kwai Shing West Estate – Block 2</li><li>• Lok Fu Estate – Wang Tat House</li><li>• Hing Wah (II) Estate – Chin Hing House, Ning Hing House and On Hing House</li><li>• Oi Man Estate – Hong Man House and Kar Man House</li><li>• Shek Kip Mei Estate – Block 24</li><li>• Ngan Wan Estate – Ngan Sing House</li></ul>

**Appendix E2**

**Existing public rental housing blocks without full provision of lift services**

Estate Name	Block Name	To provide additional new opening on the specific floor:		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Ap Lei Chau	Lei Yee, Lei Chak (C1) (C2) (C3), Lei Tim, Lei Fook (Low Block) (High Block) and Lei Moon (Low Block) (High Block)	Top floor	-	2/F
	Lei Ning	Top floor	-	-
Butterfly	Tip Sum, Tip Ling, Tip Yee, Tip Chui, Tip Mo and Tip Ying	Top floor	-	-
Chak On	Lai Chak, Wing Chak, Wah Chak and Fu Chak	Top floor	-	-
Cheung Ching	Ching Yung, Ching Wai, Ching Chung, Ching Pak, Ching Yeung, Ching Mui and Ching Tao	Top floor	-	-
	Ching Kwai	2/F & Top floor	-	-
Cheung Hong	Hong Wing, Hong Fu, Hong Wo and Hong Tai	Top floor	-	-
	Hong Wah and Hong Kwai	Top floor	-	2/F
Cheung Shan	Lok Shan, Tsui Shan and Sau Shan	Top floor	-	-
Choi Wan (I)	Koon Yat, Boon Yuet, Cheung Bor, Ngan Ho, Sau Man, Chi Siu, Pak Hung, Yau Lung, Fei Fung, Yat Yuet, Sing San, Kam Lam, Sze Yu, Yuk Lun and Pak Fung	Top floor	-	-
Choi Wan (II)	Fung Chak, Ming Lai, Kai Fai, King Kung and Yok Yu	Top floor	-	-
Choi Yuen	Choi Ping, Choi Yuk, Choi Chu, Choi Lai, Choi Wu (Blocks 1-3) and Choi Wah (Blocks 1-3)	Top floor	-	2/F
Chun Shek	Shek Fai, Shek Jing and Shek Ying	Top floor	2/F	-
	Shek Yuk	Top floor	-	-
Fu Shan	Fu Yan, Fu Shun and Fu Lai	Top floor	-	-
Fuk Loi	Wing Ka, Wing Tai, Wing Hong and Wing Lok	Top two floors	-	-
Hing Man	Man Yat, Man Chak and Man Fu	2, 4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 34, 35, 37, 38, 40, 41 & 43/F	-	-
Ho Man Tin	Tim Man and Ching Man	Top floor	-	-



Estate Name	Block Name	To provide additional new opening on the specific floor:		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Hing Wah (II)	Fung Hing	3, 4, 7, 8, 10, 11, 13, 14, 16, 17, 18, 19, 20 & 21/F	-	-
	Wo Hing	UG & 28/F	-	-
	Lok Hing	1, 10, 14, 18, 21 & 24/F	-	-
	Yu Hing	3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 20, 21, 22 & 23/F	-	-
Kai Yip	Kai Shing, Kai Cheung, Kai Ning, Kai Yin, Kai Lok and Kai Yue	Top floor	-	-
Kwai Shing (West)	Blocks 3, 5, 8, 9 and 10	2/F & Top floor	-	-
	Block 1	2, 7, & 20/F	-	-
	Block 6	2, 3, 4 & 22/F	-	-
Kwong Fuk	Kwong Lai and Kwong Yee	Top floor	-	2/F
	Kwong Yan, Kwong Ping and Kwong Yau	Top floor	-	-
Lai King	Fung King (A) (B), Wo King, Yat King, Yeung King, On King and Lok King (B)	2/F & Top floor	-	-
	Ming King	LG1 & Top floor	-	-
	Lok King (A)	LG3 & Top floor	-	-
Lai Kok	Lai Kwai, Lai Lan and Lai Mei	2/F & Top floor	-	-
	Lai Ho, Lai Huen, Lai Kuk and Lai Fu	Top floor	-	2/F
	Lai Lo	Top floor	-	-
Lai On	Lai Ping, Lai Ching, Lai Wing, Lai Lim and Lai Tak	Top floor	-	-
Lai Yiu	Fu Yiu, Kwai Yiu, Lok Yiu and Wah Yiu	Top floor	-	-
Lei Muk Shue (II)	Blocks 3 and 5	2/F & Top floor	-	-
	Block 2	2, 3, 5 & 18/F	-	-
Lek Yuen	Wing Shui, Luk Chuen and Sau Chuen	2/F & Top floor	-	-
	Kwai Wo and Fook Hoi	G, 3/F & Top floor	-	-
Lok Fu	Lok Tai, Lok Man, Lok Him and Lok Tsui	Top floor	-	-
Lok Wah (South)	Chin Wah and Fai Wah	Top floor	2/F	-
Lower Wong Tai Sin (II)	Lung Fook, Lung Kwong and Lung Fai	Top floor	-	-
Lung Hang	Wing Sam	Top floor	2/F	-
Ma Tau Wai	Geranium, Narcissus, Rose, Magnolia and Hibiscus	Top two floors	-	-
Mei Lam	Mei Fung (A) (B) and Mei Tao (A) (B) (C)	Top floor	-	2/F
Mei Tung	Mei Tung	2, 3, 11 & 12/F	-	-

Estate Name	Block Name	To provide additional new opening on the specific floor:		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Model Housing	Man Hong	Top floor	-	-
Nam Shan	Nam Fung, Nam Lok, Nam On, Nam Tai, Nam Ming, Nam Yat, Nam Wai and Nam Yiu	Top floor	-	-
Oi Man	Po Man, Lai Man, Kin Man and Chiu Man	Top floor	-	-
	Chung Man	2, 3 & 18/F	-	-
	Shun Man, Sun Man, Tak Man, Tun Man and Wai Man	2, 3, 5, 6 & 24/F	-	-
On Ting	Ting Cheung	Top floor	-	-
	Ting Lung (Low Block) (High Block), Ting Tai (A) (B), Ting Hong (Low Block) (High Block), Ting Fuk (Low Block) (High Block) and Ting Tak (A) (B)	Top floor	2/F	-
Pak Tin	Blocks 9, 10, 11 and 13	1, 14 & 15/F	-	-
	Tsui Tin, Yue Tin, Fu Tin, Chak Tin and Yun Tin	Top floor	-	-
Sai Wan	East Terrace	Top two floors	2/F	-
	South Terrace	7, 9, 11 & 12/F	-	-
	Center Terrace	11, 12, 13 & 14/F	-	-
	West Terrace	8, 10, 11, 12, 13 & 14/F	-	-
Sam Shing	Chun Yu (Low Block) (High Block), Moon Yu and Fung Yu	Top floor	-	-
Sha Kok	Green Heron, Orsprey Bean Goose, Sand Martin Oriole, Herring Gull (A) (B) (C) and Skylark (A) (B) (C)	Top floor	-	-
Shek Kip Mei	Blocks 19, 20 and 21	2, 12 & 13/F	-	-
	Blocks 22 and 23	G, 3, 12 & 13/F	-	-
	Blocks 42, 43 and 44	Top floor	-	-
Shek Lei (II)	Block 10	1, 2, 5, 8, 10, 14 & 16/F	-	-
	Block 11	1, 2, 3, 5, 7, 9, 11, 13, & 15/F	-	-
Shek Wai Kok	Shek Fong, Shek Ho, Shek Lin, Shek To, Shek Kuk (Low Block) and Shek Tsui (Low Block)	Top floor	-	-
	Shek Lan (Low Block) (High Block), Shek Kuk (High Block), Shek Tsui (High Block) and Shek Kwai (Low Block) (High Block)	Top floor	-	2/F
Shui Pin Wai	Ying Shui, Chuen Shui, Woo Shui, Hong Shui and San Shui	Top floor	-	-
Shun Lee	Lee Foo, Lee Hong, Lee Yat, Lee Yip, Lee Ming and Lee Hang	Top floor	-	-

Estate Name	Block Name	To provide additional new opening on the specific floor:		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
	Lee Cheung	Top floor	-	3 & 5/F
Shun Tin	Tin Yiu, Tin Kei and Tin Hang	Top floor	-	-
	Tin Kuen and Tin Chu	Top floor	2/F	-
	Tin Chi and Tin Kam	Top floor	LG1 & 2/F	-
Sun Chui	Sun Yuet (Low Block) (High Block), Sun Wai (Low Block) (High Block) and Sun Fong	Top floor	-	2/F
Sun Tin Wai	Fung Wai, Shing Wai, Foo Wai, Fook Wai, Hong Wai, Wing Wai and Yan Wai	Top floor	-	-
Tai Wo Hau	Fu Wing, Fu Wah, Fu Kwai and Fu On	Top floor	-	-
Tai Yuen	Tai Yan (B), Tai Man, Tai Lok (A)(C), Tai Yee (A) (C), Tai Ling (A) and Tai Tak	Top floor	-	-
	Tai Yan (A), Tai Wing, Tai Lok (B), Tai Yee (B) and Tai Ling (B)	Top floor	-	2/F
Tsz Ching	Ching Tak	G/F	-	-
Wah Fu (I)	Wah Mei, Wah Shun, Wah Ming and Wah Kin	Top floor	-	-
	Wah Lok		-	3, 4, 6 & 7/F
	Wah Chun	6, 7 & 15/F	-	10, 12 & 13/F
	Wah Hong	15 & 21/F	-	4, 5, 8 & 20/F
	Wah Kwong and Wah Ching	4, 6, 8, 10 & 12/F	-	-
	Wah Kee	5, 6, 8, 9 & 11/F	-	-
	Wah Yu	2, 6, 8, & 10/F	-	4/F
Wah Fu (II)	Wah Hing	Top floor	-	2, 3 & 4/F
	Wah Sang	3 & 27/F	-	5, 6 & 7/F
	Wah Tai	2 & 26/F	-	4, 5 & 6/F
	Wah King	Top floor	-	3/F
	Wah Chui	Top floor	-	2 & 4/F
	Wah Cheong	23 & 27/F	-	5, 6 & 7/F
Wan Tsui	Shing Tsui and Yee Tsui	Top floor	-	-
	Fook Tsui and Chak Tsui	Top floor	-	2/F
Wang Tau Hom	Wang Fai (A)(B)	Top floor	1/F	-
Wo Che	Fung Wo, Shun Wo, Hong Wo, Tak Wo, Hau Wo, Chi Wo, Tai Wo, Man Wo, Foo Wo, Hip Wo (A)(B), Yan Wo and Mei Wo	Top floor	-	-
Wo Lok	Kui On	1, 6, 15 & 16/F	-	-
	Hang On	Top two floors	-	-
	Sun On	Top floor	-	-
Wu King	Wu Tsui, Wu Fai and Wu Yuet	Top floor	-	-
	Wu Boon, Wu Kwong and Wu Pik	Top floor	2/F	-

Estate Name	Block Name	To provide additional new opening on the specific floor:		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Yau Oi	Oi Ming (Low Block) (High Block), Oi Hei (Low Block) (High Block), Oi Fai (C1)(C2)(C3), Oi Tak (C1)(C2)(C3), Oi Shun, Oi Yee, Oi Lim, Oi Chi (Low Block) (High Block), Oi Lai (Low Block) (High Block), Oi Yung and Oi Lok (A)(B)	Top floor	-	-
Yiu Tung	Yiu On, Yiu Fung, Yiu Ming, Yiu Kwai, Yiu Cheong and Yiu Fai	Top floor	-	-
Yue Wan	Yue Shun	Top floor	-	-