

**For Discussion
on 10 May 2016**

Legislative Council Panel on Housing

**Provision of Additional Shops and Setting up of Holiday Bazaars
in Public Rental Housing Estates**

PURPOSE

This paper aims to respond to Members' views and concerns relating to the proposal to provide additional shops and set up holiday bazaars in public rental housing (PRH) estates.

BACKGROUND

2. The main objective of the Hong Kong Housing Authority (HA) is to help low-income families with housing needs to gain access to affordable housing, while at the same time provide good management, proper repair and maintenance and other housing-related services. Depending on the circumstances, other facilities such as retail shops, kindergartens, welfare facilities and carparks, etc. will also be provided.

3. At present, HA is providing about 760 000 PRH units, about 220 000 square metres of retail facilities, about 820 000 square metres of welfare facilities (including kindergartens) and about 28 000 car parking spaces.

PROVIDING ADDITIONAL SHOPS

4. Regarding Members' proposal to provide additional shops in PRH estates, HA has been reviewing from time to time residents' demand for space and the usage of HA facilities and related services by residents. At present, various groups, entities and organisations have keen demand for non-domestic spaces in PRH estates for the provision of various service facilities. Given the limited spaces in PRH estates and the large

number of applicants for the use of such spaces, HA would ensure adequate common space is provided for residents' access and leisure and balance residents' needs for various facilities; and on that basis, consider to increase the provision of non-domestic facilities as far as practicable for providing residents with various community, educational, welfare and retail facilities. As regards retail facilities, details of the addition of retail spaces in shopping centres and PRH estates by HA in the past five years are shown at **Annex**.

SETTING UP OF HOLIDAY BAZAARS

5. In regard to the proposal of setting up holiday bazaars in PRH estates, as a matter of fact, PRH estates are usually densely populated and the open spaces on the ground level are often used as the necessary public access, sitting-out areas or common spaces for residents. If these open spaces are to be used for the setting up of bazaars, we must consider the impact of such proposal on the PRH estates, such as environmental hygiene problems, obstruction of public passage, nuisances to residents or the risk of drawing in illegal hawkers. We are of the view that the feasibility of setting up a holiday bazaar in a densely populated PRH estate should be carefully studied with regard to the followings-

- (a) HA's established policy and on-going work of prohibiting hawkers in PRH estates to minimise nuisances to the residents;
- (b) the public and emergency access must not be obstructed;
- (c) the goods for sale, in particular fresh food, must not affect food safety and environmental hygiene;
- (d) some PRH estates are on land lots subject to land leases, and there are restrictions on the total floor area for commercial facilities under the land leases. If the maximum total floor area is exceeded, application to the Lands Department for approval is required and payment of premium may be necessary; and

- (e) consent from other owners should be obtained for setting up bazaars in common areas of PRH estates. Views of the other stakeholders and the local community on the change in use of the common areas should also be thoroughly considered.
6. HA will explore relevant proposals with an open mind, if various aspects could be coordinated.

Transport and Housing Bureau
May 2016

**Addition of Retail Spaces in
the Hong Kong Housing Authority's Shopping Centres and
Housing Estates in the Past Five Years**

Location	Additional Retail Area (m ²)	Trade	Year of Completion
Shopping Centres			
Tin Yan Shopping Centre	22	Quick Barber House	2011
	10	Telecommunication Equipment and Accessories	2011
Hoi Lai Shopping Centre	10	Computer and Accessories	2011
Yau Lai Shopping Centre	35	Electrical, Video and Audio Equipment	2012
Choi Tak Shopping Centre	8	Clothing, Footwear and Allied Products	2013
Hoi Lai Shopping Centre	16	Quick Barber House	2015
On Kay Commercial Centre	195	Different Trades ^{Note}	2016
Housing Estates			
Choi Fook Estate	81	Mini-convenience Store	2012
Ping Shek Estate	657	Eateries, Convenience Shop and New-style Grocery Shop	2014
Yan On Estate	48	Education and Cultural Centre	2015
Total	1 082		

Note: The improvement programme of On Kay Commercial Centre is completed by phases from 2014 to 2016. The number of retail shops is increased from 38 to 59, including different retail trades.