

For discussion on
28 September 2017

Legislative Council Panel on Welfare Services

Provision of Welfare Premises in Public Rental Housing Estates under the Hong Kong Housing Authority

Purpose

This paper briefs Members on the existing arrangement on the provision of welfare premises in public rental housing (PRH) estates under the Hong Kong Housing Authority (HA).

Planning for Welfare Facilities in New PRH Developments

2. The Government briefed the Panel on the existing practice in planning for social welfare services for newly completed PRH estates in April 2017¹, and subsequently in a letter from the Social Welfare Department (SWD) to the Panel dated 7 July 2017². In gist, under the existing mechanism, when a development area or site is identified as having potential for PRH development, government departments will co-ordinate, having regard to community views, the provision of non-domestic facilities (including recreational, educational, welfare facilities, etc.) in the development and community concerned. This arrangement enables SWD to explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, the SWD will take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the Planning Department or HA on site constraints, development parameters and limitations (including such environmental issues as noise and air quality) in drawing up an appropriate mix of proposed welfare facilities to meet the service demand arising from such development, and also to cater for the community demand at large. The collaboration between the HA and SWD in this regard allows optimal site

¹ LegCo Paper No. CB(2)1137/16-17(03)

² LegCo Paper No. CB(2)1838/16-17(01)

utilisation to meet the society's demands for PRH and various community facilities.

Letting of Welfare Premises in PRH Estates

3. For Government-funded welfare premises in HA's PRH estates, a nominal rent of \$1 per annum plus a management and maintenance charge, if applicable, will be charged for the leasing of the premises to non-government organisations (NGOs) nominated by relevant government departments or bureaux. In addition, under HA's established practice, eligible NGOs³ providing direct services of welfare or community nature to tenants are charged a concessionary rent for leasing of welfare premises in public housing estates on the recommendation of the relevant government departments, including SWD. The current rate for concessionary rent is \$55 per square metre per month exclusive of rates and Government rent (if any). The concessionary rent is subject to review by HA's Commercial Properties Committee every three years.

4. Up to end-August 2017, there are about 1 480 tenancies let by HA under the above-mentioned arrangements for the provision of various types of welfare services including children and youth services, community services, elderly services, family welfare services and child care, medical services, rehabilitation services, etc., in HA's PRH estates.

5. The updated list of vacant non-domestic premises in public housing estates, which may be available for welfare lettings to NGOs, is available on the HA/HD website⁴. Interested NGOs can submit application to the Housing Department (HD). HD also regularly shares the list with SWD.

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³ Including charitable or non-profit making organisations with exemption under Section 88 of the Inland Revenue Ordinance.

⁴ For details, please refer to : -
<http://www.housingauthority.gov.hk/en/commercial-properties/leasing-information/welfare-lettings/index.html>