

**Bills Committee on the
Urban Renewal Authority Bill**

**Rehousing Arrangements for Tenants
Affected by the Resumption of Land for
Urban Renewal Authority Projects –
Preliminary Agreement with the Housing Authority**

Introduction

The purpose of this paper is to outline our preliminary agreement with the Housing Authority (HA) concerning the provision of rehousing assistance by the HA to the Urban Renewal Authority (URA) for the purpose of implementing URA projects.

Background

2. The Government has made a commitment that no one affected by the resumption of land for a URA project will be rendered homeless. We will ensure that sufficient rehousing resources are provided to the URA to help accommodate people affected by the 20-year urban renewal programme.

3. It is estimated that 16,000 rehousing units will be required to accommodate tenants affected by the urban renewal programme. On average, the URA will require about 1,000 rehousing units a year in the first 5 years of the programme.

4. Both the Housing Authority (HA) and the Housing Society (HS) have agreed in principle to be rehousing agents for the URA. A Memorandum of Understanding will be signed between the HA and the URA in respect of the agreed arrangements when the URA is formed. A similar Memorandum of Understanding will be signed between the HS and the URA.

Preliminary Agreement

5. The main elements of the preliminary agreement with the HA are:

- (a) the HA will be one of the rehousing agents of the URA and will assist the URA in rehousing tenants affected by the resumption of land for URA projects;
- (b) the HA will provide an annual quota of public rental housing units and interim housing units from its existing housing stock or from its newly-built units, if available, to the URA for rehousing affected tenants;
- (c) for planning purpose, the annual quota will be drawn up on a 5-year rolling basis;
- (d) the HA agrees to provide an annual quota of up to 1,000 public housing units and interim housing units to the URA in the initial 5 years of the URA's operation; the HA will not be obliged to meet any shortfall in rehousing units for affected tenants;
- (e) to allow for a turnover of flats due to voluntary surrender by rehoused tenants, 5% of the annual quota will be deducted from the calculation of development costs payable by the URA to the HA;
- (f) the annual quota provided by the HA will be drawn mainly from casual vacancies which may arise from existing public housing estates in various districts; new housing units may be included subject to availability;
- (g) while affected tenants may be offered a choice of flats subject to availability, local rehousing cannot be guaranteed;

- (h) the Government will grant land to the HA for the construction of an equivalent number of public rental housing units and interim housing units which have been provided to the URA;
- (i) the Government will, over a period of 5 years, provide sufficient land to the HA so that there will be, as far as possible, a balanced account of the rehousing units provided and the land provided for that 5-year period;
- (j) the URA will reimburse the HA the development costs of the public rental housing units and interim housing units provided by the HA;
- (k) once the rehousing units are reserved for and accepted by the URA, the URA will commence to pay the HA the prevailing rents of the units allocated;
- (l) on the gazettal of a proposed project, the URA will conduct a freezing survey of the residents within the project area to determine, inter alia, the eligibility of tenants for rehousing; the survey should be completed on the same day or at most within a couple of days;
- (m) the URA will screen affected tenants in accordance with the established eligibility criteria laid down by the HA so as to confirm their eligibility for public rental housing;
- (n) the URA will be responsible for allocating public rental housing units to affected tenants who are able to fulfill the eligibility requirements;
- (o) the URA may pool the rehousing units provided by the HA with other rehousing resources available to the URA so as to enhance the flexibility of the URA

in making rehousing arrangements for affected tenants;

- (p) for affected tenants who cannot immediately meet the eligibility criteria for public rental housing, accommodation in interim housing units of the HA may be offered;
- (q) affected tenants who are on the Waiting List of the HA may opt to be rehoused through the Waiting List, provided that they meet the eligibility criteria of the HA and are in turn for allocation;
- (r) affected tenants may be offered a one-year advanced allocation under the Anticipatory Housing Scheme of the HA; and
- (s) other than the annual quota of public rental housing units and interim housing units, the HA will consider offering Green Form status to eligible affected tenants for the purpose of applying for various subsidized home ownership schemes administered by the HA, such as the Home Ownership Scheme, the Private Sector Participation Scheme, the Buy or Rent Option and the Home Purchase Loan Scheme.

The Way Forward

6. We will recommend our preliminary agreement with the HA to the URA when the URA is set up. The HA and the URA will finalize the details of the Memorandum of Understanding before concluding the agreement.

Planning and Lands Bureau

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