

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

**Proposed Rehousing Arrangements  
for Tenants Affected by  
Land Resumption for  
Urban Renewal Authority Projects**

**Issue**

Members of the Bills Committee have asked the Administration to raise with the Housing Authority (HA) certain provisions in the preliminary agreement between the Government and the HA concerning rehousing arrangements for tenants affected by land resumption for projects of the Urban Renewal Authority (URA).

**Proposal**

2. We propose that under the future agreement between the URA and the Housing Society (HS), the HS should reserve 20% of its annual quota of public rental housing units for the URA for the purpose of rehousing affected tenants on compassionate grounds at the discretion of the URA.

**Background**

3. Members have asked us to discuss with the HA whether:
- (a) first priority could be accorded to the URA in allocating casual vacancies which may arise from public rental housing estates in meeting its annual quota of flats for the URA; and
  - (b) a percentage of say 20-30% of the annual quota of units could be allocated for the purpose of rehousing affected tenants on compassionate grounds at the discretion of the URA.

## **HA's Response**

4. HA's response to the two points is as follows:

- (a) Under the preliminary agreement between the Government and the HA, the URA would inform the HA before March each year of the mix of public rental housing and interim housing units required for the following financial year. As the HA has a large stock of public rental housing flats in the whole of Hong Kong, it does not anticipate difficulties in providing the flat mix required by the URA.
- (b) There is only one set of eligibility criteria for all categories of applicants for public rental housing. This principle has been incorporated in the 1998 White Paper on Long Term Housing Review. Under the preliminary agreement, affected tenants who do not meet the public rental housing eligibility criteria can either choose an HA's interim housing unit, an HS's rental flat, URA's cash compensation or other forms of housing assistance such as joining the Home Ownership Scheme or the Home Purchase Loan Scheme.

## **Alternative Arrangement**

5. We have discussed the matter with the HS, and it is prepared to reserve 20% of its annual quota of public rental housing units for the URA for the purpose of rehousing affected tenants on compassionate grounds at the discretion of the URA. We consider this to be a viable alternative. Such reserved HS units should be sufficient to deal with compassionate cases.

## **The Way Forward**

6. Subject to the Urban Renewal Authority Bill being passed into law, we will recommend the preliminary agreement between the Government and the HA and that between the Government and the HS to the URA when it is formed. The URA would conclude separate agreements with the HA and the HS.