

**LegCo Panel on Housing  
Subcommittee on Rehousing Arrangements for Residents  
Affected by Clearance of Squatter Areas**

**Administration's Response to Members' Enquiries  
at Meeting held on 15 December 1999**

***(a) Unpopular public rental housing (PRH) flats***

- As at 22 December 1999, there were a total of **367** “unpopular” flats (e.g. those associated with “loan shark” harassment). Details are as follows –

| Vacancy Periods<br>(in months) | <3 | 3-6 | 7-12 | 13-18 | 19-24 | >24 | <b>Total</b> |
|--------------------------------|----|-----|------|-------|-------|-----|--------------|
| No. of flats                   | 13 | 6   | 37   | 103   | 86    | 122 | <b>367</b>   |

- The Housing Department (HD) carries out special flat selection exercise regularly to let these “unpopular” flats to Waiting List (WL) applicants. The latest exercise was successfully completed in November 1999. A total of 126 flats were let to WL applicants who have been on the WL for 5 years or more. Details of this special letting exercise are as follows -
 

|   |            |
|---|------------|
| (a) No. of “unpopular” flats for the special flat selection exercise  | 310        |
| (b) No. of WL applicants invited ( <i>on WL for 5 years or more</i> ) | 10,872     |
| (c) No. of WL applicants responded                                    | 1,385      |
| (d) No. of flats selected by WL applicants                            | 222        |
| (e) No. of flats let  | <b>126</b> |
- HD will continue to let these “unpopular flats” to applicants on the WL through the special flat selection exercises.

***(b) Provision of new Interim Housing (IH) blocks***

- As a matter of equity, vacant PRH flats are allocated to WL applicants strictly in accordance with their registered “G-Number”.
- It is the policy of the Housing Authority to provide new vertical IH to meet the operational demands from squatters affected by Government clearances and victims of natural disasters who are not eligible for PRH.
- To avoid queue-jumping, IH residents are required to apply for PRH through the WL. Their subsequent rehousing to PRH is dependent upon their waiting time governed by the registered G-Number. At the moment, majority of WL applicants are rehoused in public rental estates in the New Territories. Likewise, IH accommodation should be provided in the New

Territories to avoid overcrowding in urban areas. It is undesirable to use urban PRH flats as IH accommodation.

- Only open-plan layout is provided in IH accommodation as against the provision of 1-bedroom, 2-bedroom, and 3-bedroom for new PRH flats. The allocation standard is 5.5m<sup>2</sup>/person for IH as against a minimum of 7m<sup>2</sup>/person for PRH.
- A mixed provision of PRH and IH units in the same block will also cause management problems due to different allocation standards and expectations of the occupants.

*(c) Use of refurbished units as IH*

- We have pledged to reduce the average waiting time for WL applications to 3 years by 2005/06. The proposed use of refurbished flats as IH will adversely affect the supply of PRH flats to WL applicants.
- This would also induce more people to move into urban squatter areas with clearance potential in order to get rehoused to urban PRH flats.

*(d) Trawling exercise*

- A trawling exercise was arranged for eligible households living in the IH blocks in Kwai Shing East Estate (Block 12) and Shek Lei Estate (I) (Block 11) in September 1999. Details of the trawling exercise are as follows -

(a) Reception PRH resources :

- Kwai Shing East Estate (74 new PRH units)
- Lei Muk Shue (I) Estate (43 new PRH units)
- Kwai Fong Estate (3 new PRH units)
- Tsuen Wan district (80 refurbished PRH units)

Total no. of units for the trawling exercise : **200**

(b) No. of applications received 270

(c) No. of IH residents that have selected flats 113

(d) No. of IH residents that have eventually accepted offers 97

(e) Reasons for not selecting flats/accepting offers

- Unsuitable location/orientation/floor level etc. 92
- Not turn up for flat selection 54
- Withdrawal/rehoused through other categories 27

Total : **173**

***(e) Use of Block 23, Tung Tau Estate as IH***

- Block 23 of Tung Tau Estate is a 33-year old Mark IV block which is scheduled for redevelopment under the Comprehensive Redevelopment Programme (CRP). The block will be demolished in mid-2001 for public housing development. Any delay in the demolition of this rental block would affect the overall CRP. Besides, the structural conditions and age of the block would render the proposed conversion not cost effective.
- Similarly, it is not feasible to use other CRP sites as it would result in serious delay in housing development. In addition, it cannot achieve an overall environmental improvement to the site in question. Due to revision of the South East Kowloon Reclamation Plan, we are concerned that there may not be sufficient sites for rehousing affected CRP households. The release of CRP sites in the area for other purposes is not feasible.

***(f) Rehousing policy for elderly residents affected by clearance of squatter areas***

- Elderly households are currently given priority to get rehoused in around two years through various Elderly Priority Schemes under the Waiting List.
- Squatter clearerees whose WL applications are due for allocation within the next 12 months are also given advance offers of PRH under the Anticipatory Housing Scheme.
- Deserving cases are referred to the Social Welfare Department for consideration of compassionate rehousing on individual merits.

Housing Department  
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