

Letterhead of Government Secretariat Housing Bureau

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Your Ref.

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2 June, 2000

Clerk to Legislative Council Panel on Housing
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

(Attn.: Mrs. Mary TANG)

Dear Mrs. TANG,

**LegCo Panel on Housing
Follow-up to Meeting on 3 April 2000**

Thank you for your letter of 5 April. I am writing in response to the parts about the motion passed by the LegCo Panel on Housing on 3 April regarding the allocation of one-bedroom flats for two-person elderly households affected by the redevelopment programme.

Housing Authority's Response

In light of the motion passed by the Panel, the Rental Housing Committee (RHC) of the Housing Authority discussed the allocation standard for two-person households on 18 May. The RHC concluded that the current minimum allocation standard of internal floor area (IFA) of seven square metres per person was appropriate and that allocating flats of 16 to 17 square metres IFA to two-person households was in line with this standard.

Nonetheless, the RHC noted that two-person households, irrespective of age, could in fact be allocated refurbished flats of up to 31 square metres IFA in non-Harmony blocks. Those with prospects of family growth might even

be allocated one-bedroom flats of up to 34.5 square metres IFA in Harmony blocks. The Housing Department adopted a flexible and sympathetic approach in allocating flats to one-person and two-person households, particularly those comprising elderly members. Moreover, a new type of flats of 22 square metres IFA is being built to provide a better living environment for two-person households.

The RHC also reaffirmed the propriety of using IFA for calculating allocation standards. It noted that this approach had been well accepted by the public at large, and that after all, toilets and kitchens were for tenants' exclusive use.

Impact on Waiting List Applicants

The Panel has asked to know the impact on the Waiting List applicants of allocating flats of 16 to 17 square metres IFA to single-person households and one-bedroom flats or flats of 22 square metres IFA to two-person elderly households. The Housing Department finds it difficult to quantify the exact impact. Nevertheless, since the existing housing production programme is based on the current allocation standards, it believes that the proposal might result in a mismatch of demand for and supply of various types of public rental housing units, thus hampering rational allocation of scarce housing resources.

With best regards,

Yours sincerely,

(Stephen CHEUNG)
for Secretary for Housing

c.c. Director of Housing
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