

Information paper for LegCo Panel on Housing

Provision of Flats for Two-Person Elderly Households upon Redevelopment

Purpose

This paper informs Members of the Housing Authority's rehousing arrangements for two-person elderly households during redevelopment operations.

Background

2. According to the current allocation standard of 7m² internal floor area per person, small flats of 16 - 17m² in Harmony blocks are designated for allocation to 1-2 person households. 2-person households with prospect of family growth may be allocated 1-bedroom flats of 34m² subject to availability of resources.

3. Based on the above policy, 2-person elderly households are rehoused to small flats in the reception estates during redevelopment operations. As there are sufficient small flats in these reception estates to rehouse the affected households, these 2-person elderly households are normally not allocated the one-bedroom flats. If the affected 2-person elderly households choose to be rehoused to other vacant flats or refurbished flats, they may be allocated flats ranging from 15 - 33m², depending on the availability and type of flats.

4. Some housing concern groups have expressed concern about the size and design of the small flats of 16 - 17m² in Harmony Blocks. They consider that there is not enough space in the living area for maneuvering because the toilet and kitchen occupy half of the space. They suggest that all 2-person households including the elderly households should be rehoused to 1-bedroom flats irrespective of age.

Improvement Measures

5. As there is still a substantial outstanding demand for public rental housing, we consider that the current allocation standard and rehousing arrangements are fair and equitable in ensuring rational allocation of limited housing resources for all rehousing categories including the Waiting List, clearance and redevelopment.

6. While it is difficult for us to relax the space allocation standards for 2-person households, we would adopt a sympathetic and flexible approach to those rehousing cases that merit compassionate considerations, such as those in need of more space for maneuver of wheelchairs.

7. Meanwhile, we are making improvements to the design of small flats in the standard Harmony blocks. For those under construction, the size of small flats has been increased to 17.8m² with the living area increased from 7.8m² to 8.5m². The first estate of such new design is scheduled for completion in late 2002.

8. In addition to the above, some newly designed 2-person flats of 22m² are also under construction. A list of these projects with a total of 6,252 new 2-person flats to be completed in the coming five years is at **Annex**.

Housing Department
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Two-Person Flats (22m²) Under Construction

<u>Project</u>	<u>No. of Flats</u>	<u>Anticipated Completion Date</u>
Upper Wong Tai Sin Phase 4	292	1/2001
Cheung Sha Wan West Phase 1	336	2/2001
Cheung Chau	2	8/2001
Kwai Shing West Phase 7	143	12/2001
Tai Hang Tung No. 1 Playground	160	1/2002
Po Lam Road Phase 1	16	5/2002
Tseung Kwan O Area 59 Phase 9	112	7/2002
Aldrich Bay Phase 4	174	9/2002
Tung Chung Area 31 Phase 2	640	11/2002
Fanling Area 36 Phase 2	705	12/2002
Shek Lei Phase 12	180	1/2003
Lei Muk Shue Phase 4	256	7/2003
Kwai Chung Phase 4	624	9/2003
Lei Muk Shue Phase 4	640	10/2003
Kwai Chung Phase 3	640	11/2003
Shatin Area 2B	320	12/2003
Shatin Area 4C/38A Phase 1	320	8/2004
Shek Pai Wan Phase 1	372	1/2005
Lei Yue Mun Phase 2	320	7/2005
Total :	6252	