

Allocation of "HOS Quarters" to the Disciplined Services

Background

At its meeting on 21 July 2004, the Finance Committee of the Legislative Council endorsed the proposal on the purchase of Home Ownership Scheme (HOS) flats for reprovisioning departmental quarters for the disciplined services. The project provides 4 304 flats in four HOS developments located in Yau Tong and Kwai Chung for reprovisioning 4 293 existing flats for the disciplined services scattered in 15 sites.

2. In September, the Government Property Agency allocated the 4 304 HOS flats to five disciplined services (namely the Police Force, Fire Services Department, Immigration Department, Customs and Excise Department and Correctional Services Department) for their allocation to eligible staff in the respective departments. The departments concerned have issued notifications of decantation and invited applications for the new HOS quarters from the affected staff.

3. All of the affected staff, irrespective of their "quartering points", are guaranteed to be allocated a new HOS quarters unit. Individual staff members who are not willing to move to the HOS quarters will be granted additional points to apply for other quarters under the existing quarters allocation scheme.

The "60/40" Allocation Ratio

4. The "60/40" allocation ratio referred to by the Honourable Albert CHAN in his letter is the arrangement adopted by the Police Force, the details of which are set out below.

5. Under the overall reprovisioning plan, the Police Force was allocated 2 723 HOS quarters (1 449 grade "G" units and 1 274 grade "H" units) to replace the old quarters. Of the same number of old quarters to be surrendered, only the occupants of about 1 500 units

would need removal arrangements. The remaining units are vacant. After conducting comprehensive consultations, including meetings with all the Staff Relations Officers, the Junior Police Officers' Association and all the residents' associations and questionnaire surveys, the Police Force decided in September to adopt the following allocation arrangement which takes into account the principles of fairness, impartiality and openness and which balances the overall interests of its staff -

- (i) The 1 500 staff affected by the reprovisioning (accounting for only 55% of the total) should on a pro rata basis be allocated 55% each of the new grade "G" and grade "H" units.
- (ii) Giving priority treatment to the affected staff and to cater to any unforeseeable factors, the Police Force exercised discretion to raise the percentage from 55% to 60%.
- (iii) Based on the above ratio, the staff affected by the reprovisioning would be given 870 grade "G" and 764 grade "H" units.

6. In other words, under the "60/40" allocation ratio, 1 634 new quarters will be available for selection by the 1 500 staff living in old quarters, representing 134 units above entitlement. Given that over 90% of these colleagues are presently living in units of grade "H" or below, their living conditions would be greatly improved. The remaining 40% of grade "G" and grade "H" units will fairly be allocated to other eligible staff.

Security Bureau
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