

## The Government of the Hong Kong Special Administrative Region

## 運輸及房屋局

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Clerk to LegCo Panel on Housing  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road, Central  
Hong Kong  
(Attn: Ms Sarah Yuen)

Dear Ms Yuen,

**Legislative Council Panel on Housing  
Follow-up to Special Meeting on 10 March 2008**

Thank you for your letter of 12 March 2008. At the special meeting of the LegCo Panel on Housing on 10 March 2008, Members requested the Administration to provide further information on rent allowance scheme, elimination of bedspace apartments and cubicle apartments and future public housing production. Our reply is as follow:

(1) Rent allowance

The primary role of the Hong Kong Housing Authority (HA) is to provide subsidized public rental housing (PRH) to low-income families who cannot afford private rental accommodations. Over the past five years, the HA has allocated PRH flats to around 110 000 applicants on the Waiting List (WL). In 2001, the HA launched a pilot Rent Allowance for the Elderly Scheme (RAES), which was terminated in 2003 because of the lukewarm response. Upon review, the HA decided in 2005 to shelve the rent allowance scheme for the time being. Currently, the average waiting time for general PRH applicants is 1.9 years<sup>1</sup>, which is shorter than the pledge of average waiting time of around 3 years. Individuals or families with special and pressing housing needs and cannot resolve the problem on their own may apply to the Social Welfare Department for early allocation of PRH flats under the Compassionate Rehousing scheme. We will

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<sup>1</sup> Excluding non-elderly one-person applicants.

continue to monitor the supply and demand of public housing and the situation of the private property market and as required, consider other measures to help meet the housing needs of the public.

(2) Elimination of bedspace apartments and cubicle apartments

As far as bedspace apartments are concerned, the Government's existing policy is to ensure the safety of buildings with bedspace apartments. To monitor and ensure the fire and building safety and hygiene of bedspace apartments, the Government enacted the Bedspace Apartments Ordinance in 1994.

As with other premises for self occupation or for lease, cubicles have to comply with the Fire Services Ordinance and the Fire Safety (Buildings) Ordinance. As regards electrical and gas safety, the Electricity Ordinance and the Gas Safety Ordinance have provisions governing the safety of communal installations in buildings or installations inside individual flats. Any building works involving building structure or affecting public means of escape require prior approval from the Building Authority. Government departments concerned will continue to take enforcement actions in accordance with the relevant legislation to ensure the safety of the premises concerned.

People choose to live in bedspace apartments and cubicles because these apartments, apart from commanding a low rental level, are mostly conveniently located in the urban areas. People living in these accommodation can then travel to their workplaces on foot or by relatively low cost public transport. Hence, there is still a demand for this type of private accommodation in the market. The Government has no plan at present to eliminate these private accommodation.

(3) PRH development in urban areas in the coming years

According to the current Public Housing Construction Programme for 2007/08 to 2011/12, the total new PRH production in these five years is about 76,000 flats. Most of the new flat production will come from the urban and extended urban areas. The breakdown of new flat production by district is shown at Annex 1 and the details of project in the urban and extended urban areas are given at Annex 2.

Yours sincerely,

( Sheung-yuen LEE )  
for Secretary for Transport and Housing

**PRH Production in the Next Five Years  
(2007/08 – 2011/2012)**

<b>Year of Completion / Region<sup>#</sup></b>	<b>District</b>	<b>Planned Flat Production</b>
<b>2007/2008</b>		
Urban	Eastern	716
	Kwun Tong	2,397
	Sham Shui Po	3,196
Extended Urban	Kwai Tsing	1,983
New Territories	North	1,598
	Yuen Long	3,836
<b>Sub -Total</b>		<b>13,726</b>
<b>2008/2009</b>		
Urban	Kwun Tong	14,811
	Sham Shui Po	337
Extended Urban	Sha Tin	2,333
New Territories	North	3,167
<b>Sub -Total</b>		<b>20,648</b>
<b>2009/2010</b>		
Urban	Eastern	1,600
	Kwun Tong	6,355
	Wong Tai Sin	2,791
Extended Urban	Sha Tin	1,958
New Territories	Yuen Long	2,365
<b>Sub -Total:</b>		<b>15,069</b>
<b>2010/2011</b>		
Urban	Kowloon City	1,158
	Kwun Tong	7,207
Extended Urban	Kwai Tsing	1,470
	Sha Tin	2,587
	Sai Kung	1,974
<b>Sub -Total</b>		<b>14,396</b>
<b>2011/2012</b>		
Urban	Kowloon City	780
	Kwun Tong	4,238
	Sham Shui Po	5,536
	Wong Tai Sin	1,351
<b>Sub -Total</b>		<b>11,905</b>
<b>Grand Total</b>		<b>75,744</b>

( Based on the Public Housing Construction Programme as at Mar 2008 )

<sup>#</sup> **Extended Urban** includes Kwai Tsing, Tsuen Wan, Sha Tin, Tseung Kwan O and Tung Chung

**Summary**

<b>Region</b>	<b>Planned Flat Production (%)</b>
Urban	52,473 (69%)
Extended Urban	12,305 (16%)
New Territories	10,966 (15%)
<b>Total:</b>	<b>75,744 (100%)</b>

## Details of PRH Development Projects

(Urban and Extended Urban Areas Only)

Year of Completion /District	Project	Phase	Planned Flat Production
<b>2007/2008</b>			
Eastern	Aldrich Bay	05	716
Kwun Tong	Choi Wan Road Site 1	02	2,397
Sham Shui Po	Un Chau Street	02	3,196
Kwai Tsing	Kwai Chung Flatted Factory Redevelopment		1,983
<b>Sub -Total :</b>			<b>8,292</b>
<b>2008/2009</b>			
Kwun Tong	Choi Wan Road Site 1	01	1,598
	Eastern Harbour Crossing Site	03	1,598
	Lam Tin Estate	07	3,036
	Sau Mau Ping Estate	13	1,598
	Sau Mau Ping Estate	14	2,397
	Upper Ngau Tau Kok Estate	02	4,584
Sham Shui Po	Un Chau Street	04	337
Sha Tin	Shatin Area 4C/38A	03	2,333
<b>Sub -Total :</b>			<b>17,481</b>
<b>2009/2010</b>			
Eastern	Ex-Chai Wan Estate		1,600
Kwun Tong	Choi Wan Road Site 2	01	1,462
	Choi Wan Road Site 3B	01	2,524
	Eastern Harbour Crossing Site	04	2,369
Wong Tai Sin	Shatin Pass Estate		1,278
	Tung Tau Cottage Area West		799
	Upper Wong Tai Sin Estate	03	714
Sha Tin	Shatin Area 11		1,958
<b>Sub -Total :</b>			<b>12,704</b>

<b>2010/2011</b>			
Kowloon City	Hung Hom Estate	2A	1,158
Kwun Tong	Choi Wan Road Site 2	02	1,586
	Choi Wan Road Site 3A		2,704
	Choi Wan Road Site 3B	02	915
	Eastern Harbour Crossing Site	05	2,002
Kwai Tsing	Kwai Luen Road		1,470
Sha Tin	Ma On Shan Area 86B		2,587
Sai Kung	Tseung Kwan O Area 73B		1,974
<b>Sub -Total :</b>			<b>14,396</b>
<b>2011/2012</b>			
Kowloon City	Hung Hom Estate	2B	780
Kwun Tong	Lower Ngau Tau Kok	1A	1,531
	Lower Ngau Tau Kok	1B	2,707
Sham Shui Po	Shek Kip Mei Estate	02	1,558
	Shek Kip Mei Estate	05	2,496
	Un Chau Street	05	1,482
Wong Tai Sin	Tung Tau Estate	09	1,351
<b>Sub -Total :</b>			<b>11,905</b>
<b>Grand Total :</b>			<b>64,778</b>

( Based on the Public Housing Construction Programme as at Mar 2008 )