

**Replies to supplementary questions raised by Finance Committee Members
in examining the Estimates of Expenditure 2009-10**

**Director of Bureau : Secretary for Transport and Housing
Session No. : 13**

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
S-THB(H)01	S056	WONG Kwok-kin	62	(5) Support Services
S-THB(H)02	SV018	KAM Nai-wai	62	

**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

S-THB(H)01

Question Serial No.

S056

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)

Director of Bureau: Secretary for Transport and Housing

Question:

According to the reply, Serial No. THB(H)002, to Question Serial No. 0527, the Administration at present is not considering returning any of its public rental housing (PRH) sites to the Government, but it conducts reviews on the feasibility of returning prime PRH sites to the Government on a quarterly basis. In this connection, will the Government advise us:

- (a) whether every PRH site is assessed and screened by the Government before it is used for the construction of PRH;
- (b) of the criteria, details and indicators of the assessment by the Government in recovering prime PRH sites; and
- (c) for the PRH sites to be returned to the Government, whether the Government will compensate the Housing Authority by way of land exchange, payment for the sites, etc, and whether the Government will enhance the transparency of the whole site returning process?

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) There is an internal coordination mechanism within the Government to monitor land supply for public housing and to examine the most suitable uses for sites vacated from clearance of public housing estates. Housing Department will discuss with Planning Department, Lands Department, other concerned Government departments/Bureaux and consult the District Councils, to ensure that the development needs of the community will be supported and that the demand for public housing can be satisfied.
- (b) Whether a particular site is suitable for public housing development is determined by factors such as timing of site availability, development potential, compatibility with the neighbourhood, size of developable area, technical feasibility, etc. When assessing the feasibility of returning prime public housing sites, the Government has to take into consideration the overall supply situation of land, the progress and production for public rental housing (PRH) with an aim to ensure adequate supply of PRH and maintain the average waiting time (AWT) of PRH applicants at about three years. Although some of the public housing redevelopment sites are situated in prime locations, the cleared public housing sites will be retained for PRH development as far as possible to meet the AWT target.
- (c) Most of the public housing sites are developed and managed by the Housing Authority (HA) under Vesting Orders. If these sites are no longer used for PRH development, they should be returned to the Government for disposal. HA will not be benefited under such circumstance. However, a few public housing sites were previously leased by the Government to the former Housing Authority. If the Government needs to resume these sites, they must consult and work out the most appropriate arrangement with the HA on a case by case basis.

Signature _____

Name in block letters Thomas C Y CHAN

Post Title Permanent Secretary for
Transport and Housing (Housing)

Date 30.3.2009

**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

S-THB(H)02

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

SV018

Programme:

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)

Director of Bureau: Secretary for Transport and Housing

Question:

In response to Hon KAM Nai-wai, the Administration undertook to provide a list of lift/escalator installation projects in public rental housing estates which have encountered technical difficulties associated with the need for extensive piling works.

Asked by: Hon. KAM Nai-wai

Reply:

There is no provision under Head 62 – Housing Department for projects of installation of lifts/escalators in public rental housing estates. We will provide the relevant information in a separate letter.

Signature _____

Name in block letters _____ Thomas C Y CHAN

Post Title _____ Permanent Secretary for
Transport and Housing (Housing)

Date _____ 30.3.2009