

Legislative Council Panel on Housing

2010/11 – 2014/15 Public Housing Construction Programme

Purpose

This paper briefs Members on the Housing Authority's (HA) Public Housing Construction Programme (PHCP) for the period 2010/11 – 2014/15.

Background

2. The objective of the Government and the HA is to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation, with a target of maintaining the average waiting time (AWT) for general PRH applicants at around three years.

Public Housing Construction Programme

3. The HA has a five-year rolling PHCP, with suitable adjustments made annually to the PRH production according to the latest demand and supply situation. In the five-year period of 2010/11 – 2014/15, the total forecast production of PRH is about 75 000 flats (see **Annex**), i.e. an average of about 15 000 per year. The HA estimates that this level of production, together with the recovered flats from the existing stock, would allow the Government to meet its policy objective of maintaining the AWT for general PRH applicants at around three years. At present, the AWT for general PRH applicants is two years, which is shorter than the policy objective of around three years.

4. Projects under the PHCP for the coming five years (2010/11 – 2014/15) have generally been firmed up. Most of the new PRH production will come from urban and extended urban areas with the remaining from the New Territories (see **Annex**). Since most of the projects covered in this period are either at the construction or advanced detailed design stage, flat production will not be subject to major variation.

5. However, projects beyond 2014/15, i.e. the next five years, are mostly at an early planning and design stage and are subject to a number of factors, such as change of land use (e.g. rezoning from "Government, Institution and Community" and "Green Belt" to "Residential (Group A)" is required for the Ex-Au Tau Departmental Quarters site), different views from the local communities (e.g. further discussions with the local communities are required for the North West Kowloon Reclamation Site 6 and Tung Chung Area 56), and

timely availability of sites (e.g. need for land resumption, clearance and site formation for the Tuen Mun Area 54). Hence, production and programme beyond the next five years cannot be finalized at this stage.

6. Apart from resolving technical problems, it is also necessary to enlist support of local communities for the smooth development of PRH projects. The Housing Department (HD) has formalized the consultation process for major PRH developments. Community workshops led by officers at Assistant Director-level will be organized to gather views from the local residents, with a view to achieving social cohesion and enhancing communication. Recently, the HD has held community workshops for the Anderson Road project to collect views from the locals on the proposed layout plan. We have also held fora for the Tseung Kwan O Area 65B project and ex-San Po Kong Flatted Factory project to enhance communication with the local residents with a view to soliciting their support for the PRH development. Such communication has not only helped address the needs and aspirations of the local community, but also facilitated implementation of the public housing projects.

Way Forward

7. To ensure an adequate and steady supply of suitable land for PRH development:

- (i) the Financial Secretary now chairs the “Steering Committee on Housing Land Supply” to coordinate the efforts of the departments concerned to ensure that issues relating to housing land will be dealt with as a matter of priority, and to guarantee an adequate supply of land in order to produce about 15 000 PRH flats on average annually, thus maintaining the AWT for the general PRH applicants at around three years;
- (ii) the Transport and Housing Bureau and the HD will continue to liaise closely with the concerned bureaux and Government departments, district councils and local communities to identify suitable sites for PRH development in different parts of the territory;
- (iii) the HA will consider all suitable sites, regardless of their size, for PRH development under the principle of optimal utilization of land resources to maintain cost-effectiveness and sustainable development and to meet the needs for public housing;

- (iv) the HA will optimize the development potentials of all available sites to make more effective use of the precious land resources; and
- (v) the HA will continue to retain cleared sites for PRH development as far as possible, and expedite the development of those cleared, formed and zoned “residential” sites.

Advice Sought

8. Members are invited to note the contents of this paper.

**Transport and Housing Bureau
December 2010**

Production of PRH Flats in the Coming Five Years (2010/11 – 2014/2015)

Year of Completion / District [#]	Sub-District	Planned Flat Number
2010/2011		
Urban	Kowloon City	1 200
	Kwun Tong	5 200
	Wong Tai Sin	1 300
Extended Urban	Kwai Tsing	1 500
	Sha Tin	2 600
	Sai Kung (Tseung Kwan O)	2 000
Sub -Total		13 800
2011/2012		
Urban	Kowloon City	800
	Kwun Tong	3 500
	Sham Shui Po	5 600
	Wong Tai Sin	1 300
Sub -Total		11 200
2012/2013		
Urban	Kowloon City	8 000
	Kwun Tong	2 700
	Sham Shui Po	1 400
Extended Urban	Kwai Tsing	800
	Sha Tin	2 800
New Territories	Tuen Mun	1 000
Sub -Total		16 700
2013/2014		
Urban	Kowloon City	5 400
	Sham Shui Po	1 500
	Wong Tai Sin	1 000
Extended Urban	Kwai Tsing	1 500
	Sha Tin	3 000
	Sai Kung (Tseung Kwan O)	2 100
Sub -Total		14 500
2014/2015		
Urban	Kwun Tong	6 100
	Sham Shui Po	2 800
Extended Urban	Sha Tin	3 500
New Territories	North	1 400
	Yuen Long	4 600
Sub -Total		18 400
Total		74 600

(Based on the Public Housing Construction Programme as at November 2010)

#Extended Urban areas include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Sai Kung (including Tseung Kwan O) and Tung Chung.