

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

運輸及房屋局

香港九龍何文田
佛光街 33 號 1 座 6 樓



Transport and Housing Bureau
6/F, Block 1, 33 Fat Kwong Street,
Homantin, Kowloon, Hong Kong

本局檔號 Our Ref. HD 4-2/PS1/1-55/1/4 (2012)
來函檔號 Your Ref.

電話 Tel No. 2761 5049
圖文傳真 Fax No. 2761 7445

18 May 2012

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong
(Attn: Miss Becky Yu)

Dear Becky,

Issues related to the redevelopment of aged public rental housing estates

I refer to the Legislative Council (LegCo) Secretariat's email of 4 May referring the letter from the Hon Fred LI and the Hon WONG Sing-chi to the Chairman of the LegCo Panel on Housing. Our reply to the questions raised in the letter is as follows:

The Government stated in the 2011/12 Policy Address that it will open up new sites and explore ways to appropriately increase the densities and plot ratios of public rental housing (PRH) projects without compromising the living environment in order to achieve the PRH production target. In 2011, the Hong Kong Housing Authority (HA) had approved the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates". When considering the clearance and redevelopment of aged PRH estates, the HA would consider the structural safety and economic repair based on the result of Comprehensive Structural Investigation Programme (CSIP), examine the build-back potential of aged PRH estates and the availability of suitable rehousing resources, so as to strike a balance between sustainability of existing buildings and the redevelopment potential of older estates. The Pak Tin Estate redevelopment proposal is the first redevelopment proposal under the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates".

Of the 32 PRH estates under the 2008-2018 CSIP, assessments of the structural safety of 11 estates have been completed. This includes the Pak Tin Estate which we recently announced will be subject to redevelopment. The respective CSIP findings revealed that all the buildings in the estates studied are structurally safe. As mentioned above, in order to be in line with the refined redevelopment policy, the HA would consider the structural safety and economic repair based on the result of the CSIP, and examine the redevelopment need, build-back potentials of individual aged estates and the availability of suitable rehousing resources when considering the clearance and redevelopment of the aged PRH estates in future. At present, the HA is conducting a range of detailed studies on various older estates. We will look at various technical and environmental impact assessments, local master planning, urban design and the development intensity, etc. The HA is also discussing with relevant bureaux and departments on issues in relation to the community, welfare, transport and educational facilities in the districts. Should a consensus be reached, the HA will establish the feasibility of redeveloping individual estates. However, at this stage our focus is on the implementation of the HA's decision to redevelop the Pak Tin Estate.

Yours sincerely,

(Original Signed)

(Vincent TANG)

for Secretary for Transport and Housing