

1. Public Rental Housing

i) **List of estates which would undergo lift improvements works (Follow-up actions item 6.1)**

As at end June 2012, the Housing Department (HD) is carrying out lift modernization programme in the following 23 public rental housing (PRH) estates. The improvement works are scheduled for completion in 2017/18. Lift openings will be provided under the programme for floors currently without any, where the structure permits.

	Estate Name
1.	Cheung Ching Estate
2.	Cheung Hong Estate
3.	Choi Wan (1) Estate
4.	Choi Yuen Estate
5.	Kwong Fuk Estate
6.	Lai Kok Estate
7.	Lower Wong Tai Sin (2) Estate
8.	Nam Shan Estate
9.	Pak Tin Estate
10.	Ping Shek Estate
11.	Sam Shing Estate
12.	Shek Wai Kok Estate
13.	Shui Pin Wai Estate
14.	Sun Tin Wai Estate
15.	Shun Lee Estate
16.	Shun On Estate
17.	Tai Wo Hau Estate (Phase I)
18.	Tai Yuen Estate
19.	Wah Fu (1) Estate
20.	Wah Fu (2) Estate
21.	Wan Tsui Estate (Phase I)
22.	Wo Che Estate
23.	Yau Oi Estate

Meanwhile, the HD is planning to commence the lift modernization programme in the following 5 PRH estates. The improvement works will commence in late 2013 and are scheduled for completion in 2018/19. Lift openings will be provided under the programme for floors currently without any, where the structure permits.

	Estate Name
1.	Ap Lei Chau Estate
2.	Mei Lam Estate
3.	Sun Chui Estate
4.	Wan Tsui Estate (Phase II)
5.	Tai Wo Hau Estate (Phase II)

ii) Progress on the greening of the community hall of Kwai Shing West Estate

(Follow-up actions item 6.2)

The proposed green project at the Community Hall of Kwai Shing (West) Estate is under the purview of the Home Affairs Department (HAD). We have thus referred Members' concerns and views to HAD for follow up.

iii) Housing expenditure in the current Waiting List (WL) income limit for four-person households

(Follow-up actions item 4)

Under the established methodology for assessing the WL income limits, housing expenditure refers to the average expenditure a household requires to rent private accommodation with an average size comparable to a PRH unit and it includes the rent, rates and management fees. In the review of WL income limits for 2012/13, housing expenditure for four-person households was \$7,182.

iv) Number of elderly one-person households living in PRH

(Follow-up actions item 5)

There were about 72 900 elderly one-person households living in PRH under the Housing Authority (HA) as at end March 2012.

v) **Rent Adjustment Mechanism**
(Follow-up actions item 3)

In November 2006, the HA approved the “Report on the Review of Domestic Rent Policy”, which recommended the formulation of a new income-based rent adjustment mechanism to replace the previous statutory 10% Median Rent-to-income Ratio (MRIR) cap. The Housing (Amendment) Ordinance 2007 introduced a mechanism to provide for upward or downward adjustment of PRH rent according to the changes in the household income of PRH tenants. The Amendment Ordinance was passed by the Legislative Council in June 2007 and came into operation on 1 January 2008. Under the existing rent adjustment mechanism, tenants’ affordability is the factor used to determine PRH rent. The mechanism provides an objective basis for the HA to determine when and to what extent PRH rent should be adjusted upwards or downwards, using a framework that reflects tenants’ affordability. Since the implementation of the existing mechanism, the HA has not computed the MRIR of PRH tenants.

vi) **Waiting time for PRH**

(a) General WL applicants
(Follow-up actions items 8 and 11)

The Government and the HA's target is to maintain the average waiting time (AWT) for PRH for general WL applicants (excluding non-elderly one-person applicants under the Quota and Points System (QPS)) at around three years. The AWT of general WL applicants refers to the average time taken between registration on the WL and the first flat offer for those rehoused to PRH in the past 12 months, excluding any frozen period during application. The aforementioned calculation methodology counting the time between registration and first flat offer forms the basis for formulating and maintaining the target of the AWT at around three years.

For general WL applicants (excluding one-person applicants) who rejected the first offer, the average time taken between the first and second offer, or between the second and third offers for those with third offers, was about five to seven months in 2011/12.

**(b) Non-elderly One-person Applicants under QPS
(Follow-up actions items 7 and 9)**

As at end March 2012, there were about 87 800 non-elderly one-person applications under the QPS on the WL. Among the applications, 52% of the applicants were aged below 30. We do not have statistics on their current income.

Under the QPS, the relative priority of allocation will be determined according to the points he/she has received. Points are determined by the applicant's age at the time of registration, waiting time and whether the applicant is a PRH tenant. Generally speaking, older applicants or applicants with longer waiting time will have higher points. The higher the number of points accumulated, the earlier the flat allocation. The target of maintaining the AWT at around three years is not applicable to non-elderly one-person applicants under the QPS.

Among the 660 non-elderly one-person applicants under the QPS rehoused through the Express Flat Allocation Scheme in 2010/11, 105 were aged under 30. Since they had been vetted before allocation of flats, they all had income within the then WL income limit. We do not have further statistics regarding the income of these applicants.

**vii) Trial Use of Renewable Energy in PRH Estates
(Follow-up actions item 12.2)**

The HA has been developing the application of renewable energy in PRH estates, aiming to achieve energy conservation and promote awareness among the general public.

Two large scale, grid-connected photovoltaic (PV) systems have been completed in two new estates with details below: -

Estate	Panel Area	Year of Completion	Peak Output Capacity
Lam Tin Estate, Phase 7 &8	248 m ²	2009	33 000 Watt
Yau Lai Estate	258 m ²	2011	27 500 Watt

To further promote green and healthy living and reducing carbon emission in PRH estates, the HA Building Committee decided in May 2011 to install grid-connected PV systems on the roofs of all new PRH blocks, where they will not be shadowed by nearby

structures/buildings, so as to achieve at least 1.5% of electricity demand of the common areas/ facilities of each block.

Since mid 2006, HA has also begun to provide one or two outdoor light fittings utilizing renewable energy source. These light fittings are mainly for educational purpose. The HA has also installed a wind turbine at the wind corridor of the Sau Mau Ping South Estate which was completed in 2009, to generate electricity for external lighting to the plaza.

viii) Charging arrangements for electric vehicles at the Kai Tak Development.
(Follow-up actions item 13)

The HA will provide at least 30% (about 100 nos.) of indoor private car parking spaces with standard charging facilities for electric vehicles in the PRH developments at Kai Tak Sites 1A and 1B.

We are exploring with the Environment Bureau and the power companies on an acceptable and feasible fee collection system for the charging facilities for electric vehicles.

ix) District open space (DOS) adjoining Lower Ngau Tau Kok Public Housing Redevelopment
(Follow-up actions item 15)

At present, there are three basketball courts under the management of Leisure and Cultural Services Department (LCSD) in the vicinity of the proposed DOS. Two of them are located at the Jordan Valley Playground (JVPG) and one at the On Tak Road Playground (OTRPG). According to the observation of staff of LCSD; the average usage of the two basketball courts at JVPG and the one at OTRPG is about 70% and 65% respectively. The usage is at medium level.

2. Home Ownership Scheme (HOS)
(Follow-up actions item 10)

Under the Housing Ordinance, the HOS flat owners may sell their flats after payment of premium to the HA. The amount of premium is calculated by multiplying the prevailing market value of the flat by the discount rate at the purchase of the flat. As at end March 2012, out of a total of about 323 300 existing HOS flats sold, 17 300 are pre-Phase 3B flats sold before 1982 with no premium payment required, the premium of about 51 500 flats has already been paid; and the average premium paid for each HOS flat with premium paid is around \$0.41 million. The

cumulative total of premium received by the HA, calculated by adding up the actual amount received from each transaction over the years up till end March 2012, is about \$21.1 billion.

The HA is discussing the implementation details of the New HOS, including the benchmark for setting affordable flat prices and the premium payment arrangements. We are unable to estimate the amount of premium payment for the New HOS flats as well as the revenue foregone when compared with the existing methodology of calculating premium at this stage.

3. Provision of Temporary Accommodation to the Homeless Victims (Follow-up actions item 12.3)

There are two Transit Centres under the HA's purview, which provide free temporary accommodation on behalf of the Government to those who are rendered homeless in natural disasters or emergency incidents. The majority of such victims will be rehoused in Po Tin Transit Centre in Tuen Mun. Lung Tin Transit Centre which is located in Tai O of Lantau Island serves mainly the homeless victims from Tai O and Lantau Island.

Generally speaking, victims rendered homeless by natural disasters and in need of temporary accommodation will be admitted to Po Tin Transit Centre of the HA for a period of no more than three months through referral from relevant departments to tide them over the difficult period. Under normal circumstances, they will be expected to move back to their original flats upon lifting of the closure order or completion of renovation works.

The formal Transit Centres under the HD do not include the temporary accommodation in Shek Lei. In the recent fire incident in Fa Yuen Street, the HD has exercised flexibility under the existing policy by arranging temporary accommodation in Shek Lei for the affected households. A total of 68 households were admitted to Shek Lei Temporary Accommodation (SLTA). Up to 11 July 2012, 54 households (including 3 households not admitted to SLTA) have been rehoused to PRH. Social Welfare Department (SWD) has recommended Compassionate Rehousing (CR) for another 6 households. SWD is processing the remaining cases according to their individual circumstances. The HD and SWD will handle the cases with flexibility.

**4. Review of the Landlord and Tenant (Consolidation) Ordinance (Cap 7)
(Follow-up actions item 1)**

After the amendments made to the Landlord and Tenant (Consolidation) Ordinance, rent control and security of tenure were removed in 1998 and 2004 respectively. The relevant amendments were passed after public consultation and detailed examination by the relevant Bills Committee of the Legislative Council. At this stage we do not have plans to review or amend the relevant Ordinance.

In fact, rent control may not be the most effective means to assist low income families to tackle housing and other problems. The Government provides a social safety net for individuals and families in need using a multi-pronged approach including welfare and housing aspects. The existing mechanism comprises PRH, Comprehensive Social Security Assistance (CSSA) and Community Care Fund (CCF), which can effectively address the needs of low income households. Eligible households with housing needs may apply for PRH. CSSA provides a safety net for those who cannot support themselves and this includes rent allowances to meet housing expenses. As for those outside the safety net, the CCF may provide appropriate assistance. We will continue to maintain close communication with relevant departments, so as to provide the required assistance to those with imminent housing need.

**5. The sale of the ex-PRH site near the West Rail Long Ping Station in Yuen Long for private residential purpose
(Follow-up actions item 2)**

In the 2010-11 Budget Speech, the Financial Secretary announced for the first time that the Government was prepared to specify in the land sale conditions the minimum number of flats to be constructed and their size restrictions. The aim of this measure is to increase the supply of small and medium-sized flats in the market, with a view to ensuring the healthy development of the property market. The first residential site with flat size restrictions sold by tender is the ex-PRH site near the West Rail Long Ping Station in Yuen Long. This Yuen Long Project has flat size restrictions according to conditions of sale, under which it has to provide at least 960 units of flats. Of these, the saleable area of at least 800 units shall range from 35 square metres to 40 square metres, and the saleable area of at least 160 units shall range from 40 square metres to 60 square metres. The tender result was announced on 7 March 2011.

**6. My Home Purchase Plan (MHPP)
(Follow-up actions item 12.1)**

We briefed Members at the LegCo Panel on Housing meeting on 11 July 2012 on the progress of the MHPP.

**7. The HKHS' Community Revitalising Projects
(Follow-up actions item 14)**

We understand that HKHS will provide information to the Panel Secretariat on the details of the work and costs of the two community revitalizing projects at Peng Chau Ferry Pier and the Kwai Fong Town Centre separately.