

**立法會**  
**Legislative Council**

LC Paper No. CB(1)840/13-14(04)

Ref. : CB1/PL/HG

**Panel on Housing**

**Meeting on 10 February 2014**

**Background brief on "Policy on Interim Housing and  
the latest planning for the Long Bin Interim Housing estate"  
prepared by the Legislative Council Secretariat**

**Purpose**

This paper provides information on the policy on Interim Housing ("IH") and the latest planning for the Long Bin IH estate in Yuen Long, and gives a brief account of the views and concerns expressed by Members on the subject.

**Background**

Policy on Interim Housing

2. It is the Government's policy to ensure that no people will be rendered homeless as a result of natural disasters, fire, emergencies, as well as the Government's clearance and enforcement actions. At present, the Housing Department ("HD") provides temporary accommodation to those in need in the Po Tin Transit Centre at Tuen Mun through the referral of the Buildings Department or the Lands Department. Those who have lived in the transit centre for three months, passed the "homeless" test, and fulfilled the eligibility criteria for public rental housing ("PRH") can be rehoused to IH while awaiting PRH allocation through the Waiting List ("WL") system.

3. Currently, the three IH estates in Long Bin, Shek Lei and Po Tin of the Hong Kong Housing Authority ("HA") provide a total of about 4 600 flats. Although IH is a transient type of accommodation for those in need, HD would provide residents with necessary ancillary, transport and social facilities.

### Long Bin Interim Housing estate

4. Completed in 1999, the Long Bin IH estate consists of eight low-rise blocks with 840 units, two welfare premises and a plant nursery. As at the end of November 2012, the number of occupied units stood at 570. Of the 256 units that remained vacant, the unit that stood vacant for the longest time had been left so since 2003.

5. HA has decided to clear the Long Bin IH estate to make way for public housing development and the target clearance date is January 2016. HA's Commercial Properties Committee and Subsidised Housing Committee ("SHC") announced on 9 January 2014 the approved rehousing arrangements for the 510 affected households based on their individual eligibility. The majority of the households will be offered PRH flats through their existing WL applications before the clearance date, subject to them fulfilling the necessary rehousing criteria. Households still on WL will be rehoused to the Po Tin IH estate. Some 30 households who have failed to meet the Comprehensive Means Test will have to move out before the target clearance date. All eligible households will be granted an ex-gratia Domestic Removal Allowance ranging from \$4,209 to \$16,169. One-person and two-person eligible households may also opt to receive Singleton/Doubleton Allowance of \$40,560 and \$50,230 respectively in lieu of rehousing to a PRH flat. In addition, households who are eligible for PRH may be accorded Green Form status and priority in the upcoming sales exercise of the Home Ownership Scheme, subject to corresponding approval from SHC to be given before the announcement of the sales.

6. Upon clearance of the Long Bin IH estate, the Po Tin IH estate will become the sole IH estate in the New Territories. To meet future demand for IH, a number of Po Tin IH units now in use as PRH flats will be recovered through voluntary transfer exercises for use as IH.

### **Deliberations by the Panel on Housing**

7. The Panel on Housing ("the Panel") discussed the policy on IH at its meetings on 4 March 2002 and 1 November 2004. Members expressed concern on the difficulties faced by clearerees who had to move to IH units in remote areas as it caused undue disruptions to their daily routine and increased their financial burden, particularly travelling expenses. The situation would be further aggravated for those clearerees who could not meet the eligibility criteria for PRH as they would have to move out of IH after one year. Members also opined that as incentives to expedite the conversion of vacant IH flats to PRH flats, consideration should be given to relaxing the rule that a maximum of three allocation offers only would be given to PRH applicants who were willing to

accept PRH flats converted from IH flats, and relaxing the residence requirement in assessing applications for overcrowding relief transfer to these converted flats. They also urged HA to allocate more time for IH residents in selecting PRH flats.

8. At various Panel meetings in recent legislative sessions, members urged the Administration to consider converting the Long Bin IH estate into new PRH development as its living environment and hygiene conditions were highly undesirable. They also expressed concern about the inadequacy of IH units subsequent to the demolition of the Long Bin IH estate, and requested the Administration to update the Panel on its policy on the provision of temporary accommodation to those in need.

### **Council question**

9. Hon Albert HO raised a question relating to the Long Bin IH estate at the Council meeting on 9 January 2013. The Council question is hyperlinked in the **Appendix** for ease of reference.

### **Latest development**

10. The Administration proposes to brief the Panel on the implementation arrangement for the clearance of the Long Bin IH estate at its meeting on 10 February 2014.

### **Relevant papers**

11. A list of relevant papers is set out in the **Appendix**.

**Policy on Interim Housing and  
the latest planning for the Long Bin Interim Housing estate**

**List of relevant papers**

<b>Council/ Committee</b>	<b>Date of meeting</b>	<b>Paper</b>
Panel on Housing	4 March 2002	Administration's paper on "Policy on Interim Housing and Transit Centre" (LC Paper No. CB(1)1192/01-02(04)) <a href="http://www.legco.gov.hk/yr01-02/english/panels/hg/papers/hg0304cb1-1192-4e.pdf">http://www.legco.gov.hk/yr01-02/english/panels/hg/papers/hg0304cb1-1192-4e.pdf</a>  Minutes of meeting (LC Paper No. CB(1)1366/01-02) <a href="http://www.legco.gov.hk/yr01-02/english/panels/hg/minutes/hg020304.pdf">http://www.legco.gov.hk/yr01-02/english/panels/hg/minutes/hg020304.pdf</a>
Panel on Housing	1 November 2004	Administration's paper on "Policy on Interim Housing" (LC Paper No. CB(1)118/04-05(06)) <a href="http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1101cb1-118-6e.pdf">http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1101cb1-118-6e.pdf</a>  Minutes of meeting (LC Paper No. CB(1)353/04-05) <a href="http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg041101.pdf">http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg041101.pdf</a>

Hyperlink to relevant Council Question:

<b>Date</b>	<b>Council Question</b>
9 January 2013	Council question raised by Hon Albert HO <a href="http://www.info.gov.hk/gia/general/201301/09/P201301090311.htm">http://www.info.gov.hk/gia/general/201301/09/P201301090311.htm</a>

Hyperlink to relevant document:

<b>Organization</b>	<b>Document</b>
Hong Kong Housing Authority	Press release on "Arrangements for clearance of Long Bin Interim Housing" dated 9 January 2014 <a href="http://www.info.gov.hk/gia/general/201401/09/P201401090358.htm">http://www.info.gov.hk/gia/general/201401/09/P201401090358.htm</a>