

**Legislative Council Panel on Housing  
special meeting on 21 March 2015**

**Receiving public views on the Long Term Housing Strategy and  
housing-related initiatives in the 2015 Policy Address**

**Supplementary Information**

**PURPOSE**

At the Legislative Council Panel on Housing special meeting on 21 March 2015, Members asked about the redevelopment of aged public rental housing (PRH) estates. This paper provides the relevant information.

**REDEVELOPMENT OF AGED PRH ESTATES**

2. The Government promulgated the Long Term Housing Strategy (LTHS) in December 2014, which included an analysis on the redevelopment of PRH estates. As stated under paragraph 4.4 to 4.6 of the LTHS document, while redevelopment may increase PRH supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the Housing Authority (HA)'s ability in maintaining the average waiting time<sup>1</sup> target for general applicants at about three years. The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. HA will continue to consider redevelopment on an estate-by-estate basis in accordance with its policies and criteria.

---

<sup>1</sup> Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

3. According to the “Refined Policy on Redevelopment of Aged Public Rental Housing Estates” formulated by HA in 2011, HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

4. In considering proposals for redeveloping individual estates, HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. HA will normally make formal announcement for redevelopment three years before the clearance operation.

5. Regarding Wah Fu Estate, as announced in the 2014 Policy Address, the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate will be lifted. This area will be used for public housing development and the future redevelopment of Wah Fu Estate. The Government has commenced the feasibility study on the five Government sites (i.e. Wah Fu North, Wah King Street, Near Chi Fu Road, Wah Lok Path and Kai Lung Wan), which are mainly in support of the redevelopment of Wah Fu Estate redevelopment, in early 2015. The study is expected to take about one year to complete. After the completion of the detailed study, local consultation and relevant planning procedures for the five public housing sites, HA will be able to formulate the flat production and programme for the individual public housing developments, followed by the study on Wah Fu Estate redevelopment and its programme.

**Transport and Housing Bureau**  
**May 2015**