

(Translation)

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

運輸及房屋局

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13 March 2018

Mr Derek Lo
Clerk to Legislative Council Panel on Housing
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road, Central
Hong Kong

Dear Mr Lo,

**Legislative Council Panel on Housing
Supplementary Information**

Regarding the supplementary information requested by Members at the Panel on Housing meetings on 30 October 2017, 4 December 2017 and 9 January 2018; as well as the motion passed at the meeting on 4 December 2017 (LC Paper No. CB(1)322/17-18(01)), I enclose the relevant response at Annex for Members' reference.

Yours sincerely,

(Original Signed)

(Jerry Cheung)

for Secretary for Transport and Housing

**Legislative Council Panel on Housing
Supplementary Information**

Purpose

Regarding the supplementary information requested by Members at the Legislative Council (LegCo) Panel on Housing meetings on 30 October 2017, 4 December 2017 and 9 January 2018; as well as the motion¹ passed at the meeting on 4 December 2017, after consulting relevant bureaux, this paper provides the relevant response and information.

Overall housing supply

2. According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target. The Chief Executive's 2017 Policy Address reaffirms that the Government will, based on the LTHS, step up efforts in increasing the supply of housing units. Based on the latest projection, the total housing supply target for 2018-19 to 2027-28 is 460 000 units, with a public/private split of 60:40. Accordingly, the supply targets for public and private housing are 280 000 units and 180 000 units respectively. Within the public housing supply target of 280 000 units, we will maintain the targets for public rental housing (PRH) and subsidised sale flats (SSFs) at 200 000 units and 80 000 units respectively to balance between housing for those who need PRH and those who need subsidised housing.

3. As explained in the LTHS Annual Progress Report 2017, the above public/private split, as well as the ratio of PRH to SSFs, reflect the policies and housing programmes at the time of projection in December 2017, but not new housing programmes for which policy confirmation was pending at that time, including the regularisation of the Green Form Subsidised Home Ownership Scheme (GSH) endorsed by the Hong Kong Housing Authority (HA) in January 2018. We will reflect the policy developments in the supply targets in our future updating exercise, taking into account the actual situations.

4. The key consideration behind maintaining the public/private split of 60:40 for the supply of new housing units is to underline the Government's commitment in increasing public housing supply while ensuring the stable and healthy development of the private market. As land supply is limited, if the proportion of

¹ LC Paper No. CB(1)322/17-18(01).

public housing out of the total new housing supply is to be further raised, it will inevitably reduce the supply of private housing and exert pressure on prices and rents in the private residential market. This may in turn increase the number of households which can no longer afford to purchase or rent private units. Therefore, we must be cautious in considering any suggestion to revise the relevant ratio in order to strike a balance between public and private housing development.

PRH application and recovery of PRH units

5. HA's target is to provide the first flat offer to general applicants (i.e. family and elderly one-person applicants) for PRH at around three years on average. As at end-December 2017, there were about 155 100 general applications, and about 127 800 non-elderly one-person applications under the Quota and Points System. The average waiting time (AWT)² for general applicants was 4.7 years. Among which, the AWT for elderly one-person applicants was 2.6 years.

6. According to the special analysis of the housing situation of general applicants for PRH conducted by the Housing Department (HD) every year³, about 150 200 general applicants were still waiting as at end-June 2017. Among them, about 64 300 applicants (about 43%) had waited for over three years without any flat offer. The number of PRH general applications housed in the past three years, and among which the number with waiting time of three years or less are as follows –

Period	Number of general applications which were housed	Number of such applications with waiting time of 3 years or less
July 2014 to June 2015	11 800	4 700
July 2015 to June 2016	12 200	3 040
July 2016 to June 2017	22 700	4 330

² Waiting time refers to the time taken between registration for public rental housing (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 (AWT) 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. The AWT target of around three years on average is not applicable to non-elderly one-person applicants under the Quota and Points System.

³ Relevant analyses can be found in Paper Nos. SHC 65/2015, 52/2016 and 63/2017 of the Subsidised Housing Committee of the Hong Kong Housing Authority (HA). The papers have been uploaded to the website of HA/the Housing Department (<http://www.housingauthority.gov.hk>).

7. As mentioned in the Chief Executive’s 2017 Policy Address, being the first rung on the housing ladder, PRH has been a long-established safety net for the grassroots and low-income families. The Government and HA will continue to provide PRH for low-income families who cannot afford private rental accommodation. As it takes time for both site identification and housing production, coupled with the fact that progress of individual projects is often affected by factors beyond our control (such as the time needed for the Town Planning Board’s deliberation on rezoning, opposing views from the community, etc.), it will inevitably exert further pressure on the AWT.

8. The Government and HA will spare no efforts in reducing the waiting time for PRH. To meet the demand for PRH, the Government will adopt a multi-pronged approach and continue with land use review and rezoning, increase the development intensity, release brownfield sites, develop new development areas and moderate land reclamation, etc., in order to increase housing land supply in the short, medium and long term. This includes the establishment of the Task Force on Land Supply in September 2017 to examine different land supply options, streamline development process, conduct land use review and rezoning, develop new development areas, etc. HA and relevant departments will also continue to proactively examine how to better utilise identified and existing public housing sites and fast-track the development process where possible, to increase the supply for public housing.

9. In addition to new PRH units, recovery of PRH units is another major source of supply. On average, there is a net recovery of over 7 000 PRH units from tenants per year. With more SSF projects coming on stream, we expect to recover more PRH units for allocation. HA also reviews and adopts appropriate measures from time to time to ensure fair and rational allocation of the limited PRH resources to those with more pressing housing needs. In addition, HA will continue with its efforts in combatting tenancy abuse for safeguarding the rational use of PRH resources.

10. In response to Members’ request, breakdown of PRH units recovered by HA from 2012/13 to 2016/17 is provided below. Units recovered by HA from PRH tenants who paid additional rent (commonly known as “well-off tenants”) during this period (about 1 050 units) are already included in the sub-items below.

Reason for recovery \ Year	2012/13	2013/14	2014/15	2015/16	2016/17
(a) Voluntary surrender by tenants	4 700	4 700	5 000	4 900	5 400
(b) Issuance of Notice-To-Quit (including tenancy abuse cases)	1 200	1 400	1 500	1 500	1 400

Reason for recovery	Year				
	2012/13	2013/14	2014/15	2015/16	2016/17
(c) Purchase of SSFs under HA ⁴	1 300	1 200	1 100	1 200	900
(d) Transfer ⁵ and other reasons	5 700	5 700	6 100	4 700	4 200
(e) Total = (a) + (b) + (c) + (d)	13 000	13 100	13 600	12 400	12 000
(f) Net recovery (excluding units recovered due to transfer and other reasons) (e) – (d)	7 300	7 400	7 500	7 600	7 700

Note 1: The above figures are rounded to the nearest hundred. Individual figures may not add up to the total due to rounding.

Note 2: Units recovered due to redevelopment are not included.

11. PRH units recovered will be refurbished before reallocation. In general, as soon as works order for refurbishment of a recovered PRH unit is issued, HA will allocate such unit to PRH applicants in advance. If a PRH applicant has accepted the PRH unit allocated to them provisionally, relevant estate office will invite him/her to complete the intake formalities immediately after the completion of refurbishment. As at end-September 2017, it took around six weeks on average from the commencement of the refurbishment works, to the completion of the allocation process.

GSH

12. In October 2016, HA launched the GSH pilot project in San Po Kong (King Tai Court). The project was over-subscribed by nearly 18 times and all the 857 units were sold out. This reflects strong demand for home ownership among Green Formers. In the Chief Executive's 2017 Policy Address, the Chief Executive proposed to regularise GSH with a view to helping better-off PRH tenants move up the housing ladder and addressing their home ownership aspirations at an earlier stage, while releasing more PRH units for allocation to those with more pressing needs. HA reviewed the effectiveness of the GSH pilot project on 30 January 2018, and endorsed regularising GSH. HA is of the view that GSH should be implemented at a more modest pace, and is reassessing the Fo Tan site and other options. HA is also proceeding with the necessary preparation work with a view to launching the sale of the next GSH project in around the end of 2018.

⁴ Including the newly built flats under the Home Ownership Scheme (HOS) and the Green Form Subsidised Home Ownership Scheme Pilot Project, as well as subsidised sale flats (SSFs) sold under the HOS Secondary Market (i.e. SSFs with premium unpaid).

⁵ Under different circumstances (such as various transfer schemes), a PRH tenant needs to return his/her original PRH unit for allocation of another unit. In such cases, this "one-for-one" arrangement of PRH units does not involve additional PRH resources.

Public housing sites

13. As part of the multi-pronged strategy to increase land supply, the Government has identified over 210 sites with housing development potential in the short to medium term in the last few years through on-going land use review. The sites are capable of providing over 310 000 flats in total, 70% of which for public housing. However, as most of the identified sites need to undergo the statutory planning procedures and site formation works etc., not all of them can be included in the public housing production of the coming 10 years. In other words, the efforts in site search for housing development may not be realised within a few years' time.

14. In fact, the planning of land for public housing has to take into account a series of factors. Not all sites originally earmarked for private housing are suitable for high-density public housing development. The Government will give detailed consideration and assessments through land use review in the district planning context. When putting forth development proposals for public housing sites, consideration will be given to a host of planning factors, including traffic and infrastructure capacity, provision of community facilities, development constraints, local characteristics and existing development intensity, as well as potential impacts on the local environment, visual quality and air ventilation, etc. Relevant Government departments will ensure that the implementation of such development proposals and their necessary mitigation measures comply with the Hong Kong Planning Standards and Guidelines, and will not cause any unacceptable impact on local residents. In the planning of the flat mix for new PRH production, HA will make reference to the distribution of household size of different types of applicants, population projections and household projections etc., in order to meet their needs.

15. On one hand, the Government will continue to identify suitable sites in different parts of the territory for public housing development. On the other hand, the Government also needs to maintain a certain number of sites in the Land Sale Programme, in order to provide the market with a steady supply of sites for private residential development, and to respond to the community's housing needs. If some of the private housing sites available in the next few years were to be re-allocated for public housing, the land supply under the Land Sale Programme during these years would be reduced. It would adversely affect the stable and healthy development of the private residential property market.

16. Since 2011, over ten residential sites originally planned for private housing have been re-allocated for development of more than ten public housing projects. These include the completed SSF projects at Wang Yip Street West, Yuen Long (Wang Fu Court) and Sha Tsui Road, Tsuen Wan (Sheung Chui Court),

as well as a number of public housing projects in the Islands District, Eastern District, Sai Kung District and Shatin District, which are anticipated to be completed in the coming five years, providing a total of about 6 100 flats. Moreover, the private residential development project above Tin Shui Wai West Rail Station was also re-allocated for public housing development, providing about 2 400 flats scheduled for completion in 2018/19. The Government will continue to review the situation from time to time to assess the most suitable use of sites as necessary. Sites originally earmarked for private housing will be re-allocated for public housing where appropriate.

Spade-ready sites in urban areas under the Urban Renewal Authority (“URA”)

17. URA, as a statutory body with the statutory function of promoting urban renewal, has all along maintained an appropriate division of labour in terms of roles and ambits with HA/the Hong Kong Housing Society, with the latter generally responsible for providing public housing.

18. The redevelopment projects undertaken by URA since its establishment mainly focus on the redevelopment of private properties. To replenish the number of residential units in the private property market after redevelopment, and to maintain the balance in the supply of public and private housing, the units to be provided after project completion are in general also private residential units.

19. In addition, the modus operandi of URA has all along been generating revenue through the sale of units constructed after redevelopment, so as to achieve the long-term objective of a self-financing urban renewal programme. The surplus accumulated by URA over the years are used to finance the acquisition, compensation and rehousing for redevelopment projects, and other works of URA which would bring benefits to the public but would not generate any income, e.g. building rehabilitation, preservation and revitalisation. If the redevelopment projects of URA are used to develop public housing, the Government and URA have to carefully consider the impact of this fundamental change on the supply of public and private housing and the self-financing mode of operation of URA.

Use of idle sites

20. The Task Force on Land Supply has discussed the paper titled “Private Recreational Leases & Land-extensive Recreation Facilities”⁶, presented by the Government, at its meeting on 6 February 2018. The paper sets out relevant consideration on the alternative use of sites held under private recreational leases and the possibility of utilising restored landfills for recreation purpose. In short, the Government endorsed the “swopping of sites” idea, that is, to re-provision recreational or community facilities at restored landfills, so as to free up existing land for other beneficial or higher-density uses. That said, development at restored landfills is subject to constraints. To what extent the swopping idea can be put into practice depends on factors such as whether the restored landfills are large enough or structurally safe to accommodate the facilities to be re-provisioned.

Rent subsidy

21. In terms of rent subsidy, as the Government has explained on different occasions, in the midst of the present tight housing supply, any form of rent subsidy provided by the Government to tenants will only lead to rent increase, thereby turning the rent subsidy into additional rent, leaving the tenants with no effective assistance. Furthermore, providing recurrent rent subsidy to a selected group of tenants may also increase the burden of those households that are not able to receive the subsidy for various reasons and yet are affected by the upward pressure on rental levels.

22. For those who have pressing need for PRH, they can apply for Compassionate Rehousing upon recommendation of the Social Welfare Department. They can also apply under the Express Flat Allocation Scheme of HA for earlier PRH allocation. Besides, the Government has put in place a series of measures and assistance programmes to meet the needs of low-income families. For instance, those who are unable to support themselves financially can apply for assistance under the Comprehensive Social Security Assistance Scheme.

23. To address the problem of high rent level attributed to the imbalance in housing demand and supply, the fundamental solution remains to be a continued increase in housing supply. The Government will continue to work closely with the community at large, and endeavour to expedite the construction of public housing units in accordance with the housing supply target under LTHS, so as to genuinely address the housing needs of the grassroots.

⁶ For details, please refer to the Task Force paper No. 01/2018, which has been uploaded to the website of the Development Bureau:
https://www.devb.gov.hk/en/boards_and_committees/task_force_on_land_supply/Agendas_Meeting_Papers_and_Relevant_Information/index.html.

Water sampling tests for PRH estates

24. Since the 2015 “excess-lead-in-water” incident, we have been reporting to LegCo and the public through various channels on the latest progress of the follow-up actions taken by HA, including the water sampling test results for PRH estates; the provision of relief measures to affected tenants; the progress of rectification works in the 11 affected PRH estates; and enhancing HA’s quality assurance mechanism, etc.

25. HA and the Water Supplies Department started to conduct water sampling tests for PRH estates in July 2015, and completed such tests for all PRH estates on 18 November 2015. Details of the water sampling test results at the time were set out in the papers submitted for discussion at the LegCo House Committee meetings on 1 September 2015, 8 October 2015, and 11 July 2016; and Panel on Housing meetings on 2 November 2015, 1 February 2016, and 5 December 2016. Relevant parts of these documents are extracted at **Appendix** for Members’ ease of reference. A summary of the data is as follows:

- (a) Total number of samples taken for PRH estates: 7 456;
- (b) Total number of samples taken for PRH estates completed before 2005: 2 635. All samples complied with the World Health Organisation (WHO)’s Provisional Guideline Value (PGV) for lead.
- (c) Total number of samples taken for PRH estates completed in and after 2005: 4 821. Among them, 93 samples taken from 11 PRH developments exceeded WHO’s PGV for lead. The highest lead content of a sample was 153 micrograms per litre. Details can be found in the press releases issued or the remarks made at press conferences between July and November 2015 by the Government and HA in relation to the “excess-lead-in-water” incident.

Transport and Housing Bureau
March 2018

**Systematic water sampling test results for PRH developments
completed in and after 2005**

(a) Water samples with excess lead

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken	No. of samples with excess lead
1	Kwai Luen Estate Phase 2 (Luen Yat House, Luen Yuet House)	2014	1 507	Shui On Building Contractors Limited	44	5
2	Kai Ching Estate	2013	5 204	China State Construction Engineering (Hong Kong) Limited	121	9
3	Wing Cheong Estate	2013	1 488	Paul Y. General Contractors Limited	46	1
4	Lower Ngau Tau Kok Estate Phase 1 (Kwai Leung House, Kwai Yuet House, Kwai Hin House, Kwai Sun House, Kwai Fai House)	2012	4 238	Yau Lee Construction Company Limited	131	6
5	Shek Kip Mei Estate Phase 2 (Mei Wui House, Mei Leong House)	2012	1 558	Yau Lee Construction Company Limited	54	5
6	Tung Wui Estate (Wui Sum House, Wui Yan House)	2012	1 333	Paul Y. General Contractors Limited	52	4
7	Hung Hom Estate Phase 2 (Hung Yat House, Hung Yan House, Hung Yiu House)	2011	1 938	China State Construction Engineering (Hong Kong) Limited	74	16

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken	No. of samples with excess lead
8	Yan On Estate (Yan Hei House, Yan Yuet House, Yan Chung House)	2011	2 587	Yau Lee Construction Company Limited	73	5
9	Choi Fook Estate (Choi Lok House, Choi Sin House, Choi Hay House)	2010	2 524	Yau Lee Construction Company Limited	92	13
10	Un Chau Estate Phase 2 and 4 (Un Lok House, Un Nga House, Un Chi House, Un Hei House, Un Kin House)	2008	3 533	Yau Lee Construction Company Limited	135	19
11	Ching Ho Estate Phase 1 (Ching Chung House, Ching Yu House, Ching Hin House)	2008	3 167	Yau Lee Construction Company Limited	145	10

(b) Water samples that comply with the World Health Organisation (WHO)'s Provisional Guideline Value (PGV)

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
1	Cheung Lung Wai Estate, Cheung Lung Lane and Cheung Lung Wai Estate Ancillary Facilities Block	2015	1 358	Yau Lee Construction Company Limited	49
2	Hung Fuk Estate Phase 1 and 2 (Hung Foon House, Hung Yan House, Hung Hei House, Hung Lok House, Hung Fuk Shopping Centre and Ancillary Facilities Block)	2015	2 097	Hsin Chong Construction Company Limited	163
3	Hung Fuk Estate Phase 3 (Hung Long House, Hung Yat House, Hung Yuet House, Hung Cheong House, Hung Shing House)	2015	2 808	Yau Lee Construction Company Limited	
4	Shui Chuen O Estate Phase 1 (Ching Chuen House, Long Chuen House, Yan Chuen House, Hei Chuen House) (Note)	2015	3 039	China State Construction Engineering (Hong Kong) Limited	59
5	Mei Tung Estate (Mei Tak House)	2014	990	Able Engineering Company Limited	26
6	Yee Ming Estate	2014	2 059	Hanison Construction Company Limited	108
7	Tak Long Estate, carpark block and kindergarten	2014	8 164	Yau Lee - Hsin Chong Joint Venture	208

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
8	Fung Wo Estate	2013	1 607	Hsin Chong Construction Company Limited	54
9	Cheung Sha Wan Estate and Cheung Sha Wan Estate Ancillary Facilities Block	2013	1 390	China State Construction Engineering (Hong Kong) Limited	51
10	Lung Yat Estate and Lung Yat Community Hall	2013	990	Shui On Building Contractors Limited	39
11	Mei Tin Estate (Mei Chuen House) and free standing block	2013	1 216	Hsin Chong Construction Company Limited	36
12	Shek Lei (II) Estate (Shek Foon House)	2013	839	Hip Hing Construction Company Limited	26
13	Ching Long Shopping Mall	2013	-	Zone A: China State Construction Engineering (Hong Kong) Limited Zone B: Yau Lee - Hsin Chong Joint Venture	20
14	Shek Kip Mei Estate Phase 5 (Mei Yick House, Mei Yin House, Mei Sang House, Mei Shing House)	2012	2 496	Shui On Building Contractors Limited	75
15	Un Chau Estate Phase 5 (Un Mun House, Un Wai House, Un Yat House) and Un Him House (i.e. Ancillary Facilities Block)	2012	1 486	China State Construction Engineering (Hong Kong) Limited	55

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
16	Domain and Yau Tong Community Hall	2012	-	China State Construction Engineering (Hong Kong) Limited	8
17	Choi Fook Estate (Choi Foon House)	2011	915	Hsin Chong Construction Company Limited	27
18	Choi Tak Estate (Choi Yan House, Choi Yee House)	2011	1 586	Hsin Chong Construction Company Limited	41
19	Kwai Luen Estate Phase 1 (Luen Yan House, Luen Hei House)	2011	1 470	Shui On Building Contractors Limited	43
20	Mei Tung Estate (Mei Yan House)	2010	799	China State Construction Engineering (Hong Kong) Limited	31
21	Choi Tak Estate (Choi Chun House, Choi King House, Choi Leung House, Choi Yin House) and Choi Tak Shopping Centre	2011	2 704	China State Construction Engineering (Hong Kong) Limited	83
22	Shatin Pass Estate (Wo Tin House, Shun Tin House)	2011	1 278	Chevalier (Construction) Company Limited	53
23	Yau Lai Estate Phase 5 (Cheuk Lai House, Yung Lai House) and carpark block	2011	2 002	Shui On Building Contractors Limited	39
24	Yau Lai Estate Phase 6 (i.e. Yau Lai Shopping Centre)	2011	-	Shui On Building Contractors Limited	4
25	Shin Ming Estate (Shin Chi House, Shin Lai House)	2011	1 974	Shui On Building Contractors Limited	50
26	Tin Ching Estate Tin Ching Amenity and Community Building	2011	-	Paul Y. General Contractors Limited	24
27	Chai Wan Estate (Wan Poon House, Wan Ying House)	2010	1 600	Nishimatsu Construction Co., Limited	46

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
28	Choi Tak Estate (Choi Shing House, Choi Shun House)	2010	1 462	Hanison Construction Company Limited	69
29	Upper Ngau Tau Kok Estate Phase 2 and 3 (Sheung Hing House, Sheung Shing House, Sheung Fu House, Sheung Wing House, Sheung Hong House, Sheung Tai House), Upper Ngau Tau Kok Shopping Centre and Integrated Service Centre	2009	4 584	Paul Y. General Contractors Limited	124
30	Tin Ching Estate Phase 3 (Ching Moon House, Ching Hei House, Ching Yuet House)	2009	2 365	Paul Y. General Contractors Limited	65
31	Shek Kip Mei Estate Phase 1 (Mei Yue House, Mei Ying House)	2006	2 033	Paul Y. General Contractors Limited	55
32	Sau Mau Ping (South) Estate (Sau Ho House, Sau Wong House)	2009	1 598	Chatwin Engineering Limited	130
33	Sau Mau Ping (South) Estate (Sau Mei House, Sau Tak House, Sau Sin House)	2009	2 397	Hanison Construction Company Limited	
34	Upper Wong Tai Sin Estate (Wing Sin House)	2009	714	Chun Wo Construction and Engineering Company Limited	22
35	Yau Lai Estate Phase 4 (Tsui Lai House, Hong Lai House, Yan Lai House)	2009	2 369	Shui On Building Contractors Limited	121
36	Yau Lai Estate Phase 3 (Ying Lai House, Fung Lai House)	2008	1 598	China State Construction Engineering (Hong Kong) Limited	
37	Shek Mun Estate Phase 1 (Kin Shek House, Mei Shek House) and supermarket	2009	1 958	Paul Y. General Contractors Limited	45

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
38	Lam Tin Estate (Lam Fai House, Lam Tai House, Lam Bik House, Lam Wai House)	2009	3 036	Shui On Building Contractors Limited	102
39	Mei Tin Estate Phase 3 (Mei Lok House, Mei Mun House, Mei Ting House) and Mei Tin Community Hall	2008	2 333	Hanison Construction Company Limited	71
40	Tin Ching Estate Phase 1 (Ching Pik House, Ching Hoi House) and Tin Ching Community Hall	2008	1 918	China State Construction Engineering (Hong Kong) Limited	98
41	Tin Ching Estate Phase 2 (Ching Choi House, Ching Wan House), Tin Ching Shopping Centre and Tin Ching Ancillary Facilities Block	2008	1 918	Nishimatsu Construction Co., Limited	
42	Choi Ying Estate Phase 1 (Ying Fu House, Ying On House)	2008	1 598	China State Construction Engineering (Hong Kong) Limited	137
43	Choi Ying Estate Phase 2 (Ying Hong House, Ying Lok House, Ying Shun House)	2008	2 397	China State Construction Engineering (Hong Kong) Limited	
44	Choi Ying Estate Phase 3 (i.e. Choi Ying Place)	2008	-	Shui On Building Contractors Limited	
45	Ching Ho Estate Phase 1 Ching Ho Shopping Centre	2008	-	Yau Lee Construction Company Limited	3

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
46	Ching Ho Estate Phase 2 (Ching Ping House, Ching Yun House)	2008	1 598	China State Construction Engineering (Hong Kong) Limited	54
47	Tung Wui Estate Tung Tau Community Centre	2012	-	Paul Y. General Contractors Limited	1
48	Shek Kip Mei Estate Phase 2 Ancillary Facilities Block	2012	-	Yau Lee Construction Company Limited	12
49	Lower Ngau Tau Kok Estate Phase 1 Lower Ngau Tau Kok Estate Plaza	2012	-	Yau Lee Construction Company Limited	3
50	Yan On Estate Yan On Shopping Centre	2011	-	Yau Lee Construction Company Limited	2
51	Oi Tung Estate (Oi Yat House)	2008	716	Nishimatsu Construction Co., Limited	23
52	Shek Pai Wan Estate Phase 2 (Pik Shan House, Pik Yuen House, Pik Wai House, Pik Luk House)	2007	2 398	Hanison Construction Company Limited	95
53	Lei Yue Mun Estate Phase 2 (Lei Lung House)	2007	799	Paul Y. General Contractors Limited	27
54	Shek Lei (II) Estate (Shek Wai House, Shek Yi House)	2007	1 598	Nishimatsu Construction Co., Limited	48
55	Ching Ho Estate Phase 3 (Ching Chak House, Ching Long House, Ching Chiu House)	2006	2 397	Shui On Building Contractors Limited	81
56	Kwai Chung Estate (Pak Kwai House, Hop Kwai House)	2008	1 983	Yau Lee Construction Company Limited	81

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
57	Mei Tin Estate Phase 1 and 2 (Mei Sau House, Mei Lai House, Mei King House, Mei Chi House) and Mei Tin Shopping Centre	2005	3 164	Nishimatsu Construction Co., Limited	95
58	Hoi Lai Estate Phase 3 (i.e. Hoi Lai Shopping Centre) and Phase 4 (Hoi Shui House)	2005	558	China State Construction Engineering (Hong Kong) Limited	29
59	Kwai Chung Estate Phase 3 (Chui Kwai House, Pik Kwai House, Luk Kwai House)	2005	2 742	Yau Lee Construction Company Limited	84
60	Hin Yiu Estate (Hin Yiu House)	2005	799	Shui On Building Contractors Limited	26
61	Shek Yam Estate Phase 5 (Lai Shek House)	2005	340	Hanison Construction Company Limited	9
62	Kwai Shing (East) Estate (Shing Wo House)	2003	362	Hsin Chong Construction Company Limited	59
63	Tsz Lok Estate (Lok Foon House)	2003	265	China State Construction Engineering (Hong Kong) Limited	23
64	Lok Fu Estate (Lok Tsui House)	1994	360	Hung Wan Construction Co Ltd	16
65	Yat Tung (II) Estate (Mei Yat House, Mun Yat House, Kui Yat House)	2005	2 782	Yau Lee Construction Company Limited	108
66	Lei Muk Shue Estate Phase 3 (Chui Shue House, Wing Shue House) and Lei Muk Shue Shopping Centre	2005	1 983	Hip Hing Construction Company Limited	66
67	Lei Muk Shue Estate Phase 4 (Hong Shue House, Lok Shue	2005	1 918	China State Construction Engineering (Hong	54

	Name of PRH development	Year of completion	No. of units	Main contractor	No. of samples taken
	House, Kin Shue House)			Kong) Limited	
68	Yau Lai Estate Phase 1 (Bik Lai House, Sau Lai House, Yi Lai House, Nga Lai House, Chi Lai House, Yat Lai House)	2005	2 550	Leighton Contractors (Asia) Limited	78
69	Shek Pai Wan Estate Phase 1 (Pik Long House, Pik Yuet House, Pik Ngan House, Pik Fai House) and Shek Pai Wan Shopping Centre	2005	2 877	Shui On Building Contractors Limited	92
70	Kwai Chung Estate Phase 3 Kwai Chung Shopping Centre	2005	-	Yau Lee Construction Company Limited	6
71	Kwai Chung Estate Phase 4 (Chin Kwai House, Tsz Kwai House)	2005	1 983	China State Construction Engineering (Hong Kong) Limited	70
72	Kwai Chung Estate Phase 5 (Hiu Kwai House, Ying Kwai House, Yuk Kwai House, Nga Kwai House, Yat Kwai House)	2005	4 515	Hip Hing Construction Company Limited	152

(Note) One sample taken from a vacant unit at Hei Chuen House of Shui Chuen O Estate was found to have a lead level of 14 micrograms per litre, which slightly exceeded WHO's PGV. The water samples taken from the rest of the three domestic blocks did not exceed the value. WSD took more water samples from Hei Chuen House for testing to ascertain the situation. After analysis, it was concluded that the water sample which exceeded the value might have been affected by the environment.

Screening test results for PRH estates completed before 2005

(144 PRH estates involving 2 635 water samples)

Water samples that comply with WHO's PGV

Tsui Ping (South) Estate	Lee On Estate	Butterfly Estate	Choi Fai Estate	Sai Wan Estate	Choi Yuen Estate	Tin Yan Estate	Tsz Lok Estate	Oi Tung Estate
Kwai Shing (East) Estate	Kin Ming Estate	Tin Yuet Estate	Po Tat Estate	Lei Yue Mun Estate	Tin Heng Estate	Tin Chak Estate	Sau Mau Ping Estate	Fu Tai Estate
Wang Tau Hom Estate	Ap Lei Chau Estate	Lei Muk Shue (I) Estate	Chun Shek Estate	Pak Tin Estate	Ka Fuk Estate	On Yam Estate	Sheung Tak Estate	Cheung Hang Estate
Yiu Tung Estate	Tsz Man Estate	Wah Sum Estate	Shek Lei (I) Estate	Tin Wan Estate	Ko Yee Estate	Wan Hon Estate	Sheung Lok Estate	Tsz Ching Estate
Kwai Fong Estate	Chung On Estate	Ho Man Tin Estate	Ko Cheung Court (the PRH portion)	Upper Wong Tai Sin Estate	Tin Shui (II) Estate	Tai Wo Hau Estate	Cheung Hong Estate	Hau Tak Estate
Shun Tin Estate	Wan Tsui Estate	Sun Chui Estate	Mei Lam Estate	Kwong Fuk Estate	Shek Kip Mei Estate	Lung Hang Estate	Lei Muk Shue (II) Estate	Hing Wah (I) Estate
Shek Wai Kok Estate	Oi Man Estate	Yau Oi Estate	Lai Kok Estate	Sam Shing Estate	Kwai Shing West Estate	Lek Yuen Estate	Lai King Estate	Kai Yip Estate
Un Chau Estate	Siu Sai Wan Estate	Hing Man Estate	Chuk Yuen (South) Estate	Cheung Ching Estate	Sha Kok Estate	Tai Yuen Estate	Choi Wan (I) Estate	Cheung Wang Estate
Shui Pin Wai Estate	Ping Shek Estate	Ma Tau Wai Estate	Shek Lei (II) Estate	Tsz Hong Estate	Wah Lai Estate	Kwai Chung Estate	Ping Tin Estate	Lok Fu Estate
Shek Yam East Estate	Wah Fu (II) Estate	Fu Shan Estate	Lai Yiu Estate	Tin Tsz Estate	Hing Tung Estate	Tin Shui (I) Estate	Wu King Estate	Tin Yiu (I) Estate

Tin Yiu (II) Estate	Wah Fu (I) Estate	Mei Tung Estate	Yat Tung (I) Estate	On Ting Estate	Tai Hing Estate	Wo Che Estate	Shun On Estate	Choi Hung Estate
Lung Tin Estate	On Tin Estate	Yau Tong Estate	Cheung Shan Estate	Fuk Loi Estate	Hoi Lai Estate	Tai Hang Tung Estate	Lower Wong Tai Sin (II) Estate	Ma Hang Estate
Shek Yam Estate	Tin Wah Estate	Upper Ngau Tau Kok Estate	Lok Wah (North) Estate	Yat Tung (II) Estate	Fu Cheong Estate	Tin Yat Estate	High Prosperity Terrace	Easeful Court
Shek Lei Interim Housing	Hong Tung Estate	Fu Tung Estate	Ming Tak Estate	Shun Lee Estate	Grandeur Terrace	Po Tin Estate	Kam Peng Estate	Ngan Wan Estate
Lok Wah (South) Estate	Yue Wan Estate	Nga Ning Court	Tsui Lok Estate	Kai Tin Estate	Lai On Estate	Kwong Tin Estate	Cheung Kwai Estate	Chak On Estate
Sun Tin Wai Estate	Wo Lok Estate	Hung Hom Estate	Choi Wan (II) Estate	Fortune Estate	Nam Shan Estate	Model Housing Estate	Hing Wah (II) Estate	Long Bin Interim Housing

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