

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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Transport and Housing Bureau

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30 January 2019

Clerk to Legislative Council Panel on Housing
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road, Central
Hong Kong
(Attn : Mr Derek LO)

Dear Mr LO,

Panel on Housing

**Subcommittee to Follow Up the Issues Related to
the Wang Chau Development Project**

Email on 11 January 2019

Thank you for your email on 11 January 2019, attaching a letter dated 18 December 2018 from the Chairman of LegCo Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project under Panel on Housing, requesting the Government to provide information on the issues listed below -

- (i) pet keeping arrangement at public housing for affected residents;
- (ii) adoption of animals which are affected by Government development projects;
- (iii) “Trap, Neuter and Release” (TNR) trial programme;
- (iv) animal welfare policy;
- (v) number of animals, which are affected by Wang Chau Development Project, can be received by animal welfare

organisations (AWOs) in future; and

- (vi) draft sample of application form of “Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by Government’s Development Clearance Exercises”.

2. After consolidation of information gathered from relevant bureau/departments, we provide a reply to the related issues as follows -

Pet Keeping Arrangement at Public Housing for Affected Residents

3. Affected residents who are eligible to be rehoused to the public housing estates of the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society (HKHS) have to follow the established policy of animal keeping, including any compassionate arrangement.

Public Rental Housing of HA

4. The mission of HA is to provide affordable quality housing to persons with genuine housing needs, including quality management and other related services to meet the needs of tenants. In formulating the policy of animal keeping in Public Rental Housing (PRH) estates, the primary consideration of HA is to build a harmonious community whereby the different interests of all PRH residents are being respected at large.

5. PRH estates built by HA are of multi-storey building design and densely populated. In consideration that keeping dogs in PRH estates may induce noise and hygiene nuisance, the Tenancy Agreement (TA) stipulates that tenants cannot keep dogs in the premises without the prior consent of the landlord. As tenants are very concerned on environmental hygiene of PRH estates, HA endorsed in May 2003 the implementation of the “Marking Scheme for Tenancy Enforcement in Public Rental and Interim Housing Estates” (later renamed as the “Marking Scheme for Estate Management Enforcement in PRH estates” (MS)) where unauthorised animal-keeping, including dogs, has been included as one of the misdeeds under MS.

6. The Subsidised Housing Committee of the HA endorsed at its meeting on 25 September 2003 to uphold the ban on keeping dogs in public housing

estates¹ while granting a general permission for the keeping of "small household pets" that do not pose any health hazard and do not cause any nuisance. Other animals, including wild lives, exotic animals and domesticated farm animals are strictly prohibited.

7. "Small household pets" refer to those that are prevalent in the pet market and are generally kept in cages, display cases, aquaria or other containers so designed. Examples are birds (except pigeons), hamsters, chinchillas, guinea-pigs, rabbits, tortoises, aquatic life, desexed cats etc.

8. Notwithstanding the above, HA has to take care of the health need of individual tenants. As far as nuisance is not created, HA will grant discretionary approval to tenants with visual / hearing impairment to keep guide dogs and to tenants with recommendation from medical practitioners to keep companion dogs for mental support.

9. The permission of keeping service dog is not applicable to the "fighting dogs" or "known dangerous dogs" as defined under Dangerous Dogs Regulations of Dogs and Cats Ordinance (Cap. 167). Moreover, keeping of large companion dogs is not allowed. "Large dog" means a dog having a body weight of 20kg or above as specified under Dogs and Cats Ordinance (Cap. 167). All households approved of keeping the service dogs must strictly comply with the rules for dog keeping in public housing estates. Otherwise, the special permission may be withdrawn.

10. For prospective tenants/ licensees awaiting allocation of PRH flat, even if they are keeping dogs all along, they should be treated on par with other tenants and comply with the same terms of the TA/ licence after they have accepted the PRH flats such that a harmonious community can be upheld.

Subsidised Sales Flats Estates of HA

11. For Subsidised Sales Flats Estates (SSF) estates of HA, the usual practice is that there is a general provision under the House Rules in the Deed of Mutual Covenant (DMC) that no dogs may be brought or kept upon any part

¹ HA endorsed the implementation of a one-off Temporary Permission Rule in 2003 allowing tenants to continue keeping their small dogs already existed in PRH flats before 1 August 2003 until the dogs' natural death.

of the SSF estate but other kinds of pet can be kept in the estate with prior written consent of the Manager of the estate. Having said that, the Manager may in accordance with requirements under the DMC (e.g. obtaining the approval of the Owners' Committee) make, amend or revoke the House Rules which must not be inconsistent with the Building Management Ordinance (Cap. 344) or conditions of the Government lease and provisions of the DMC regulating the operation and management of the SSF estate.

Rental Estates of HKHS

12. Affected residents who move into HKHS's Transitional Rental Housing units have to follow pet keeping policy of HKHS before rehousing to HKHS's Dedicated Rehousing Estates. This includes the discretionary approval to tenants with visual impairment to keep guide dogs. HKHS will adopt the same policy in principle at Dedicated Rehousing Estates.

Subsidised Sale Flats Estates of HKHS

13. With reference to the examples at some of the existing HKHS's subsidised sale flats estates which allow dog keeping, the Government and HKHS will consider the relevant arrangement when reviewing the pet keeping arrangement at HKHS's Dedicated Estates.

Animal Welfare Issues

14. The Government's policy objective is to ensure that humans and animals co-exist harmoniously, whether in rural or urban areas. The Government has been promoting through public education the concept of giving due consideration to the long-term commitment before one starts pet-keeping; disseminating the messages of being a responsible pet owner and taking proper care of animals; and encouraging animal adoption.

15. The Agriculture, Fisheries and Conservation Department (AFCD) has established a dedicated team to devise and implement public education and publicity programmes to promote the importance of responsible pet ownership and taking proper care of animals. Regarding government development

projects, AFCD works with relevant government departments to make publicity efforts and appeal to those affected by these projects to make appropriate arrangements for their pets as soon as practicable (such as transferring their pets to relatives or friends); and make necessary preparation and notify AFCD on a timely manner so as to enable AFCD and AWOs to make early preparation for receiving these animals. Specifically for the Wang Chau Development Project, in the past year AFCD visited various sites in the district to disseminate and promote the above messages and arrangements.

16. In addition, AFCD has been collaborating with a number of AWOs to enhance animal welfare and promote animal adoption. Generally speaking, animals received which are suitable for re-homing will be transferred by AFCD to AWOs for adoption by the public. AWOs will assess the suitability of a prospective adopter in order to ensure that the adopter will take proper care of the animal in the future. Adoption of animals received by the Government through AWOs would be most appropriate from the perspectives of animal welfare, health and disease control. AFCD will proactively liaise with AWOs to try and arrange them to accommodate animals affected by the development projects, and strengthen the work in animal neutering and adoption in the affected areas.

17. While the “TNR” trial programme conducted earlier in two locations did not achieve the predetermined performance targets, AFCD keeps an open mind towards rendering assistance to AWOs in conducting similar programmes in other specific locations. The Government will consider a range of factors, including population density, community facilities in the vicinity, and traffic condition, in order to determine if a specific location is suitable for conducting such a programme. Furthermore, as the coordinating AWOs and their carers will need to be given relevant legislative exemption, support must be gained from the local communities. AFCD will facilitate the liaison between the coordinating AWOs and the District Councils concerned as well as the local stakeholders in order to introduce the programme, with a view to enlisting their support. AFCD will also seek approval from the Legislative Council for the relevant legislative exemption.

Draft Sample of Application Form of “Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by Government’s Development Clearance Exercises”

18. The draft sample of application form of “Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by Government’s Development Clearance Exercises is attached at **Annex**.

Yours sincerely,

Original signed

(HONG Wing-kit, Michael)
for Secretary for Transport and Housing

c.c.

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|---|--|
| Secretary of Development | (Attn.: Ms Polly CHONG) |
| Secretary of Food and Health | (Attn.: Mr. Bill WONG) |
| Director of Agriculture, Fisheries and Conservation | (Attn.: Mr. Kenny HO) |
| Director of Civil Engineering and Development | (Attn.: Mr. Thomas CHAN) |
| Director of Lands | (Attn.: Ms Lily CHIU) |
| Director of Housing | (Attn.: Mr. Kenneth LEUNG Mr. Deryk YIM Mr. Stephen MAK) |
| Hong Kong Housing Society | (Attn.: Ms. Phoebe LAI) |

DRAFT SAMPLE

Priority No. : CD

**“Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by Government’s Development Clearance Exercises”
Application for Transitional Rental Housing**

Estate Preference of Transitional Rental Housing

Please opt only one of the followings :

- (I) I choose to move into the Transitional Rental Housing units of Hong Kong Housing Society (HKHS) (please refer to Annex (II) for details of HKHS rental estates)

My choice of HKHS’s estates :

1) _____ 2) _____ 3) _____

- I * accept/do not accept unit without lift-landing;
* accept/do not accept unpopular unit (including *natural death/tragic death/
loan shark events).

Besides, I have the following housing preference (e.g. floor level) :

(Once being housed at Lakeside Garden / Tui Min Hoi Chuen, transfer to other HKHS rental estates outside Sai Kung District will not be permitted no matter it is at the stage of Transitional Rental Housing or after conversion to normal tenancy)

- (II) I do not choose to move to any of the HKHS estates as listed in Annex (II) and would like my application for Transitional Rental Housing be forwarded to Hong Kong Housing Authority for their further allocation.

Note:(1) Please endorse for each amendment (2) Please insert "✓" in appropriate box(es) (3) * Delete inappropriate item(s)

Name of Applicant : _____

Signature of Applicant : _____

Date : _____

Priority No. : CD

DRAFT SAMPLE

Hong Kong Housing Society
“Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by Government’s Development Clearance Exercises”
Intension Letter for Rehousing to Hong Kong Housing Society (HKHS)’s Dedicated Rehousing Estates

| | | | | | |
|---|---|--|--------------------|---|--|
| Structure No. under Pre-Clearance Freezing Survey | : | | Priority No. | : | |
| Name of Applicant | : | | Home Telephone No. | : | |
| | | | Mobile Phone No. | : | |
| Transitional Rental Housing Address | : | | | | |

I/We understood that arrangements will be made for me/us to move into HKHS or Hong Kong Housing Authority (HKHA)’s Transitional Rental Housing unit(s). When HKHS’s Dedicated Rehousing Estates (Dedicated Estates) are due for intake, HKHS will make arrangements according to one of my/our following preferences:

| | |
|--|--|
| <input type="checkbox"/> Preference 1: | HKHS Pak Wo Road Dedicated Estates (Estimated Completion around 2023/2024), rehousing options include: <input type="radio"/> Purchase of subsidised sales flats; and/or <input type="radio"/> Accept subsidised rental flats (rent will be at the level of HKHS’s Group B rental housing estate at the time of intake) |
| <input type="checkbox"/> Preference 2: | HKHS Hung Shui Kiu (Phase I) Dedicated Estate (Estimated Completion around 2023/2024), rehousing options include: <input type="radio"/> Purchase of subsidised sales flats; and/or <input type="radio"/> Accept subsidised rental flats (rent will be at the level of HKHS’s Group B rental housing estate at the time of intake) |
| <input type="checkbox"/> Preference 3: | HKHS Kwu Tong North (Phase I) Dedicated Estate (Estimated Completion around 2027/2028), rehousing options include: <input type="radio"/> Purchase of subsidised sales flats; and/or <input type="radio"/> Accept subsidised rental flats (rent will be at the level of HKHS’s Group B rental housing estate at the time of intake) |
| <input type="checkbox"/> Preference 4: | <input type="radio"/> Convert my/our HKHS or HKHA’s monthly licence for Transitional Rental Housing unit(s) into normal tenancy agreement. |

Please in the box . (Only one preference is allowed. However, when the first Dedicated Estates is due for intake, HKHS will send a Final Intension Letter to Applicant(s) to confirm on his/her/their rehousing preference(s). By that time, HKHS will allow applicant(s) to make changes to rehousing preferences once. No changes will be accepted after decisions made in the Final Intension Letter.)
Please fill in the circle as (applicants can choose more than one rehousing options, but only one of the rehousing options will be arranged.)

Details of Family member(s):

| <u>Name (Chinese)</u> | <u>Name (English)</u> | <u>Date of Birth</u> | <u>Relationship</u> |
|-----------------------|-----------------------|----------------------|---------------------|
| | | | Applicant |
| | | | |
| | | | |
| | | | |

- Notes :
1. My/our personal data submitted in the application form are used by HKHS for accessing my/our application(s) and for issuing the temporary monthly licence/estate management purposes. HKHS may transfer such data to other organisation(s) or person(s) for cross checking purpose if necessary.
 2. Under the prevailing Well-Off Tenants Policies, income and asset Declaration will be required when the monthly licence has been commenced for 10 years. The date for applicability of the prevailing Well-off Tenants Policies will count from the commencement date of the temporary monthly licence for Transitional Rental Housing. If I/we opt to move into the Dedicated Estates or convert the temporary monthly licence to normal tenancy agreement in the future, counting of 10 years for applicability of Well-Off Tenants Policies also includes the period residing in the transitional rental housing unit.
 3. From the date of Pre-Clearance Survey up to the date moving into the Dedicated Estates, I/we must not own or co-own, or hold any interest in any residential properties in Hong Kong; or signing any agreement (including preliminary agreement) to purchase any residential properties in Hong Kong; or owned more than 50% of shares in a company which directly or through a subsidiary company owns or owned a residential property in Hong Kong. Otherwise, my/our right to be rehoused in transitional rental housing units will be terminated, and my/our eligibility to be rehoused to the Dedicated Estates will be cancelled without allocation of any units.

| | Name | Signature | Date |
|----------------|-------|-----------|-------|
| Applicant : | _____ | _____ | _____ |
| Family member: | _____ | _____ | _____ |
| Family member: | _____ | _____ | _____ |
| Family member: | _____ | _____ | _____ |
| Family member: | _____ | _____ | _____ |

**“Transitional Rental Housing for Non-means Tested Domestic Occupants in Squatters Affected by
Government’s Development Clearance Exercises”**

Application of Transitional Rental Housing

Brief Notes on Hong Kong Housing Society’s Rental Estates and Monthly Licence Fee

Group A Estates

| District | <u>Estates & Address</u> | Monthly Licence Fee (Effective from 1 April 2018) |
|-------------------------|--|--|
| Hong Kong Island | Healthy Village Site III 12 Pak Fuk Road, North Point, Hong Kong | \$1,339 to \$2,143 |
| | Lai Tak Tsuen 2-38 Lai Tak Tsuen Road, Tai Hang, Hong Kong | \$1,593 to \$3,085 |
| | # Kwun Lung Lau Phase 1 (Redev) - Tower 1 & 2 20 Lung Wah Street, Kennedy Town, Hong Kong | \$2,019 to \$5,031 (exclusive of rates) |
| | # Kwun Lung Lau Phase 2 (Block A to F) 20 Lung Wah Street, Kennedy Town, Hong Kong | \$1,412 to \$2,465 |
| Kowloon | Kwun Tong Garden Estate (Old site) 225-297 Ngau Tau Kok Road, Kowloon | \$1,207 to \$2,274 |
| | Kwun Tong Garden Estate (Lotus Tower) 225-297 Ngau Tau Kok Road, Kowloon | \$1,944 to \$3,539 |
| | Chun Seen Mei Chuen 5-55 Fu Ning Street, Kowloon City, Kowloon | \$1,351 to \$2,143 |
| | Lok Man Sun Chuen 160 Kau Pui Lung Road / 89-111 Ko Shan Road, Tokwawan, Kowloon | \$1,351 to \$2,872 |
| | # Ka Wai Chuen 1A-7 Fat Kwong Street / 44-48 Ma Tau Wai Road / 8-12 Station Lane, Hung Hom | \$1,608 to \$3,580 |
| New Territories | # Moon Lok Dai Ha 141-169 Sha Tsui Road / 21 Tso Kung Street / 50 & 54 Hoi Pa Street, Tsuen Wan, New Territories | \$1,167 to \$2,095 |
| | Clague Garden Estate 22-30 Hoi Shing Road, Tsuen Wan, New Territories | \$2,789 to \$4,748 |
| | Cho Yiu Chuen 1-5 Lai Cho Road / 2 & 3 Lim Cho Street / 2-6 Wing Cho Street, Kwai Chung, New Territories | \$1,679 to \$3,560 |
| | Broadview Garden 1 Tsing Luk Street, Tsing Yi, New Territories | \$2,768 to \$5,601 |
| | # Jat Min Chuen 3, 11 & 17 Jat Min Chuen Street, Shatin, New Territories | \$1,669 to \$3,421 |

| | | |
|--|--|--------------------|
| | *# Tui Min Hoi Chuen 120 Hong Kin Road, Sai Kung, New Territories | \$925 to \$2,397 |
| | # Verbena Heights 8 Mau Tai Road, Tseung Kwan O, New Territories | \$1,139 to \$2,886 |
| | Lakeside Garden 1 Chui Tong Road, Sai Kung, New Territories | \$1,751 to \$3,696 |

Group B Estates

| District | <u>Estates & Address</u> | Monthly Licence Fee (Effective from 1 April 2018) |
|-------------------------|---|--|
| Hong Kong Island | Healthy Village (Redev) 8-10 Healthy Street Central / 190-192 Tsat Tsz Mui Road, North Point | \$4,323 to \$7,947 |
| Kowloon | Prosperous Garden 3 Public Square Street, Yaumatei, Kowloon | \$4,982 to \$8,257 |
| New Territories | Bo Shek Mansion 328 Sha Tsui Road, Tsuen Wan, New Territories | \$3,201 to \$7,452 |

Notes:

Rates are included in the above monthly licence fee (except for Kwun Lung Lau Phase 1 (Redev) - Tower 1 & 2, Kennedy Town)

* without lift facilities

accept 1-person household application