

**For discussion
on 19 November 2019**

**Legislative Council
Subcommittee to Follow Up Issues Related to
Inadequate Housing and Relevant Housing Policies**

**Measures to Facilitate Implementation of Transitional Housing Projects by
Community Organisations**

PURPOSE

This paper informs Members of the Government's measures to facilitate the implementation of transitional housing projects by community organisations.

BACKGROUND

2. The Chief Executive pointed out in the 2017 and 2018 Policy Addresses that, as it took time to identify land for housing construction, the Government would support and facilitate the implementation of various short-term initiatives put forward and carried out by the community organisations on top of the long-term housing policy and measures, to increase the supply of transitional housing. These short term measures may make use of the potential and resources in the community outside the Government, and offer flexible and multiple relief measures for the beneficiaries.

3. To this end, the Chief Executive announced on 29 June 2018 that a task force would be set up under the Transport and Housing Bureau (THB) to provide one-stop coordinated support to facilitate the implementation of initiatives on transitional housing by community organisations. The Task Force, led by the Under Secretary for Transport and Housing, will provide appropriate support to individual project upon consultation with relevant bureaux and departments. They will also offer advice on relevant administrative or statutory procedures and assist to apply funding applications, etc.

4. The Task Force has already facilitated the implementation of a number of transitional housing projects initiated by the community organisations, including several projects in existing vacant residential buildings through the "Community Housing Movement" (CHM) operated by the Hong Kong Council of Social Service (HKCSS). The responsible organisations have made use of

community resources flexibly to provide transitional housing, and at the same time provide appropriate support to meet the needs of the tenants. As at October 2019, a total of 11 major community organisations/ social enterprises provided about 622 units, of which about 220 were launched under the CHM of HKCSS. Project details are appended in Table 1.

Table 1 Current Projects (Located in Idle Residential Flats)		
Organisation	Project	Units
Light Be	Light Home	70
	Light Housing	40
Society for Community Organisation	Happiness x Home Community	15
	Joys To Gather	39*
	Friend Home	4*
	Electric Road in North Point	5
Lok Sin Tong	LST Housing	20*
		55
St. James' Settlement	James' House	14*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes	60*
Aberdeen Kai-fong Welfare Assn. Ltd.	Best Neighbour Walk Together	16*
The Salvation Army	Home Plus	53*
Hong Kong Housing Society	Transitional Rental Housing Scheme – Yue Kwong Chuen	217
Yan Oi Tong	Green Garden Social Housing	11*
J Life	Pitt Street, Yau Ma Tei	1*
	Yee Kuk Street, Sham Shui Po	1*
Kwun Tong Methodist Social Service	Yee Cheong Building, Kwun Tong	1*
Total Number of Units		622

* Units rent through the CHM operated by HKCSS

IDENTIFICATION OF LAND

5. The Task Force is proactively identifying potential sites around Hong Kong which are suitable for transitional housing. Apart from consulting government departments the latest situation of idle sites and buildings, the Task Force is also coordinating initial assessment on the feasibility of the transitional housing projects (lands and buildings) proposed by individual owners.

6. The Task force has consulted relevant government departments about the potential sites in respect of the current land condition, environment, traffic, fire services and infrastructure, etc. so that the community organisations

can select sites with higher potential for further studies and suggest preliminary proposals for transitional housing projects. The Task Force will assist in land lease applications and other arrangements, including consulting stakeholders and coordinating efforts from relevant bureaux and departments to devise flexible and appropriate arrangements on case-by-case basis.

7. Apart from identifying land, the Task Force is also assisting and supporting various community organisations to construct transitional housing units, including building new building blocks with Modular Integrated Construction (MiC) on idle government/private land and renovating vacant buildings.

8. It is anticipated that about 960 units will be provided upon the completion of nine projects listed below if the development is smooth. Among these projects, those with new MiC blocks built on idle government/private land include Nam Cheong Street, Yen Chow Street in Sham Shui Po; Ying Wa Street in Cheung Sha Wan; Sung Wong Toi Road in To Kwa Wan, Yip Shing Street in Kwai Chung and Hoi Hing Road in Tsuen Wan. Projects involving the conversion of existing buildings include Lok Sin Tong Primary School in Kowloon City, Trackside Villa in Tai Po and staff quarters in Victoria Road. Project details are presented in Table 2 and 3 –

Table 2 - Newly constructed Transitional Housing		
Organisation	Project	Units
HKCSS	Nam Cheong Street in Sham Shui Po	89
	Yen Chow Street in Sham Shui Po	210
	Yip Shing Street in Kwai Chung	100
Yan Chai Hospital	Hoi Hing Road in Tsuen Wan	110
Lok Sin Tong	Sung Wong Toi Road in To Kwa Wan	108
Society for Community Organisation	Ying Wa Street in Cheung Sha Wan	132

Table 3 - Wholesale Renovation of Existing Buildings		
Organisation	Project	Units
Lok Sin Tong	Lok Sin Tong Primary School in Kowloon City	50
Hong Kong Housing Society	Trackside Villa in Tai Po	150
Society for Community Organisation	Government headquarters on Victoria Road	11
Anticipated Completed Units		960

PROFESSIONAL SUPPORT

9. The Task Force has convened six inter-bureaux/departmental meetings to deliberate ways to resolve obstacles from the policy perspective and facilitate feasibility study for community organisations –

- (a) The Buildings Department (BD) promulgated the Guidelines on Applications for Special Modification or Exemption for Transitional Housing Initiatives in Domestic Buildings in October 2018. Regarding proposals involving wholesale conversion of industrial buildings into transitional housing, BD will adopt a similar pragmatic approach to favorably consider granting transitional housing projects certain exemptions from requirements on site coverage, plot ratio, open space within the site and service lane for domestic buildings under the Buildings Ordinance.
- (b) The Town Planning Board (TPB) announced in November 2018 its agreement that transitional housing projects co-ordinated by the Task Force in permanent buildings, including wholesale-converted industrial buildings in the ‘Commercial’, ‘Comprehensive Development Area’ and ‘Other Specified Uses’ annotated ‘Business’ and ‘Residential’ zones in the urban and new town areas, can be regarded as for temporary use, which is always permitted under the Outline Zoning Plan if such projects are for a period of five years or less.
- (c) In addition, under the Revitalisation Scheme for Industrial Buildings, the Government will exercise flexibility in the handling of planning, land lease and building design requirements including exemption from payment of waiver fees for the specific use of transitional housing for proposals supported by the Task Force involving the revitalisation of industrial buildings into transitional housing.
- (d) The Chief Executive-in-Council approved the exemption of waiver fee, rent and associated costs for land applications related to the provision of transitional housing in April 2019 to further lessen the financial burden of community organisations with a view to facilitating more community initiated transitional housing projects.

10. Apart from the projects that have been announced as set out in paragraph 8, the inter-bureaux/departmental meeting also deliberated on many other proposals. Since these projects are currently still at their advocacy stages,

we consider it better to defer to the proponents to announce them when they have reached a more mature stage. The Government will also review the operation of the Task Force frequently and increase resources on a timely manner to complement its additional targets and workload. THB is proposing to create a directorate officer to implement the Transitional Housing Funding Scheme (the Funding Scheme) and coordinate the works of the Task Force.

11. The Task Force provides comments to community organisations frequently on the architectural layout, environment, traffic, fire services and infrastructure provision, etc. of the transitional housing projects. It has also accompanied community organisations and their professional consultants to meet with relevant government departments (including BD, Lands Department, Transport Department and Fire Services Department) with a view to resolving outstanding issues and obtaining relevant approvals as soon as possible. There were more than 100 of such meetings and enquiry discussions held in the previous year.

FINANCIAL SUPPORT

12. The Task Force is assisting the community organisations to apply appropriate funding to facilitate the early commencement of various transitional housing projects, including the Home Affairs Bureau's Community Care Fund (CCF) and the Development Bureau's Funding Scheme to Support Non-governmental Organisations for the Gainful Use of Vacant Government Sites. We hope to apply the most efficient, economical and environmentally friendly construction method, including building MiC blocks on vacant government/private land and renovating idle buildings or flats (such as schools) to increase the supply of transitional housing.

13. The Chief Executive announced in the 2019 Policy Address that the provision set aside by the Government to support community organisations in providing transitional housing will be increased from the amount announced by the Financial Secretary in his 2019-20 Budget to \$5 billion. The supply of transitional housing will be substantially increased to a total of 10 000 units within the next three years to relieve the pressure of families living in unpleasant conditions and those waiting for Public Rental Housing (PRH) for a long time.

14. The Task Force submitted the detailed arrangement of the Funding Scheme to the Legislative Council (LegCo) Panel on Housing on 4 November 2019. It is anticipated that the funding proposal of the Funding Scheme will be submitted to the LegCo Finance Committee by the first quarter of 2020. Before the launch of the funding scheme, the Task Force is assisting the community organisations to apply appropriate funding to execute different types

of transitional housing projects. As at October 2019, five transitional housing projects are funded by CCF while other three are funded by Development Bureau's funding scheme. Details of the funded projects are set out in **Annex**.

WAY FORWARD

15. The Task Force conducted a symposium under the theme 'Connecting and Co-creating of Transitional Housing' in early November 2019. At the Symposium, private developers and the Hong Kong Construction Association announced a number of projects, which will provide about 4500 transitional housing units, including 2 000 units from Project H in Kong Ha Wai to be rented by a private developer with \$1. Therefore, the estimated number of transitional housing units to be completed will be significantly increased from 1 500 to more than 6 000.

16. The Task Force is planning several large-scale transitional estates on some larger government and private land, and has obtained support from professional construction organisations (including Hong Kong Construction Association, Urban Renewal Authority and the Hong Kong Housing Society) to provide professional advice and project management support to the proposing community organisations.

17. The Task Force is currently studying several pieces of idle land in the New Territories. Constructing transitional housing on these lands involves obtaining town planning submissions under Section 16 of the Town Planning Ordinance, covering environmental, ecological and transport impact assessments. The Task Force will conduct initial assessment, and assist community organisations to seek the approval of assessments and apply appropriate funding to undertake the preliminary works, detailed design and construction works.

18. Members are invited to note the contents of the paper.

**Transport and Housing Bureau
November 2019**

I. Pilot Scheme on Subsidy to Purchase and Construct Modular Social Housing - Modular Social Housing Scheme on Nam Cheong Street Project

Project Detail

Responsible Community Organisation	HKCSS
Location	202-220, Nam Cheong Street, Sham Shui Po
No. of Units	89 units (about 150)
No. of Storeys	4 storeys (G/F to 3/F)
Internal Floor Area	1P flat (about 13.36 m ²) 2P flat (about 20 m ²) 3P flat (about 26.73 m ²) Assessable flats x 2 at G/F (about 26.73 m ²)
Provisions	Each unit will be equipped with bathroom with toilet, water heater and cooking area with exhaust fan and electric cooker
Funding Scheme	CCF
Commencement of works	April 2019
In-take	Q2 of 2020 (tentative)
Operator	Social service agency or enterprise
Tenancy	2 years
Eligibility Criteria	<ul style="list-style-type: none">● proven to be in need of transitional housing (e.g. queued for PRH for at least three years or with other long-term housing arrangement); or● living in inadequate housing conditions; or● low-income and in urgent need for community support.
Rent	Monthly rent : makes reference to CHM, in between the maximum level of the rent allowance under the Comprehensive Social Security Assistance (CSSA) scheme and the rent level of PRH, generally not exceeding 25% of household income benchmarking the rental assistance scheme of the Hong Kong Housing Authority (HA), or whichever lower.
Relevant Services	Support tenants to learn life skills and establish social network

II. Pilot Scheme on Subsidy for Conversion of School Premises for Transitional Housing – Lok Sin Tong Primary School

Project Detail

Premises	Lok Sin Tong Primary School
Address	63 Lung Kwong Road, Kowloon City, Kowloon
No. of Units	Around 50 units and 2 assessable units at G/F
Internal Floor Area	Not less than 6 m ² per person
Provision	<ul style="list-style-type: none"> ● Each unit will be equipped with kitchen and bathroom with toilet ● Shared area such as laundry and family function room, etc. for community support
Funding Scheme	CCF
Commencement for work	Q4 of 2019 to Q2 of 2020 (tentative)
In-take	Q2 of 2020 (tentative)
Tenancy	Not less than 3 years
Eligibility Criteria	<ul style="list-style-type: none"> ● Households who have waited for PRH for at least 3 years, and living in unpleasant conditions with urgent need for housing and social support; and ● Households receiving Comprehensive Social Security Assistance; or households whose income is lower than 55% of the median monthly domestic household income will be given priority.
Rent	<ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme ● Low-income families: below the market rates and make reference to the previous “LST Housing” programmes

III. Pilot Scheme on Subsidy to Purchase and Construct Modular Social Housing – Modular Social Housing Scheme on Yen Chow Street Project

Project Details

Responsible Community Organisation	HKCSS
Location	Junction of Yen Chow Street West and Tung Chau Street, Sham Shui Po
No. of Units	205
Beneficiaries	About 205 households, 420 persons
No. of Storeys	4 Storeys
Flat Type	<ul style="list-style-type: none"> ● 1P flat ● 2P flat ● 3P flat ● Assessable flats x 2 at G/F
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet, water heater, and cooking area with electric cooker
Funding Scheme	CCF
Commencement of Works	Early 2020 (tentative)
In-take	Early of 2021 (tentative)
Operator	Social service agency or enterprise
Tenancy	Around 4 years (2 years for 1 st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● proven to be in need of transitional housing (e.g. queued for PRH for at least three years or with other long-term housing arrangement); or ● living in inadequate housing conditions; or ● low-income and in urgent need for community support.
Rent	Monthly rent: makes reference to CHM, the maximum level of the rent allowance under CSSA scheme and household income, etc.
Relevant Services	Support tenants to learn life skills and establish social network.

IV. Subsidy to Design, Purchase and Construct Modular Housing to Facilitate the Implementation of the “Modular Social Housing Scheme at the junction of Sung Wong Toi Road and To Kwa Wan Road Project”

Project Details

Responsible Community Organisation	The Lok Sin Tong Benevolent Society Kowloon
Location	Junction of Sung Wong Toi and To Kwa Wan Road of Government Land
No. of Units	108 units
Beneficiaries	108 households, around 300 persons
No. of Storeys	3 Storeys
Flat Type	<ul style="list-style-type: none"> ● 2P flat ● 3-4P flat ● Assessable flats x 2 at G/F
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet and cooking area
Funding Scheme	CCF
Commencement of Works	Early 2020 (tentative)
In-take	Early 2021 (tentative)
Operator	The Lok Sin Tong Benevolent Society Kowloon
Tenancy	Around 4 years (2 years for 1st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● Households who have waited for PRH for at least 3 years, and living in unpleasant conditions with urgent need for housing and social support; and ● Households receiving Comprehensive Social Security Assistance; or households whose income is lower than 55% of the median monthly domestic household income will be given priority.
Rent	Standard for determining the level of affordable rent: <ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme. ● Low-income families: below the market rates and make reference to the previous “LST Housing” programmes.
Relevant Services	Support tenants to learn life skills and establish social network.

V. Pilot Scheme on Subsidy to Design, Purchase and Construct Modular Housing to Facilitate the Implementation of the “Modular Social Housing Scheme – Ying Wa Street Project”

Project Details

Responsible Community Organisation	The Society of Community Organisation
Location	Ying Wa Street, Sham Shui Po, the Government Land near West Kowloon Magistrates’ Courts
No. of Units	132 Units
Beneficiaries	132 households, around 400 persons
No. of Storeys	4 storeys
Flat Type	<ul style="list-style-type: none"> ● 1-2P flat ● 3-4P flat ● 5P flat ● Assessable flats x 4 at G/F
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet, water heater, and cooking area with electric cooker
Funding Scheme	CCF
Commencement of Works	Late 2020 (tentative)
In-take	Late 2021 (tentative)
Operator	The Society of Community Organisation
Tenancy	Around 4 years (2 years for 1st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● proven to be in need of transitional housing (e.g. queued for PRH for at least three years); or ● living in inadequate housing conditions and with urgent housing need.
Rent	<p>Affordable rent level:</p> <ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme ● Low-income families: below the market rates and make reference to the previous “Happiness x Home Community” programmes.
Relevant Services	Support tenants to learn life skills and establish social network.

VI. Provision of Transitional Housing at Junction of Hoi Hing Road and Hoi Kok Road

Project Details

Responsible Community Organisation	Yan Chai Hospital
Location	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan
No. of Units	110 - 130 Units
Beneficiaries	130 households, around 400 persons
No. of Storeys	3 storeys
Flat Type	<ul style="list-style-type: none"> ● 1-2P flat ● 3-4P flat ● Assessable flats x 4 at G/F
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet, water heater, cooking area with electric cooker, dining room, laundry and leisure facilities
Funding Scheme	Funding Scheme to Support Non-governmental Organisations for the Gainful Use of Vacant Government Sites
Commencement of Works	Mid 2020 (tentative)
In-take	Late 2021 (tentative)
Operator	Yan Chai Hospital
Tenancy	Around 4 years (2 years for 1st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● proven to be in need of transitional housing (e.g. queued for PRH for at least three years); or ● living in inadequate housing conditions and with urgent housing need, those living in Tsuen Wan will be given priority.
Rent	<p>Affordable rent level:</p> <ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme. ● Low-income families: below the market rates and make reference to the previous CHM programmes.
Relevant Services	Yan Chai Hospital Board provides community support services including home-based child carers, elderly centres, Chinese medicine clinic, dental clinic and pain treatment centre in Tsuen Wan. The Board also provides immediate and relevant liaison, consultation, referral and counselling services to tenants in need.

VII. Provision of Transitional Housing at Yip Shing Street

Project Details

Responsible Community Organisation	HKCSS
Location	Yip Shing Street, Kwai Chung
No. of Units	100 Units
Beneficiaries	100 households, around 150 persons
No. of Storeys	4 storeys
Flat Type	<ul style="list-style-type: none"> ● 1P flat ● 2P flat ● Assessable flats x 1 at G/F
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet, water heater, cooking area with electric cooker, dining room, laundry and leisure facilities
Funding Scheme	Funding Scheme to Support Non-governmental Organisations for the Gainful Use of Vacant Government Sites
Commencement of Works	Late 2020 (tentative)
In-take	Early 2022 (tentative)
Operator	Social service agency or enterprise
Tenancy	Around 4 years (2 years for 1st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● proven to be in need of transitional housing (e.g. queued for PRH for at least three years); or ● living in inadequate housing conditions and with urgent housing need.
Rent	<p>Affordable rent level:</p> <ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme. ● Low-income families: below the market rates and make reference to the previous CHM programmes.
Relevant Services	Support tenants to learn life skills and establish social network

VIII. Provision of Transitional Housing at at Victoria Road

Project Details

Responsible Community Organisation	The Society of Community Organisation
Location	405-406, Victoria Road
No. of Units	11-13 Units
Beneficiaries	11-13 households, around 45 persons
No. of Storeys	4 storeys
Flat Type	<ul style="list-style-type: none"> ● 1P flat ● 2P flat
Area	Not less than 7m ² per person, following the basic requirement in PRH
Provisions	Each unit will be equipped with bathroom with toilet, water heater, cooking area with electric cooker, dining room, laundry and leisure facilities
Funding Scheme	Funding Scheme to Support Non-governmental Organisations for the Gainful Use of Vacant Government Sites
Commencement of Works	Mid 2020 (tentative)
In-take	Late 2020 (tentative)
Operator	The Society of Community Organisation
Tenancy	Around 4 years (2 years for 1 st round tenancy)
Eligibility Criteria	<ul style="list-style-type: none"> ● proven to be in need of transitional housing (e.g. queued for PRH for at least three years); or ● living in inadequate housing conditions and with urgent housing need.
Rent	<p>Affordable rent level:</p> <ul style="list-style-type: none"> ● Eligible CSSA recipients: not exceeding the maximum level of monthly rent allowance under CSSA Scheme. ● Low-income families: below the market rates and make reference to the previous “Happiness x Home Community” programmes.
Relevant Services	Support tenants to learn life skills and establish social network