

**Legislative Council Panel on Housing**  
**Supplementary Information**

**Purpose**

Regarding the motions passed and the follow-up actions requested at the Legislative Council Panel on Housing meeting on 2 December 2019, having consulted relevant departments, this paper provides the relevant response.

**Follow-up action**

**(a) the implementation situation of the housing initiative announced in June 2018 to re-allocate nine private housing sites at Kai Tak and Anderson Road Quarry for public housing development (such as the progress achieved and tasks required to be completed for each of the sites, relevant timetables, etc.).**

2. In June 2018, the Chief Executive announced the reallocation of nine sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale, for public housing. These sites are expected to provide some 11 000 public housing units in total. Among the sites, Kai Tak Area 1E Site 1 was allocated to the Hong Kong Housing Society (HKHS) for the redevelopment of Chun Seen Mei Chuen. HKHS can then make use of the original site of Chun Seen Mei Chuen to redevelop Lok Man Sun Chuen by phases. The remaining new units on this Kai Tak site can also be used to rehouse other eligible households affected by development projects of the Government and the Urban Renewal Authority.

3. The remaining eight sites<sup>1</sup> will be developed as subsidised sale flats (SSFs) to address the home ownership aspirations of low to middle-income families.

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<sup>1</sup> Including the Hong Kong Housing Authority (HA)'s Kai Tak Area 2B Site 2, Anderson Road Quarry Sites R2-5, R2-6 and R2-7; and HKHS' Kai Tak Area 2B Site 1, Anderson Road Quarry Sites R2-2, R2-3 and R2-4

4. The Government has consulted the District Councils about the abovementioned nine sites for development of public housing use in January 2019 and the relevant sites are already at the site formation and design stage. HA's Kai Tak Area 2B Site 2 is expected to be completed by 2023-24 to provide about 1 800 Other SSFs, whereas the remaining sites are expected to be completed by 2024 to 2026. HA will allow flexibility in housing types to cater for any shift of demand among public rental housing (PRH), Green Form Subsidised Home Ownership Scheme (GSH), and Other SSFs.

**(b) details (with figures, if appropriate) about the situation of land supply for public housing in 2024-2025 and beyond (such as whether and how the supply would meet the relevant targets, etc.)**

5. According to the Long Term Housing Strategy Annual Progress Report 2019, the public housing supply target for the next 10-year period from 2020-21 to 2029-30 will be 301 000 units, comprising 210 000 PRH / GSH units and 91 000 Other SSFs. Assuming that all sites identified can be smoothly delivered on time for public housing development, it is estimated that about 272 000 public housing units can be built within the ten-year period from 2020-21 to 2029-30, while it still falls short of the public housing supply target of 301 000 units by 29 000 units.

6. For projects with completion dates scheduled for 2024-25 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, road gazette, infrastructure construction and site formation works, etc. Moreover, in many cases, the sites are still subject to technical studies or investigation. Some of these sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and programme at this stage. Nonetheless, timely information will be provided according to HA's rolling production programme.

7. The Government will continue to adopt a multi-pronged approach to increase public housing land supply in the short, medium and long term through land use review and rezoning, increasing development intensity, releasing brownfield sites and developing new development areas, etc.

## Motions passed<sup>2</sup>

**(a) Given that public housing production by the Government has all along been unable to achieve the supply target under the Long Term Housing Strategy over the years, which has aggravated the housing problem, this Panel requests the Government, in order to increase public housing supply, that priority should be accorded to public housing development when identifying land in future, and efforts should be made to resume and develop land, increase development density and accelerate works progress, etc. Meanwhile, the Government should also formulate a timetable for reverting the waiting time for public rental housing ("PRH") to three years, and provide rent subsidy to family applicants who have been waiting for PRH for more than three years, with a view to alleviating their burden on housing as they have not been allocated PRH flats.**

8. It is the Government and HA's objective to provide PRH to low-income families who cannot afford private rental accommodation, with the target of providing the first flat offer to the general applicants (i.e. family and elderly one-person applicants) at around three years on average. As at end-September 2019, there were about 149 500 general applications and 108 000 non-elderly one-person applications under the Quota and Points System. The average waiting time (AWT)<sup>3</sup> of general applicants who were housed in the past 12 months was 5.4 years. Among them, the AWT of elderly one-person applicants was 2.9 years.

9. The AWT for PRH is affected by various factors, including the number of PRH applicants; the number of units recovered from tenants; district choices of applicants and whether such choices match with the supply of PRH units available for allocation (including newly built and renovated units), etc. Despite the best efforts of the Government and HA in boosting public housing supply in recent years, the increase in PRH supply has yet to be able to completely absorb people's demand for PRH in the coming few years. We believe that the continued increase in land

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<sup>2</sup> LC Paper No. CB(1)217/19-20(01)- (03).

<sup>3</sup> Waiting time refers to the time taken between registration for PRH and the 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 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.

and housing supply (especially for public housing) remains the fundamental solution to the problem of insufficient housing supply. The Government will continue to work closely with the public and adopt various measures, including striving to increase land supply and achieving the housing supply target of the Long Term Housing Strategy (LTHS) with a view to addressing the long-term housing needs of low-income households.

10. Since 2018, the Government has revised the public/private split of new housing supply from 60:40 to 70:30. We spare no efforts in pressing ahead with various planned initiatives including rezoning of existing land, as well as major development projects such as Tung Chung New Town Extension, Kwu Tung North/Fanling North New Development Area (NDA), Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development. The Government is spearheading these projects through land resumption and infrastructure provision, so as to meet the latest public housing production target under the LTHS. As mentioned above, in 2018 the Government has re-allocated nine private housing sites at Kai Tak and Anderson Road Quarry for public housing development, which are expected to provide some 11 000 units. Moreover, the Government has allowed a further increase of domestic plot ratio for public housing sites in selected Density Zones of the Main Urban Areas and New Towns by 10% (i.e. up to maximum 30% increase in total) where technically feasible, with a view to optimising land resources and maximising public housing supply in the short and medium term.

11. As recently announced in the 2019 Policy Address and Long Term Housing Strategy Annual Progress Report 2019, the Government has unveiled further measures, with emphasis on stepped-up Government-led efforts through resumption of private lots suitable for public housing or Starter Homes (SH) development, including –

- (a) The Planning Department (PlanD) has started to assess, by phases, how many of the 450 ha of brownfield sites which have not been covered by NDAs or other development projects but have relatively higher potential for development would be suitable for public housing. Suitable sites shortlisted therein will then be referred to the Civil Engineering and Development Department (CEDD) for conducting technical studies;

- (b) PlanD and CEDD are jointly reviewing around 10 private land parcels which have been zoned for high-density housing development in statutory outline zoning plans but without any development plans due to various reasons (e.g. fragmented ownership, infrastructural constraints) to see whether they are suitable for public housing developments. The Government expects to form preliminary views by mid-2020;
- (c) The Government has expedited the studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, as well as Ngau Chi Wan Village and Chuk Yuen United Village, with a view to completing them by end-2020 and end-2021 respectively. Over 7 ha of land is involved in these three developments, and about 10% of which are private land that will be resumed for integrated planning and development of a new community comprising mainly public housing.

12. In addition, the Government is listening to views of stakeholders on the Land Sharing Pilot Scheme (LSPS) with a view to launching the scheme for applications in the first half of this year. Under the scheme, the Government will facilitate infrastructural improvement to allow higher development intensity and prescribe that at least 70% of the additional gross floor area (GFA) gained should be allocated for public housing or SH as intended by the Government.

13. Meanwhile, in response to the Chief Executive's initiative in the 2019 Policy Address, HA is exploring the feasibility of redeveloping individual factory estates as appropriate for public housing use, particularly to increase the supply of PRH units, taking into account individual site conditions and arrangements. HA has commenced the preliminary assessments progressively, which are expected to be completed gradually in end-2020. HA will announce the results and recommendations as appropriate.

14. HA is also exploring means to expedite the development process where practicable. HA will continue to closely liaise with relevant Government bureaux and departments at early planning stage to ensure timely availability of sites and supporting infrastructure; enlist local support by strengthening the communication with local organisations/communities and other stakeholders so as to enhance the planning, layout, design and supporting facilities of public housing projects; and optimise the use of every site through site-specific design.

15. Some suggest that the Government should provide rent subsidy to those who have been waiting for the allocation of PRH for more than three years. The Government understands that amidst the high level of property prices and rents, some are facing heavy housing burden, or living in inadequately housed households. In order to ease the difficulties encountered by the grassroots households, the Chief Executive has indicated in the 2019 Policy Address that the Community Care Fund would be invited to launch two rounds of “one-off living subsidy” in the financial year of 2020-21 for the low-income households not living in PRH and not receiving Comprehensive Social Security Assistance (CSSA), including people who are on the PRH waiting list. The 2019 Policy Address also proposed to increase the maximum rates of rent allowance for CSSA households. Besides, the Chief Executive announced on 14 January 2020 that the Government would, on a trial basis, provide a cash allowance to eligible General Applicant households (comprising families with more than two members and elderly one-person applicants) who are not living in public housing, not receiving CSSA and have been waiting for PRH for more than three years, until these households are offered the first PRH allocation. The Government is formulating the details of the trial scheme for the provision of cash allowance.

**(b) This Panel requests the Government to expeditiously implement the Wah Fu Estate Redevelopment in conjunction with the works under the South Island Line (West) project, and assess the grading of Wah Fu Centre for preservation purpose, with a view to preserving collective memories and maintaining accessibility to Wah Kwai Estate.**

**(c) This Panel requests the Government to step up the monitoring of works progress to enable timely or early completion of the site formation and infrastructure works for public housing developments at Pok Fu Lam South, such that the public housing development project at Pok Fu Lam South can be commenced as soon as possible and the progress of redeveloping Wah Fu Estate can be accelerated. In addition, this Panel requests the Government to maintain close communication with the relevant District Council and local community during the works period, so that the infrastructure to be built under the works project can meet the needs of the community and the general public, and that the integration and connectivity**

**among the public housing development sites and the community can be enhanced as a whole.**

### **Site Formation and Infrastructure Works for Public Housing Developments at Pok Fu Lam South**

16. The Government understands the urgent need for public housing, and therefore will commence site formation and infrastructure works for the public housing developments at Pok Fu Lam South as soon as possible. Subject to Legislative Council's timely approval of funding application of relevant projects, CEDD will commence the relevant works in mid-2020 the earliest.

17. CEDD will closely monitor works progress of the site formation and infrastructure works for Pok Fu Lam South so that they can be finished as soon as possible and will hand over the formed sites to Housing Department (HD) for the building of public housing.

### **Public Housing Developments at Pok Fu Lam South and Redevelopment of Wah Fu Estate**

18. HD plans to use the five public housing development sites in Pok Fu Lam South as reception estates for the redevelopment of Wah Fu Estate. According to the current progress, if relevant works can proceed smoothly, the first reception public housing site (i.e. Wah King Street) providing the first batch of reception units to support the redevelopment of Wah Fu Estate can be completed for population intake in 2026. The other four reception public housing sites (i.e. Wah Fu North, Wah Lok Path, Kai Lung Wan South and Kai Lung Wan North) are expected to be completed in phases from 2027. The in-situ redevelopment of Wah Fu Estate for the remaining residents at Wah Fu Estate is expected to be completed as early as ten years after the completion of the Pok Fu Lam South reception sites.

### **South Island Line (West)**

19. CEDD carried out a traffic impact assessment on the potential traffic impact in the vicinity during and after the construction of the public housing development of the five public housing development sites at Pok Fu Lam South. As revealed from the assessment result, the road and transport system will be adequate to cope with the traffic demand arising from the five public housing development sites at Pok Fu Lam South after

implementing improvement works at the junction of Victoria Road and Pok Fu Lam Road. We expect that the population of Pok Fu Lam area will have a more significant growth only after the completion of the redevelopment of Wah Fu Estate. Besides, only after the residents have moved from Wah Fu Estate to the reception estates at Pok Fu Lam South successively, thereby vacating the relevant space within Wah Fu Estate, we will be in a position to implement the South Island Line (West) (SIL(W)).

20. As the implementation of the redevelopment of Wah Fu Estate and SIL(W) is closely related to the five public housing development sites at Pok Fu Lam South, HD, Railway Development Office of Highways Department and MTR Corporation Limited will continue to liaise closely.

### **Integration and Connectivity among Public Housing Developments of Pok Fu Lam South and Redevelopment of Wah Fu Estate**

21. In regard to the integration and connectivity with the community, HD and CEDD will continue to work closely to design and construct an integrated and comprehensive pedestrian network connecting with the public transport and community facilities. The current proposal mainly includes –

- (a) provision of a landscaped pedestrian deck connecting the Wah King Street site and the Wah Fu North site;
- (b) construction of a footbridge connecting the Wah King Street site and the podium of the existing Wah Fu (II) Estate;
- (c) construction of two footbridges across Shek Pai Wan Road connecting the Wah Lok Path site and the Kai Lung Wan North site, and also connecting the Kai Lung Wan South site and the proposed bus lay-by at the opposite side of Shek Pai Wan Road; and
- (d) widening of footpath with construction of covered walkway connecting the Kai Lung Wan South site and Kai Lung Wan North site.

22. During the planning and design stage of the redevelopment of Wah Fu Estate, HD will also continue to maintain the pedestrian connectivity with Wah Kwai Estate and to consult relevant stakeholders.



## **Grading Assessment of Wah Fu Centre for Preservation Purpose**

23. The Antiquities and Monuments Office (“AMO”) notes that the Panel on Housing has passed the motion suggesting grading assessment on Wah Fu Centre. Given Wah Fu Centre is not covered on the “list of 1 444 historic buildings” or the “list of new items for grading assessment”, AMO will first conduct preliminary assessment to consider whether it should be included in the “list of new items for grading assessment”.

24. According to the prevailing practice, AMO will conduct in-depth assessment on the heritage value of the items of the “list of new items for grading assessment”. Upon completion of the assessment, AMO will submit its findings to the independent Historic Buildings Assessment Panel (the “Assessment Panel”), who will examine the heritage value in accordance with the six prevailing assessment criteria, namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. The Assessment Panel will then recommend the proposed grading to the Antiquities Advisory Board (“AAB”) for consideration. If the proposed grading is endorsed by AAB, AMO will upload the proposed grading and relevant information to AAB’s website for one-month public consultation. AAB will take into account all the views and information received during the public consultation before confirming the grading of the item.

25. HD will consider views from the concerned departments and local communities, and examine the heritage values, structures, uses and sustainability, etc. in planning and designing the redevelopment of Wah Fu Estate.

## **Communication with Relevant District Council and Local Community during Construction**

26. The Government has been listening to the views of stakeholders including the Southern District Council, schools near the sites, nearby residents and local groups, representatives of Wah Fu residents, Non-Government Organisations, etc. CEDD and HD will also maintain close communication with the stakeholders during construction to minimize the impacts to nearby residents. HD will continue to closely communicate with the residents of Wah Fu Estate through disseminating information leaflets of the redevelopment.

**Transport and Housing Bureau  
February 2020**