

**For discussion  
on 26 May 2020**

**Legislative Council Panel on Housing  
Transitional Housing and Related Matters**

**PURPOSE**

This paper updates Members on the latest progress of how the Government actively assists and facilitates the community to initiate and implement transitional housing projects and related matters.

**BACKGROUND**

2. The Government has been striving to increase the supply of housing, to address the housing problem faced by the low-income families living in unpleasant conditions. It takes time to identify land for housing construction. Therefore, on top of the long-term housing policy and measures, the Government will support and facilitate the implementation of various short-term initiatives put forward and carried out by the community to provide transitional housing to alleviate the hardship faced by families awaiting Public Rental Housing (PRH) and other inadequately housed households. To this end, the Transport and Housing Bureau (THB) has set up a task force (the Task Force) to provide one-stop coordinated support to facilitate the implementation of transitional housing projects by the community, including offering advice on relevant administrative or statutory procedures, and assisting them in applying for appropriate funding, etc.

3. The Chief Executive announced in the 2019 Policy Address that the provision set aside by the Government to support community groups in providing transitional housing will be increased from \$2 billion as announced by the Financial Secretary in the 2019-20 Budget to \$5 billion so that the supply of transitional housing will be substantially increased to a total of 10 000 units within the next three years (from 2020-21 to 2022-23) to relieve the pressure of families living in unpleasant conditions and those who have been waiting for PRH for a long time. Subsequently, the Government announced on 14 January 2020 a further increase in the supply of transitional housing by raising the three-year target to 15 000 units.

## TRANSITIONAL HOUSING PROJECTS

4. The Task Force has assisted and facilitated a number of transitional housing projects proposed and operated by community groups, including social housing in privately owned vacant residential buildings and vacant government premises, and other initiatives proposed by different community groups.

### *Work of the Task Force*

5. Among the wide range of tasks involved, the Task Force continues to proactively identify sites around Hong Kong which are suitable for developing transitional housing. Apart from consulting relevant government bureaux/departments (B/Ds) on the latest situation of idle sites and buildings, the Task Force also assists the community groups by coordinating initial assessment on the feasibility of developing transitional housing projects on the lands and in the buildings provided by individual owners. The Task Force consults relevant B/Ds about the potential sites in respect of the current land condition, environment, traffic, fire services and infrastructure, etc. so that the community groups can select sites with higher potential for further studies and suggests preliminary proposals for transitional housing projects. The Task Force also assists community groups in making land lease applications and other arrangements, including consulting stakeholders and coordinating efforts from relevant B/Ds to devise flexible and appropriate arrangements on a case-by-case basis.

6. In addition to identifying land and resolving relevant issues, the Task Force also assists and supports various community groups to construct transitional housing units, including construction of new building blocks using Design for Manufacture and Assembly (DfMA) or other appropriate solutions (e.g. Modular Integrated Construction, prefabricated component) on idle government/private land and renovating vacant buildings in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The Task Force convenes inter-bureaux/departmental meetings to deliberate ways to resolve problems relating to government policies and facilitate community groups to conduct feasibility studies. Furthermore, the Task Force actively provides comments to community groups on different aspects of transitional housing projects, including the architectural layout, environmental matters, traffic, fire services and infrastructure, etc. Also, the Task Force assists the community groups in applying for appropriate funding to facilitate the early commencement of various transitional housing projects.

7. In order to achieve the Government's target of providing 15 000 transitional housing units in three years, the Task Force will take forward a number of large-scale transitional housing projects in the New Territories.

These large-scale projects involve relatively complex tasks in terms of site identification and screening, undertaking statutory processes, provision of necessary infrastructure, and coordination with relevant B/Ds. The public consultation and town planning process for such projects will need to cover environmental, ecological and traffic impact assessments which are often more complicated and time consuming.

### *Progress of Transitional Housing Projects*

8. The Task Force has already commenced taking forward several large-scale transitional housing projects on some larger government land and private land provided by developers in the New Territories. Support from professional and statutory bodies (including the Hong Kong Construction Association, the Urban Renewal Authority and the Hong Kong Housing Society, etc.) has also been successfully solicited for the provision of professional advice and/or project management support to the related community groups that have taken up transitional housing projects.

9. At present, the Task Force has identified sites for the provision of 10 000 transitional housing units in the coming three years. These projects mainly belong to 4 categories, namely, projects in existing buildings, newly-built projects, conversion of whole buildings, and projects currently under in-depth studies. Basic information of these projects is tabulated at **Annex 1**.

10. The Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plans in the short term, so as to meet the land requirement for the remaining target of 5 000 units. The Task Force will announce the details of individual projects at suitable junctures.

### *Staff Establishment*

11. In order to facilitate the transitional housing projects and meet the Government's objective of providing a total of 15 000 units within the next 3 years, and to handle the complicated work involved in the up-coming large-scale transitional housing projects (e.g. public consultation and town planning works), the Task Force plans to create 22 time-limited posts including one Administrative Officer Staff Grade C post as the deputy head of the Task Force. The Establishment Subcommittee of the Legislative Council (LegCo) has passed the proposal of creating a deputy head of the Task Force on 20 May 2020. We hope that the proposal will obtain timely approval from the Finance Committee (FC) of the LegCo.

## **FUNDING SCHEME ON TRANSITIONAL HOUSING**

12. In order to facilitate community groups in taking forward more transitional housing projects to meet the target of providing 15 000 units within the next 3 years, the Government will introduce a dedicated funding scheme to provide additional financial support to the community groups. On 6 March 2020, FC approved the non-recurrent commitment of \$5 billion for the establishment of the Funding Scheme.

13. The objective of the Funding Scheme is to support community groups to provide not-for-profit transitional housing projects including those on/in government or privately owned land and premises, to alleviate the hardship faced by individuals and families awaiting PRH and the inadequately housed households. The funding to be allocated to each approved project will depend on the merits of the proposal submitted by the project applicant and a number of site specific factors, including but not limited to the size of the site, existing conditions and configuration, technical requirements, extent of infrastructure required, etc. The Under Secretary for Transport and Housing (USTH) will be the approving authority for transitional housing projects under the Funding Scheme and the chairman of the Assessment Committee. An Assessment Committee, comprising non-official members appointed by the Secretary for Transport and Housing, together with representatives from relevant departments, will be responsible for assisting in vetting applications and overseeing the implementation of the Funding Scheme. For example, as part of the project vetting procedure, the Assessment Committee will assess the technical, financial and social aspects of the proposed projects and look into the experience and capability of applicants, etc.

14. Successful applicants will be required to sign a funding agreement with the Government in respect of the implementation of the approved works on the relevant sites/premises. All approved projects will be monitored by the Assessment Committee, with the support of the Task Force, against the milestones stated in the funding agreement, to ensure that the implementation and operation are in line with the policy objectives. The Task Force will conduct technical and financial assessments to ascertain the cost effectiveness and viability of the proposals. The Task Force will also provide technical support and prepare reports on the technical assessments and recommendations of the projects for the consideration of the Assessment Committee; and oversee the necessary follow-up actions recommended by the Assessment Committee. The Task Force will also check and audit the approved transitional housing projects to ensure that they are implemented and operated in accordance with the signed funding agreement. The Task Force is in the process of devising the application details and setting up the Assessment Committee for the Funding Scheme with a view to launching the Funding Scheme in mid-2020.

## **WAY FOWARDS**

15. Transitional housing projects are carried out by pooling various community care, efforts and resources for relieving the pressure of families living in unpleasant conditions and those who have been waiting for PRH for a long time. The Government will continue with its active facilitation and communication with the community, collaborating government and social resources to boost the supply of transitional housing.

16. Members are invited to note the latest progress of transitional housing and related matters.

**Transport and Housing Bureau**  
**May 2020**

**Annex 1****(1) Projects in Existing Residential Buildings (Already Completed)**

<b>Operating Organisation/ developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>
Light Be	Private Land	Light Home	Scattered in different districts	70
Light Be	Government Land	Light Housing	Sham Tseng	40
Society for Community Organization	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	24
Society for Community Organization	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47
Society for Community Organization	Private Land	Friend Home	Tai Kok Tsui	24
Society for Community Organization	Private Land	Electric Road	Electric Road, North Point	5
Lok Sin Tong	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Homantin	88
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan	60
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour Walk Together	World Fair Court, Wah Fu Road	16
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	246

<b>Operating Organisation/ developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	20
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Kwun Tong	Yee Cheong Building, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
J Life Foundation	Private Land	Yee Kuk Street, Sham Shui Po	Yee Kuk Street, Sham Shui Po	1
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Tai Ko Tsui (estimated in-take date is April 2020)	Lai Chu Building, Tai Kwok Tsui	8
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Soy Street, Mongkok (estimated in-take date is March 2020)	Soy Street, Mongkok	49
J Life Foundation	Private Land	Castle Peak Road, Cheung Sha Wan (estimated in-take date is April 2020)	Castle Peak Road, Cheung Sha Wan	6
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street	Staunton Street, Central	6
<b>Sub-total of (1)</b>				<b>790</b>

**(2) Newly-built Projects (Already announced)**

<b>Operating Organisation / developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>	<b>Estimated Commencement / Completion date</b>
Henderson Land - The Hong Kong Council of Social Service	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89	Commenced in April 2019  Completion: Q2 in 2020 (Tentative)
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	210	Commencement: Q3 in 2020 (tentative)  Completion: Q3 in 2021 (tentative)
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	100	Commencement: Q3 in 2020 (tentative)  Completion: Q3 in 2021 (tentative)
Lok Sin Tong	Government Land	Song Wong Toi Road, To Kwa Wan	Song Wong Toi Road, To Kwa Wan	108	Commencement: Q2 in 2020 (tentative)  Completion: Q1 in 2021 (tentative)
Society for Community Organization	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Commencement: Q4 in 2020 (tentative)  Completion: Q3 in 2021 (tentative)
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Hoi Hing Road, Tsuen Wan	110	Consultancy contract is under tendering



<b>Operating Organisation / developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>	<b>Estimated Commencement / Completion date</b>
Henderson - Pok Oi Hospital	Private Land	Kam Tin, Yuen Long	Kong Ha Wai	1 998	Commencement: Q1 in 2021 (tentative)  Completion: Q1 in 2022 (tentative)
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Chi Shin Street and Po Yap Road, Tseung Kwan O	340	Under consultation with District Council
<b>Sub-total of (2)</b>				<b>3 095</b>	

### (3) Projects Involving Conversion of Whole Building (Already announced)

<b>Operating Organisation / developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>	<b>Estimated Commencement / Completion date</b>
Lok Sin Tong	Private Land	Lok Sin Tong Primary School	Lung Kong Road, Kowloon City	51	Commenced in January 2020  Completion: Q2 in 2020 (Tentative)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation properties at Tai Po Kau, Tai Po	185	Commenced in May 2020  Completion: By stage from Q3 in 2020 (tentative)
Society for Community Organization	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: Q3 in 2020 (tentative)  Completion: Q4 in 2020 (tentative)
<b>Sub-total of (3)</b>				<b>247</b>	

**(4) Projects under in-depth studies (Further details will be announced upon completion of the studies.)**

<b>Operating Organisation / developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units (Estimated)</b>
Operators to be announced (Urban Renewal Council will offer professional advice)	Government Land	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	1 410
Operators to be announced (Hong Kong Construction Association will offer professional advice and project management support)	Government Land	Kam Tin, Yuen Long	Kam Tin, Yuen Long	1 000
Wheelock - Hong Kong Council of Social Service and Lok Sin Tong	Private Land	Tai Po	Tai Po	1 800
Wheelock - Operators to be announced	Private Land	Tuen Mun and Tung Chung	Tuen Mun and Tung Chung	200
Sun Hung Kai - Sheng Kung Hui Welfare Council	Private Land	Tong Tau, Yuen Long	Tung Tau, Yuen Long	1 600
Sun Hung Kai - Operators to be announced	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	400
New World - Light Be	Private Land	Light Village	near Tin Shui Wai MTR station	100
<b>Sub-total of (4)</b>				<b>6 510</b>
<b>Total</b>				<b>10 642</b>

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