

**For discussion  
on 23 March 2021**

**Subcommittee on Issues Relating to  
Transitional Housing and Subdivided Units**

**Progress of the Provision of Transitional Housing**

**Purpose**

This paper briefs Members on the latest progress of the provision of transitional housing.

**Background**

2. Facilitation of the provision of transitional housing is one of the six new housing initiatives announced by the Chief Executive on 29 June 2018. Subsequently, the Government announced in January 2020 that the supply target for transitional housing would be 15 000 units for the coming three years.

3. “Cross-sector collaboration” is one of the features of transitional housing. From policy inception to project implementation, the Government actively promotes close collaboration with community organisations with the aim of bringing together community efforts and social resources, especially allowing different community organisations to showcase their creativity to the fullest in providing flexible and diversified transitional housing projects and offering a host of appropriate support and social services based on the needs of the beneficiaries. The Task Force on Transitional Housing (TFTH) under the Transport and Housing Bureau (THB) has been actively participating in and facilitating various transitional housing projects proposed and implemented by Non-government organisations (NGOs). TFTH provides one-stop coordinated support to project proponents as appropriate, which includes offering advice and assistance on the compliance with administrative and statutory procedures (e.g. procedures of funding applications, short-term lease of government land and relevant legal requirements, etc.), with a view to further increasing the provision of transitional housing units to families with housing difficulties at an affordable rent, so that the hardship faced by families awaiting public rental housing and residents living in appalling conditions can be alleviated.

4. TFTH proactively identifies potential sites and buildings in various districts in Hong Kong suitable for transitional housing development. Apart from requesting relevant government departments to advise on the situation of idle government land and vacant government buildings, TFTH also conducts initial assessments on the feasibility of implementing transitional housing projects on land and premises provided by individual owners. In addition to site identification, TFTH assists and supports NGOs to construct transitional housing units, including the development of new buildings on idle government or privately-owned land by Modular Integrated Construction methods and conversion of existing idle buildings.

### **Progress of Transitional Housing Projects**

5. Following the approval of \$5 billion by the Finance Committee (FC) of the Legislative Council (LegCo) for setting up the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) on 6 March 2020<sup>1</sup>, TFTH drew up and announced the details of the Funding Scheme in June 2020. In the same month, the Assessment Committee<sup>2</sup> for the Funding Scheme was formed and has been considering funding applications for the transitional housing projects proposed by NGOs. The Government obtained the support of the Panel on Housing for injecting an additional \$3.3 billion to the Funding Scheme on 14 January 2021, and approval from LegCo for the proposal will be sought in accordance with the established procedures. On 1 March 2021, the Panel on Housing also supported the proposed creation of a supernumerary Administrative Officer Staff Grade C (D2) post in TFTH, and we will proceed to seek the endorsement of the Establishment Subcommittee and FC.

6. During the period from July 2020 to February 2021, the Assessment Committee held four meetings and approved the funding applications for ten projects, which were anticipated to provide about 4 800 transitional housing units. The amount of funding support totalled \$2,615.2 million. Details of the ten transitional housing projects with the funding support of the Assessment Committee (as at February 2021) are at Annex 1. The Assessment Committee, supported by TFTH, will monitor the progress of all approved projects under the Funding Scheme against the milestones set out in the funding agreement between the operating organisations and the Government to ensure that these transitional housing projects proceed and operate in accordance with the policy objectives.

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<sup>1</sup> Paper No. FCR(2019-20)45 refers

<sup>2</sup> The Assessment Committee, chaired by the Under Secretary for Transport and Housing, is composed of six non-official members and two official members from the Housing Department and the Social Welfare Department. Three of the six non-official members are the representatives of the Hong Kong Institution of Engineers, the Hong Kong Institute of Architects, and the Hong Kong Institute of Surveyors.

7. As at February 2021, TFTH has already identified land for providing about 14 000 transitional housing units by 2022-23. Of these units, over 1 100 units have been completed; projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022; projects involving about 9 800 units have been activated, and those involving about 550 units are under in-depth study. Details of the projects supported/being taken forward by TFTH are at Annex 2. Moreover, the Commission of Poverty has also approved THB's application for funding of \$95 million from the Community Care Fund to support the launch of a Pilot Scheme to use suitable rooms in hotels and guesthouses as transitional housing through NGOs. It is estimated that the funding could support the provision of some 800 transitional housing units. The Pilot Scheme will be open for funding application shortly, and the intake of the first batch of residents can take place in the first half of 2021.

### **Support for NGOs in Resolving Difficulties during the Implementation of Transitional Housing Projects**

8. To help NGOs resolve any potential difficulties during project implementation, TFTH has convened nine inter-bureaux / departmental meetings and has successfully achieved the following progress in removing barriers and expediting the feasibility studies –

- (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. For any proposals involving wholesale conversion of industrial buildings into transitional housing, BD will adopt a pragmatic approach to favorably consider granting these 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 (BO).

Taking into consideration the planning and design limitations of old-style domestic buildings, BD may, in granting certain “modifications” or “exemptions” for transitional housing units inside such buildings, require the provision of compensatory measures at the same time to ensure the “modifications” or “exemptions” granted will not compromise the safety and hygiene standards stipulated in the BO, including the natural lighting and ventilation requirements for habitable areas. The required compensatory measures are set out in the Circular Letter to the industry issued by BD on 25 October 2018.

- (b) The Town Planning Board (TPB) agreed in November 2018 that transitional housing projects co-ordinated by TFTH, 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 the projects are for a period of five years or less.
- (c) In addition, under the Revitalisation Scheme for Industrial Buildings, for revitalisation of industrial buildings into transitional housing projects supported by TFTH, the Government will exercise flexibility in the handling of planning, land lease and building design requirements, including exemption of the waiver fees for the specific use of transitional housing.
- (d) The Chief Executive-in-Council approved in April 2019 the exemption of waiver fees, rent and other associated costs for land applications related to the provision of transitional housing to facilitate the implementation of more transitional housing projects. According to the prevailing policy, if NGOs plan to utilise private non-residential sites or buildings for provision of transitional housing, and if residential use is not permitted under the leases of these sites or buildings, the owners concerned should submit waiver applications to the Lands Department (LandsD) and pay the waiver fees and associated costs for a temporary permit to utilise the sites or buildings for residential use. The above facilitation measures will help lessen the financial burden of NGOs.

9. TFTH offers advice to NGOs on the architectural layout, environment, traffic, fire services and infrastructure provision, etc. of transitional housing projects. TFTH also joins such NGOs and the professionals they engaged to attend meetings with relevant government departments (including BD, LandsD, Transport Department, Fire Services Department and other departments) in a bid to resolve the problems and obtain the necessary approvals in the shortest possible time.

10. Besides, some proposed projects involve idle sites in the New Territories. Construction of transitional housing on these sites requires an Application for Planning Permission under Section 16 of the Town Planning Ordinance, which involves environmental, ecological and transport impact assessments. TFTH will conduct initial assessments, and then assist NGOs to obtain the assessment approvals and seek funding for the preliminary works, detailed design and project delivery. Two mega transitional housing projects involving Application for Planning Permission, located in Kong Ha Wai, Kam Tin, Yuen Long (1 998 residential units) and Tung Tau, Yuen Long (1 800 residential units), have

obtained TPB's planning approval on a temporary basis in June and October 2020 respectively for transitional housing development.

### **Way Forward**

11. We will continue to look into various means to further increase the provision of transitional housing and examine with different NGOs, owners of land and premises and relevant government departments the viability of using short-term government or privately-owned idle land and vacant premises for transitional housing development.

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

**Transport and Housing Bureau  
March 2021**

**Ten Transitional Housing Projects Received Funding Support by the Funding Scheme**  
(As at February 2021)

Project Location		Operating Organisation	Number of Units (Estimated)	Total Amount of Funding
1	Kong Ha Wai, Kam Tin, Yuen Long	Pok Oi Hospital	1 998	\$1,098.9 million
2	Junction of Chatham Road North and Hok Yuen Street, Hung Hom	St James' Settlement	38	\$16.15 million
3	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	\$60.886 million
4	Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1 800	\$990 million
5	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	124	\$64.9 million
6	Ex-Tsuen Wan Lutheran School premises, Cheung Shan Estate, Tsuen Wan	The Lok Sin Tong Benevolent Society Kowloon	142	\$71.93 million
7	Dah Way Industrial Building, 86 Hung To Road, Kwun Tong	The Society for Community Organization Limited	116	\$61.5 million
8	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung	The Society for Community Organization Limited	200	\$109.97 million
9	Ex-Salvation Army Sam Shing Chuen Lau Ng Ying School premises	The Salvation Army	115	\$61.63 million
10	Choi Hing Road, Choi Hung	The Lok Sin Tong Benevolent Society Kowloon	166	\$79.35 million

**Details of Projects Supported / Being Taken Forward by the Task Force on Transitional Housing****1. Completed Projects**

<b>Operating Organisation/ Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Total)</b>
Baptist Oi Kwun Social Service	Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
St. James' Settlement	Private Land	James's Court, Soy Street, Mongkok	Soy Street, Mongkok	49
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour. Walk Together	World Fair Court, Wah Fu Road	16
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan Road	60
J Life Foundation	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
The Society for Community Organization	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
The Society for Community Organization	Private Land	Friend Home	Tai Kok Tsui	24
J Life Foundation	Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Concern For Grassroots' Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1

<b>Operating Organisation/ Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Total)</b>
Concern For Grassroots' Livelihood Alliance	Private Land	Mongkok	Mongkok	2
Kwun Tong Methodist Social Service	Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
The Society for Community Organization	Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
The Society for Community Organization	Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
The Lok Sin Tong Benevolent Society Kowloon	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
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, Kwung Tong	30
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270
Hong Kong Housing Society	Private Land	"T-Home" - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Light Be	Private Land	Light Home	Scattered in different districts	80
Light Be	Government Land	Light Housing	Sham Tseng	40
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Lok Sin Tong Primary School	Kowloon City	51
Tung Wah Groups / Henderson Land	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89



## 2. Projects under Construction

<b>Operating Organisation / Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>	<b>Estimated Completion Date</b>
The Lok Sin Tong Benevolent Society Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022  Completion of Phase 2: Second half of 2022
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	205	Completion: First half of 2022
<b>Operating Organisation / Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>	<b>Estimated Completion Date</b>
The Society for Community Organization	Government Land	Ying Wah Street, Cheung Sha Wan	Ying Wah Street, Cheung Sha Wan	140	Completion: First half of 2022

## 3. Activated Projects

<b>Operating Organisation / Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>	<b>Estimated Commencement / Completion Date</b>
The Society for Community Organization	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: First half of 2021  Completion: First half of 2021
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	38	Commencement: First half of 2021  Completion: Second half of 2021
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	To be confirmed

<b>Operating Organisation / Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>	<b>Estimated Commencement / Completion Date</b>
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	To be confirmed
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340	To be confirmed
The Lok Sin Tong Benevolent Society Kowloon	Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement: First half of 2023 Completion: Second half of 2023
The Lok Sin Tong Benevolent Society Kowloon	Hong Kong Housing Authority	Ex-Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142	Commencement: Second half of 2021 Completion: First half of 2022
The Society for Community Organization	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200	To be confirmed
The Society for Community Organization	Private Land	Dah Way Industrial Building	86 Hung To Road, Kwun Tong	116	To be confirmed
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Ex-Sing Ping School)	To be confirmed	Commencement: First half of 2022 Completion: First half of 2023
Hong Kong Sheng Kung Hui Welfare Council / Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Commencement: First half of 2021 Completion: Second half of 2022
Tung Wah Groups	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	To be confirmed	To be confirmed

<b>Operating Organisation / Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>	<b>Estimated Commencement / Completion Date</b>
Hong Kong Lutheran Social Services, LC-HKS / New World	Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	500	To be confirmed
To be confirmed / New World	Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	1 500	To be confirmed
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404	To be confirmed
Light Be / New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	To be confirmed	To be confirmed
Hong Kong Lutheran Social Services, LC-HKS	Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	900	To be confirmed
The Salvation Army	The Hong Kong Housing Authority	Ex-Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115	Commencement: Second half of 2021 Completion: First half of 2022
The Lok Sin Tong Benevolent Society Kowloon/ Wheelock	Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	1 236	Commencement: Second half of 2021 Completion: Second half of 2022

#### 4. Projects under In-depth Study

<b>Operating Organisation/ Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>
To be confirmed	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	To be confirmed
To be confirmed	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	To be confirmed

<b>Operating Organisation/ Developer</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Number of Units (Estimated)</b>
To be confirmed	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	To be confirmed
To be confirmed	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	To be confirmed
To be confirmed	Government Land	Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	To be confirmed
To be confirmed	Government Land	Ex-Stanley Village Primary School	Ex-Stanley Village Primary School	To be confirmed