

**For discussion  
on 13 July 2021**

**Legislative Council Panel on Housing  
Subcommittee on Issues Relating to Transitional Housing  
and Subdivided Units**

**Update on the Progress of Supplying Transitional Housing**

**Purpose**

This paper briefs Members of the progress of supplying 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. The Task Force on Transitional Housing (TFTH) under the Transport and Housing Bureau (THB) has been actively spearheading and collaborating with non-government organisations (NGOs) on various initiatives proposed and implemented by them with a view to increasing the supply of transitional housing to alleviate the hardship faced by families living in inadequate housing while waiting for public rental housing for a long time.

3. On 6 March 2020, the Legislative Council Finance Committee (FC) approved the allocation of \$5 billion to set up the Funding Scheme to Support Transitional Housing Projects by NGOs (Funding Scheme)<sup>1</sup>. The Funding Scheme aims to provide financial support for NGOs to carry out works required to develop transitional housing on potential sites / premises on a one-off basis. Details of the Funding Scheme were announced in June 2020. With the enactment of the Appropriation Bill 2021, an injection of \$3.3 billion was made to the Funding Scheme to meet the target of increasing the transitional housing provision from 10 000 to 15 000. The Assessment Committee (AC) for the Funding Scheme (membership at **Annex 1**) has been established to consider NGOs' funding applications for their proposed transitional housing projects. Hitherto, the AC held six meetings and approved a total funding amount of about \$3.88 billion for 14 projects providing about 7 280 transitional housing units. A list of these 14 approved projects is at **Annex 2**. Details of each project are set out at **Annex 3**.

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<sup>1</sup> The Funding Scheme aims at supporting NGOs to take forward transitional housing projects. Paper No. FCR(2019-20)45 refers.

## **Progress of Supplying Transitional Housing**

4. As at June 2021, TFTH has already identified sufficient land for the provision of about 15 000 units. With the joint efforts of the NGOs, owners of land and premises and relevant government departments, we will continue to look into various possible options with a view to meeting the target of providing 15 000 units soonest.

5. So far 29 transitional housing projects have been completed, providing 1 305 units for over 1 500 families. Details of these projects are set out at **Annex 4**.

6. Five transitional housing projects involving 4 100 units are currently under construction. Of these, 11 units are to be provided through conversion of an existing building. The rest are to be provided through newly built structures on vacant government and private land. Details of these projects are set out at **Annex 5**.

7. 24 projects with over 9 100 units have been activated, with consultation, procurement and/or tender activities commenced. Of these, around 600 units are to be provided through conversion of existing buildings. The rest are to be provided through newly built structures on vacant government and private land using the Modular Integrated Construction (MiC) method. Details of these projects are set out at **Annex 6**.

## **New Initiatives**

### *Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing*

8. To utilise housing resources efficiently and to support the hotel and guesthouse industry during the difficult times of COVID-19, we have launched a “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” (the Pilot Scheme) funded by the Community Care Fund (CCF) in April 2021, under which NGOs may use suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing. It is estimated that the Pilot Scheme could provide some 800 transitional housing units. TFTH held two on-line briefings on the Pilot Scheme for the hotels and guesthouses industry and NGOs in March 2021. Relevant information including the video record of the briefing sessions, frequently asked questions, template of the memorandum of understanding, the list of interested hotels and guesthouses, etc. has been uploaded to the website of THB. The Pilot Scheme has also been open for registration by the hotels and guesthouses industry and funding application by NGOs. Hitherto, two projects in the first batch of funding applications were approved, involving a total subsidy of about \$30 million and

about 240 rooms. TFTH is simultaneously assisting a number of NGOs and hotels/guesthouses to explore various projects, some of which are at the final stages of negotiation.

#### *Enhancement of the Website about Transitional Housing*

9. THB's website provides timely updates of information on transitional housing, which include a summary of transitional housing projects, details and progresses of projects, as well as vacant land / premises open for interested NGOs' applications. It also serves as a portal for stakeholders and NGOs to gain access to relevant information and advice on the development of transitional housing projects, such as the Funding Scheme's guidelines, new measures to support transitional housing initiatives, the Independent Commission Against Corruption's corruption prevention tips for implementing and operating transitional housing projects, etc. THB's website also provides hyperlinks to the respective NGOs' web pages to facilitate transitional housing applicants in obtaining up-to-date information regarding the application arrangements, application guides and forms.

#### *Facilitation of NGOs' Preliminary Scheme Studies*

10. In order to encourage and assist NGOs to bring forward their transitional housing projects, TFTH has engaged an architect-led term consultant to provide professional advice to NGOs in the preparation of preliminary scheme / layout designs and feasibility studies. So far the consultancy has provided services to two NGOs involving three projects. TFTH would check with NGOs interested in undertaking transitional housing projects on whether they would need such services and make necessary arrangement with the consultant accordingly.

### **Measures for Increasing and Expediting Transitional Housing Supply**

#### *Enhancement of the Funding Scheme*

11. The scope of the Funding Scheme as originally approved generally covers the costs of construction / conversion works and associated expenditures in making fit potential sites or premises for the transitional housing projects<sup>2</sup>. In consideration of the problems encountered by NGOs, FC approved on 4 June 2021<sup>3</sup> to expand the funding scope to cover rent payments for conversion or use of private premises as transitional housing, and to increase the funding ceiling for transitional housing developments on vacant land where extensive drainage facilities are required. We trust that the enhancement measures could provide further support to NGOs in taking forward more transitional housing projects.

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<sup>2</sup> See paragraph 8 of FCR(2019-20)45 for the original funding scope.

<sup>3</sup> See FC Paper No. FCR(2021-22)28.

12. Following the enhancement, the total financial subsidy for each transitional housing unit, which includes all the works and/or rent payments as mentioned in paragraph 11 above, should not exceed the following –

- (a) \$200,000 for each transitional housing unit for projects situated in vacant residential building (including private premises such as hotels and guesthouses);
- (b) \$550,000 for each transitional housing unit to be provided through erection of temporary structure on vacant land, and in conversion of non-residential building; and
- (c) \$565,000 for each transitional housing unit for projects on vacant land in which extensive drainage or sewage treatment facilities are necessary.

*Experience Sharing on Procurement Strategy and Technology of Using Modular Integrated Construction (MiC)*

13. We have shared our experience with NGOs and stakeholders on the procurement strategy and technology of using MiC on various occasions including the seminars hosted by The Jockey Club Design Institute for Social Innovation, The Hong Kong Institutes of Architects and Construction Industry Council. With NGOs getting more familiar with the procurement strategy and technology of using MiC, it is expected that the time involved in procurement and MiC work will be shortened and the supply of transitional housing could be further increased.

**Way Forward**

14. TFTH has been making its best endeavours to spearhead the development of transitional housing projects over the past two years. In order to achieve the target of providing 15 000 transitional housing units, it is critical for TFTH to build on the experience gained and efforts made so far and continue to facilitate the co-ordination with various bureaux/departments, enhance the assistance to NGOs, closely monitor their implementation of projects, review and adjust various policies and supporting measures including the scope of the Funding Scheme in a timely manner in light of the feedback from relevant stakeholders and teething issues encountered in the course of implementation.

**Transport and Housing Bureau  
July 2021**

**Membership of the Assessment Committee of the Funding Scheme  
to Support Transitional Housing Projects by Non-government Organisations**

**Chairman**

Under Secretary for Transport and Housing

**Non-official Members**

Ir HO Chi-shing (Representative of the Hong Kong Institution of Engineers)  
Ar Stephen HO Kin-wai (Representative of the Hong Kong Institute of Architects)  
Sr Raymond KAM Ka-fai (Representative of the Hong Kong Institute of Surveyors)  
Professor Rebecca CHIU Lai-har  
Ms Tennessy HUI Mei-sheung  
Ms Joey LEE Hau-yee

**Official Members**

Director of Housing or his/her representative  
Director of Social Welfare or his/her representative

**Transitional Housing Projects with Funding Approved under Funding Scheme  
(as at June 2021)**

<b>Item No.</b>	<b>Site Location</b>	<b>Name of NGO</b>	<b>Date of Approval</b>	<b>Proposed No. of Transitional Housing Units</b>	<b>Funding Approved</b>
1.	Kong Ha Wai, Kam Tin, Yuen Long	Pok Oi Hospital	28 Jul 2020	1 998	\$1,098.9 million
2.	Junction of Chatham Road North and Hok Yuen Street, Kowloon	St. James' Settlement	28 Jul 2020	31*	\$16.15 million*
3.	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	28 Jul 2020	116	\$60.886 million
4.	Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	29 Oct 2020	1 800	\$990 million
5.	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	29 Oct 2020	124	\$64.9 million
6.	Ex-Tsuen Wan Lutheran School at Cheung Shan Estate, Tsuen Wan	The Lok Sin Tong Benevolent Society, Kowloon	24 Dec 2020	142	\$71.93 million
7.	Dah Way Industrial Building, 86 Hung To Road, Kwun Tong	The Society for Community Organization	24 Dec 2020	116	\$61.5 million

Item No.	Site Location	Name of NGO	Date of Approval	Proposed No. of Transitional Housing Units	Funding Approved
8.	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung	The Society for Community Organization	24 Dec 2020	200	\$109.97 million
9.	Ex-Salvation Army Sam Shing Chuen Lau Ng Ying School Premises, Tuen Mun	The Salvation Army	17 Feb 2021	115	\$61.63 million
10.	Choi Hing Road, Choi Hung	The Lok Sin Tong Benevolent Society, Kowloon	17 Feb 2021	166	\$79.35 million
11.	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	The Lutheran Church – Hong Kong Synod Limited	27 Apr 2021	900	\$495 million
12.	Wong Yue Tan, Plover Cove, Tai Po	The Lok Sin Tong Benevolent Society, Kowloon	27 Apr 2021	1 236	\$679.8 million
13.	Cheung Shun Street, Cheung Sha Wan	Christian Family Service Centre	27 Apr 2021	132	\$71.1 million
14.	Ming Wah Dai Ha, A Kung Ngam Road, Shau Kei Wan	The Hong Kong Housing Society	29 June 2021	200	\$20 million
Grand Total				7 276	\$3,881.116 million

\* The number of transitional housing units was changed from 38 to 31 based on the latest scheme of the project and the funding amount will be adjusted accordingly

## Details of Approved Projects under Funding Scheme

### Item No. 1

<b>A. Basic Information</b>	
Site Location:	Kong Ha Wai, Kam Tin, Yuen Long
Name of NGO:	Pok Oi Hospital
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	1 998.
Total Gross Floor Area (GFA ) of Domestic Units:	59 007 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	28 July 2020
Funding Approved:	\$1,098.9 million
Scope of Funding:	(a) 8 nos. four-storey domestic blocks; (b) 2 nos. non-domestic blocks, 1 no. single storey and 1 no. two-storey, of total GFA 2 000 m <sup>2</sup> (approximately) as amenity blocks for providing neighbourhood services and social services for the community; (c) 2 nos. sewage treatment plants; and (d) External area of about 23 213 m <sup>2</sup> and associated ancillary facilities and associated external works.
<b>C. Programme</b>	
Actual/Expected Date of Commencement of Works	Phase 1: 23 March 2021 Phase 2: Q3 2021
Expected Date of Completion of Works	Phase 1: Q1 2022 (781 units) Phase 2: Q3 2022 (1 217 units)



**Item No. 2**

<b>A. Basic Information</b>	
Site Location:	Junction of Chatham Road North and Hok Yuen Street, Kowloon
Name of NGO:	St. James' Settlement
Nature of Project:	Conversion of vacant depot and training centre
Proposed No. of Transitional Housing Units:	31*
Total Gross Floor Area (GFA ) of Domestic Units:	940 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	28 July 2020
Funding Approved:	\$16.15 million*
Scope of Funding:	<p>(a) Alteration of a four-storey non-domestic block to provide 31 transitional housing units of total GFA about 940 m<sup>2</sup> including multi-purpose rooms of total GFA about 50 m<sup>2</sup>; and</p> <p>(b) Making good external area of about 1 600 m<sup>2</sup> and associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q4 2021
Expected Date of Completion of Works	Q1 2022

\* The number of transitional housing units was changed from 38 to 31 based on the latest scheme of the project and the funding amount will be adjusted accordingly.

**Item No. 3**

<b>A. Basic Information</b>	
Site Location:	Yip Shing Street, Kwai Chung
Name of NGO:	The Hong Kong Council of Social Service
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	116
Total Gross Floor Area (GFA ) of Domestic Units:	2 475 – 2 675 m <sup>2</sup>
<b>B. Details of Funding Approved</b>	
Date of Approval:	28 July 2020
Funding Approved:	\$60.886 million
Scope of Funding:	1 no. four-storey domestic block, providing 116 transitional housing units of total GFA about 2 475 – 2 675 m <sup>2</sup> with 1 multifunction room and 1 management office of total GFA about 25 m <sup>2</sup> .
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q3 2021
Expected Date of Completion of Works	Q2 2022

**Item No. 4**

<b>A. Basic Information</b>	
Site Location:	Tung Tau, Yuen Long
Name of NGO:	Hong Kong Sheng Kung Hui Welfare Council Limited
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	1 800
Total Gross Floor Area (GFA ) of Domestic Units:	38 000 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	29 October 2020
Funding Approved:	\$990 million
Scope of Funding:	<p>(a) 3 compounds of four-storey domestic blocks, providing 1 800 transitional housing units of total GFA 38 000 m<sup>2</sup> (approximately);</p> <p>(b) 6 nos. of one or two-storey non-domestic blocks, of total GFA 1 200 m<sup>2</sup> (approximately) providing neighbourhood services and social services for the community; and</p> <p>(c) External greenery area of about 3 800 m<sup>2</sup> and associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Date of Commencement of Works	31 May 2021
Expected Date of Completion of Works	Q2 2022

**Item No. 5**

<b>A. Basic Information</b>	
Site Location:	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan
Name of NGO:	Yan Chai Hospital Board
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	124
Total Gross Floor Area (GFA ) of Domestic Units:	3 276 m <sup>2</sup>
<b>B. Details of Funding Approved</b>	
Date of Approval:	29 October 2020
Funding Approved:	\$64.9 million
Scope of Funding:	<p>(a) 1 no. two-storey composite block, providing 124 transitional housing units of total GFA 3 276 m<sup>2</sup> and non-domestic premises of GFA 162.8 m<sup>2</sup> for management office, function room and Electrical &amp; Mechanical facilities; and</p> <p>(b) External area of about 637 m<sup>2</sup> and associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q3 2021
Expected Date of Completion of Works	Q3 2022

**Item No. 6**

<b>A. Basic Information</b>	
Site Location:	Ex-Tsuen Wan Lutheran School at Cheung Shan Estate, Tsuen Wan
Name of NGO:	The Lok Sin Tong Benevolent Society, Kowloon
Nature of Project:	Conversion from vacant school
Proposed No. of Transitional Housing Units:	142
Total Gross Floor Area (GFA) of Domestic Units:	5 330 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	24 December 2020
Funding Approved:	\$71.93 million
Scope of Funding:	<p>(a) Alteration of a seven-storey non-domestic existing school premises providing 142 transitional housing units of total GFA 5 330 m<sup>2</sup> (approximately) including multi-purpose rooms and covered play area; and</p> <p>(b) Making good external area of 760 m<sup>2</sup> (approximately) for associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q3 2021
Expected Date of Completion of Works	Q1 2022

**Item No. 7**

<b>A. Basic Information</b>	
Site Location:	Dah Way Industrial Building, 86 Hung To Road, Kwun Tong
Name of NGO:	The Society for Community Organization
Nature of Project:	Conversion from existing industrial building
Proposed No. of Transitional Housing Units:	116
Total Gross Floor Area (GFA ) of Domestic Units:	3 645.5 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	24 December 2020
Funding Approved:	\$61.5 million
Scope of Funding:	Alteration of a ten-storey non-domestic block providing 116 transitional housing units of total GFA 3 645.5 m <sup>2</sup> (approximately) including communal living area of total GFA 53 m <sup>2</sup> (approximately).
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q4 2021
Expected Date of Completion of Works	Q2 2022

**Item No. 8**

<b>A. Basic Information</b>	
Site Location:	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung
Name of NGO:	The Society for Community Organization
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	200
Total Gross Floor Area (GFA ) of Domestic Units:	5 534 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	24 December 2020
Funding Approved:	\$109.97 million
Scope of Funding:	Construction of a four-storey domestic block to provide 200 transitional housing units of total GFA about 5 534 m <sup>2</sup> including Recreation Room of total GFA about 74 m <sup>2</sup> and Management Office of total GFA about 74 m <sup>2</sup> .
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q1 2022*
Expected Date of Completion of Works	Q4 2022

\* Time allowed for detailed design stage in view of challenging site matters including limitation on public sewer and existence of slopes.

**Item No. 9**

<b>A. Basic Information</b>	
Site Location:	Ex-Salvation Army Sam Shing Chuen Lau Ng Ying School premises, Tuen Mun
Name of NGO:	The Salvation Army
Nature of Project:	Conversion from vacant school
Proposed No. of Transitional Housing Units:	115
Total Gross Floor Area (GFA ) of Domestic Units:	5 470 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	17 February 2021
Funding Approved:	\$61.63 million
Scope of Funding:	<p>(a) Alteration of a seven-storey non-domestic existing school premises providing 115 transitional housing units of total GFA 5 470 m<sup>2</sup> (approximately); and</p> <p>(b) Associated ancillary facilities including multi-functional hall, management office, common areas, ancillary services area and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q4 2021
Expected Date of Completion of Works	Q2 2022



**Item No. 10**

<b>A. Basic Information</b>	
Site Location:	Choi Hing Road, Choi Hung
Name of NGO:	The Lok Sin Tong Benevolent Society, Kowloon
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	166
Total Gross Floor Area (GFA ) of Domestic Units:	4 488 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	17 February 2021
Funding Approved:	\$79.35 million
Scope of Funding:	<p>(a) Construction of a four-storey domestic block by using of 108 nos. reused Modular Integrated Construction (MiC) units received from Sung Wong Toi Road transitional housing project and 58 nos. new MiC units providing 166 transitional housing units of total GFA 4 488 m<sup>2</sup> (approximately) including activity room; and</p> <p>(b) Making-good external area of 1 056 m<sup>2</sup> (approximately) for associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q1 2023*
Expected Date of Completion of Works	Q4 2023

\*This site will be used as a reception site for reusing MiC units from Sung Wong Toi Road transitional housing project which will cease in operation in mid 2023.

**Item No. 11**

<b>A. Basic Information</b>	
Site Location:	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long
Name of NGO:	The Lutheran Church – Hong Kong Synod Limited
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	900
Total Gross Floor Area (GFA ) of Domestic Units:	18 000 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	27 April 2021
Funding Approved:	\$495 million
Scope of Funding:	(a) 14 nos. four-storey domestic blocks, providing 900 transitional housing units of total GFA about 18 000 m <sup>2</sup> including management office and ancillary facilities premises;  (b) a hobby farm of about 8 000 m <sup>2</sup> for residents and public; and  (c) 2 nos. sewage treatment plant.
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q1 2022*
Expected Date of Completion of Works	Q1 2023

\* After the Town Planning Board (TPB) S16 approval by late March and the Transport and Housing Bureau (THB)'s funding approval by late April, the consultancy tender had been issued in late June 2021. A fast track programme will be adopted in the latest stages of the project.

**Item No. 12**

<b>A. Basic Information</b>	
Site Location:	Wong Yue Tan, Plover Cove, Tai Po
Name of NGO:	The Lok Sin Tong Benevolent Society
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	1 236
Total Gross Floor Area (GFA ) of Domestic Units:	21 551 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	27 April 2021
Funding Approved:	\$679.8 million
Scope of Funding:	11 nos. four-storey domestic blocks, providing 1 236 transitional housing units of total GFA about 21 551 m <sup>2</sup> including ancillary communal facilities and management house for residents.
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q1 2022*
Expected Date of Completion of Works	Q1 2023

\* After the TPB S16 approval by late March and the THB's funding approval by late April, the consultancy tender had been issued in early July 2021. A fast track programme will be adopted in the latest stages of the project.

**Item No. 13**

<b>A. Basic Information</b>	
Site Location:	Cheung Shun Street, Cheung Sha Wan
Name of NGO:	Christian Family Service Centre
Nature of Project:	Erection of temporary transitional housing units on vacant land
Proposed No. of Transitional Housing Units:	132
Total Gross Floor Area (GFA ) of Domestic Units:	2 736.83 m <sup>2</sup> (approximately)
<b>B. Details of Funding Approved</b>	
Date of Approval:	27 April 2021
Funding Approved:	\$71.1 million
Scope of Funding:	<p>(a) A four-storey domestic block, providing 132 transitional housing units of total GFA 2 844.89 m<sup>2</sup> (approximately), including one Activity Room of 28.74 m<sup>2</sup> GFA, Management Office of 17.06 m<sup>2</sup> and covered common area of 62.27 m<sup>2</sup>; and</p> <p>(b) External area of about 257 m<sup>2</sup> and associated ancillary facilities and associated external works.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q1 2022*
Expected Date of Completion of Works	Q1 2023

\* Time allowed for consultancy services tender for the detailed design, General Building Plan preparation / submission and construction works tender.

**Item No. 14**

<b>A. Basic Information</b>	
Site Location:	Ming Wah Dai Ha, A Kung Ngam Road, Shau Kei Wan
Name of Applicant:	The Hong Kong Housing Society
Nature of Project:	Conversion from vacant flats in existing domestic buildings
Proposed No. of Transitional Housing Units:	200
Total Gross Floor Area (GFA ) of Domestic Units:	5 000 m <sup>2</sup> (approximately subject to coming unit type to be vacated)
<b>B. Details of Funding Approved</b>	
Date of Approval:	29 June 2021
Funding Approved:	\$20 million
Scope of Funding:	<p>(a) Conversion of vacant domestic flats at 5 number of existing domestic buildings providing 200 transitional housing units. The first Phase would cover 86 units and be expected to commence in Q4 2021; and</p> <p>(b) Conversion works of remaining 114 units would be commenced in phases subject to the progress of domestic flats to be vacated.</p>
<b>C. Programme</b>	
Expected Date of Commencement of Works	Q4 2021 - Q2 2022* (Phase 1- 86 units)2022 – 2023 (Phase 2) (Remaining 114 units)
Expected Date of Completion of Works	Q4 2021 - Q2 2022* (Phase 1 - 86 units)Q4 2023 (Phase 2) (Remaining 114 units)

\* The commencement and completion of works would be carried out in batches as the conversion works is subject to the availability of flats, as well as to minimize nuisance caused to other units during construction.

**Details of Completed Transitional Housing Projects  
(As at June 2021)**

<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 Ltd.	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

<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>
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
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

<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>
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	186
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



<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>
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 220	Nam Cheong Street, Sham Shui Po	89
The Lok Sin Tong Benevolent Society Kowloon	Government Land	Sung Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110
Grand Total				1 305

**Details of Transitional Housing Projects under Construction  
(as at June 2021)**

**1. Projects under Construction (5 nos.)**

<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>
Pok Oi Hospital/ Henderson Land	Private Land (97.4%) and Government Land (2.6%)	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Phase 1: Q1 2022  Phase 2: Q3 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	Q1 2022
The Society for Community Organization	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Q1 2022
The Society for Community Organization	Government Land	Government Quarters at Victoria Road	405-406 Victoria Road	11	Q3 2021
Hong Kong Sheng Kung Hui Welfare Council Ltd./ Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Q2 2022
Grand Total				4 154	

**Details of Activated Transitional Housing Projects and Transitional Housing Projects under In-depth Study  
(as at June 2021)**

**1. Activated Projects (24 nos.)**

<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>
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	31
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124
Christian Family Service Centre	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340
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
The Lok Sin Tong Benevolent Society Kowloon	Hong Kong Housing Authority	Former-Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142
The Society for Community Organization	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200

<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>
The Society for Community Organization	Private Land	Dah Way Industrial Building	86 Hung To Road, Kwun Tong	116
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former-Sing Ping School)	500
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	460
The Lutheran Church - Hong Kong Synod Ltd./ New World	Private Land	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510
The Evangelical Lutheran Church of Hong Kong / New World	Private Land	Ngau Tam Mei, Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	800
New Territories Association of Societies (Community Services) Foundation / Henderson Land	Private Land	Ngau Tam Mei South	Chun Shin Road, Ngau Tam Mei, Yuen Long	1 000
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404
Light Be/New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	100

<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>
The Lutheran Church - Hong Kong Synod Ltd./ New World	Government Land	Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Kam Tai Road near Tsat Sing Kong Tsuen, Pat Heung, Yuen Long	900
The Salvation Army	Hong Kong Housing Authority	Former-Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115
The Lok Sin Tong Benevolent Society Kowloon/ Wheelock	Private Land	Wong Yue Tan, Plover Cove, Tai Po	Plover Cove, Tai Po	1 236
Christian Family Service Centre	Government Land	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132
New Territories Association of Societies (Community Services) Foundation/ Henderson Land	Private Land (58.4%) and Government Land (41.6%)	Kam Tin lot 2160	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 020
Food For Good Limited	Government Land	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	150

<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>
Sik Sik Yuen	Government Land	Wong Tai Sin Road, Wong Tai Sin	Wong Tai Sin Road, Wong Tai Sin	200
The Hong Kong Housing Society	The Hong Kong Housing Society	Ming Wah Dai Ha	A Kung Ngam Road, Shaukeiwan	200
Tung Wah Group of Hospitals	Government Land	Lok Wo Sha Lane, Ma On Shan	Lok Wo Sha Lane, Ma On Shan	200
Grand Total				9 162

## 2. Projects under In-depth Study (4 nos.)

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)
Christian Family Service Centre	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	200
Christian Family Service Centre	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	200
The Society for Community Organization	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	80
Aberdeen Kaifong Welfare Association	Government Land	Former-Stanley Village Primary School	Former-Stanley Village Primary School	40
Grand Total				520

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