

Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

February 17 2021

Dear Sir/Madam,

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

As the administration is encouraging both public and private sectors to launch transitional housing projects across Hong Kong, I would like to draw the attention of members of this subcommittee to the provisions of the projects led by the Bureau and various governmental departments. Often, the public-led projects offer much flexibility with fewer red tapes which the private counterparts could not enjoy. This would, arguably, decentitize private-led projects in the long run.

**Lack of provision of community services related floor space**

It is observed that private-led projects such as Light Be Village in Ping Shan would offer community services related to floor space for third-party NGOs to reside in the project and to serve the residents and the neighbouring communities. Similar arrangements were also seen in Sham Shui Po transitional housing led by the Hong Kong Council of Social Services in a land provided by a private developer.

Community services related to floor space in such projects would connect the residents in the transitional housing with the communities, gaining acceptance and coherence with neighbours. While such an element is widely welcomed by the Town Planning Board (TPB), the Bureau have not included or encouraged the NGOs to include such floor space into their tendering process. Public-led projects such as Sam Shing Lau Ng Ying Primary School in Tuen Mun, Kwai Chung and Hung Shui Kiu found these floor space absent.

To reduce the sense of segregation and to promote inclusiveness with the community, the administration should encourage public-led transitional housing operators to offer floor spaces for in-house or third-party NGOs in the tendering process.

**Exemption of TPB rezoning applications in certain public-led projects**

Majority of the public-led transitional housing would be considered to have a 5-year operation timeframe. Projects which are located in vacant public schools in public housing estates, for instance, are exempted from rezoning application under a "5-year rule".

Nevertheless, such exemptions allow public-led projects to gain procedural advantages over the private-led counterparts as latter are required to apply for rezoning permissions in most of the circumstances.

It is also noteworthy that using vacant school premises in existing public rental housing estates would increase residential Gross floor area (GFA). In case the bureau grants for extensions to the public-led projects, such increase in residential GFAs would become a rather permanent arrangement in de-facto terms.

It is, therefore, recommended that the public-led projects in vacant school premises should also go through TPB rezoning applications wherever applicable. This would guarantee any extension of the project would comply with current regulations and to provide a level playing field with private-led transitional housing projects.

Yours faithfully,

Michael Mo  
Elected Member  
Tuen Mun District Council