

**For discussion  
on 1 February 2021**

## **Legislative Council Panel on Housing**

### **Implementation Arrangements for the Clearance of Shek Lei Interim Housing**

#### **Purpose**

This paper briefs Members on the Hong Kong Housing Authority's (HA) implementation arrangements for the clearance of Shek Lei Interim Housing (SLIH).

#### **Background**

2. HA's SLIH comprise a total of 1 928 units in two blocks (Blocks 10 and 11). The two blocks were originally constructed as public rental housing (PRH) in the 1960s and were converted into IH in 1999 and 1997 respectively. A location plan is at **Annex A**. As at 31 October 2020, there were 329 households comprising 585 persons residing in 363 units <sup>Note 1</sup>.

3. According to the Comprehensive Structural Investigation conducted by HA in 2015, the two blocks would not be structurally sustainable beyond 2022 without substantial structural repair/strengthening works required, rendering it not cost-effective to maintain SLIH beyond that point.

4. In light of the high cost of structural repair/strengthening and upgrading works and the technical consideration in complying with statutory requirements if the two blocks are to be sustained, HA's Strategic Planning Committee decided on 30 September 2020 to clear SLIH for public housing development with December 2022 as the target clearance date. On 8 December 2020, HA's Subsidised Housing Committee (SHC) endorsed the rehousing and other associated arrangements for the clearance of SLIH in accordance with HA's prevailing policies and practice (paragraphs 6 to 12 below). HA's press release of 8 December 2020 announcing the clearance and the rehousing and associated arrangements is at **Annex B**.

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Note 1 There are 34 households occupying two units in SLIH as one IH unit is not sufficient to accommodate the whole family, according to HA's prevailing standards.

5. Subject to the Town Planning Board's approval to relax the planning restrictions of the site of SLIH and its adjoining ex-Shek Lei Catholic Primary School to optimise its development potential, we estimate that the production might be about 1 600 units.

### **Rehousing Arrangements**

6. SLIH residents are mainly clearerees of government clearance/enforcement operations who were not eligible for PRH at the time of clearance, as well as ex-PRH tenants who became homeless due to various reasons such as divorce and estate tenancy enforcement actions (e.g. rent arrears).

7. Based on the rehousing arrangements endorsed by the SHC of HA, our initial assessment is that the 329 affected households can be grouped into three categories as follows –

- (a) The first category comprises 103 households who were previously exempted from Comprehensive Means Test (CMT) at the time of their admission to SLIH under the then policy. They will be eligible for rehousing directly to PRH flats, subject to their fulfillment of prevailing eligibility criteria for PRH application except CMT.
- (b) The second category comprises 147 households eligible for advanced rehousing to PRH under HA's Anticipatory Housing Scheme (AHS). To avoid clearerees who are PRH applicants the need to move twice within a short period of time, and to facilitate clearance and development, HA has put in place the AHS under which eligible clearere household households will be offered rehousing to PRH before the clearance date, up to a maximum of twelve months in advance<sup>Note 2</sup>.
- (c) The third category comprises 79 households, whose PRH applications will not be due for detailed vetting by December 2022 even if advanced by twelve months under the AHS. Under HA's prevailing policy, they will be rehoused to Po Tin Interim Housing (PTIH) in Tuen Mun<sup>Note3</sup>.

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Note <sup>2</sup> Households eligible for AHS may also opt for one-grade up flat allocation in terms of district, i.e., from New Territories to Extended Urban (EB) or from EB to Urban district can also be made. Only refurbished flats will be offered under the one-grade up option.

Note <sup>3</sup> Po Tin Estate has about 8 700 units, about 4 000 units of which are IH and the remaining about 4 700 units are PRH. There is sufficient number of vacant units to accommodate residents of SLIH who will be rehoused to PTIH. Should the demand for IH units increase in future, HA can flexibly convert PRH flats in Po Tin Estate for use as IH units.

8. The number of households in category (b) and (c) is provisional and may be subject to change because of the changes in eligibility of households such as family particulars, as well as the movement of the general PRH applications. We will closely monitor the situation.

### **Associated Arrangements**

9. As the size of 1-P and 2-P flats in SLIH are comparatively larger than those of the 1-P and 2-P flats in PTIH, we will allow the relevant 1-P and 2-P households of SLIH which need to move to PTIH upon clearance to transfer by one grade up, to a unit of comparable size. There is no such issue for flats of other household sizes, hence the relevant households will be allocated PTIH units corresponding to their household size.

10. Eligible one-person (1-P) and two-person (2-P) households may opt to receive Singleton Allowance/ Doubleton Allowance (SA/DA)<sup>Note 4</sup> as appropriate in lieu of PRH/IH allocation.

11. For households with verified eligibility for PRH allocation, if they wish to purchase Home Ownership Scheme (HOS)/Green Form Subsidised Home Ownership Scheme (GSH), they will be accorded Green Form status and priority in flat selection in the HOS/GSH sale exercise(s) of the HA or Subsidised Sale Flats Project(s) of Hong Kong Housing Society launched before the target clearance date of SLIH.

12. All affected households of SLIH will be paid a Domestic Removal Allowance (DRA)<sup>Note 5</sup> to help meet part of their moving expenses.

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Note <sup>4</sup> SA/DA rates applicable to 1-P and 2-P households of SLIH are \$79,310 and \$96,180 respectively. Recipients of SA/DA will be debarred from further payment of the allowance and any form of subsidised housing for two years from the collection date of SA/DA.

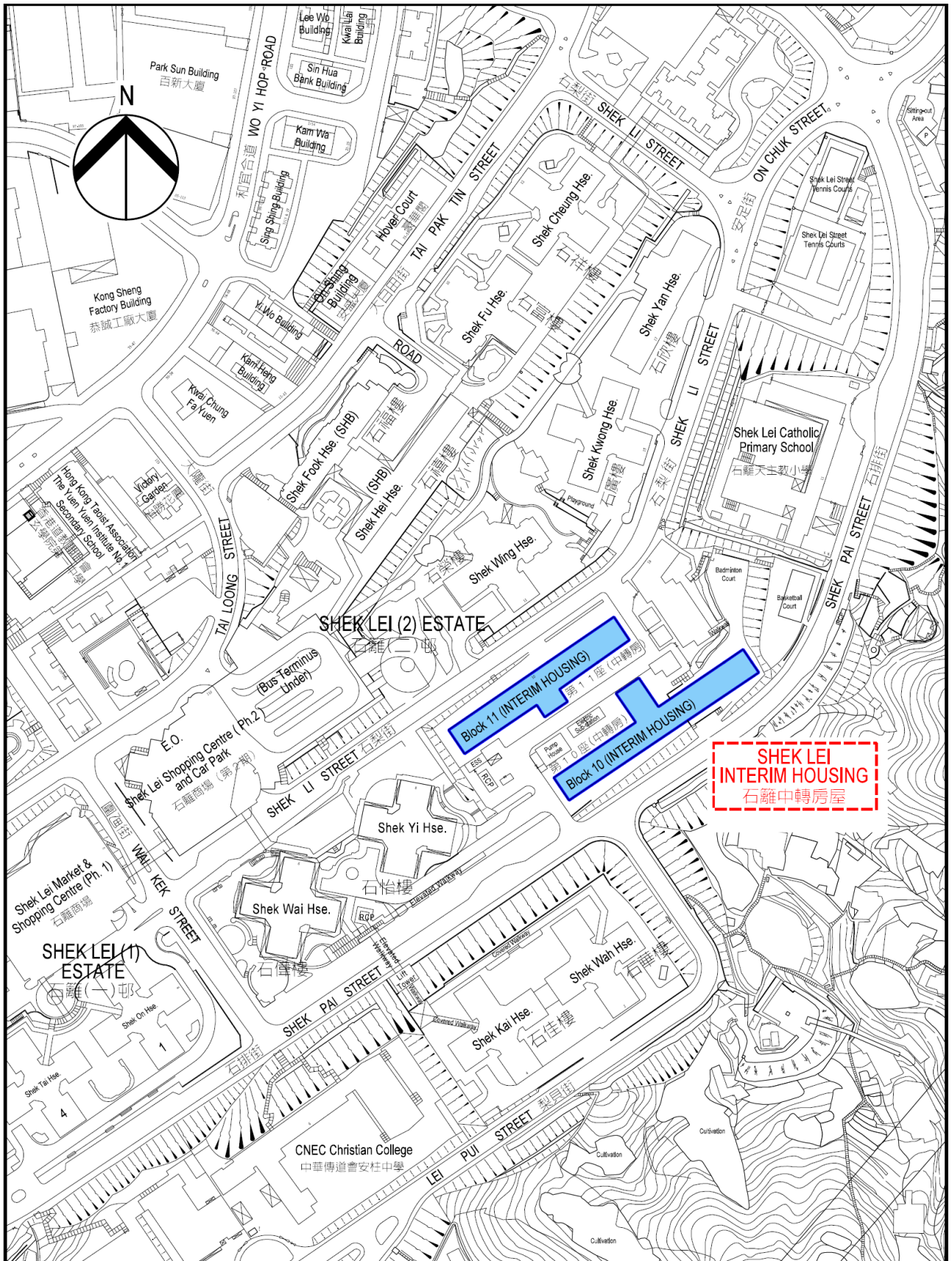
Note <sup>5</sup> The rates of DRA applicable to residents of SLIH are \$10,270 for one-person households, \$16,940 for two to three-person households, \$23,250 for four to five-person households and \$30,600 for six-person and above households.

## **Way Forward**

13. We have notified affected households of the target clearance date and the general rehousing and associated arrangements. We have also set up the Shek Lei Interim Housing Redevelopment Sub-office at Shek Lei (II) Estate to handle matters relating to clearance and rehousing. Depending on the development of the COVID-19 pandemic, we will organise residents' forums to explain the detailed clearance arrangements to the affected residents.

**Transport and Housing Bureau  
January 2021**

**Location Plan of Shek Lei Interim Housing**



## Annex B

### HA approves rehousing and associated arrangements for clearance of Shek Lei Interim Housing

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The following is issued on behalf of the Hong Kong Housing Authority:

The Hong Kong Housing Authority (HA)'s Subsidised Housing Committee (SHC) meeting today (December 8) approved rehousing and associated arrangements for the clearance of Shek Lei Interim Housing (SLIH).

"The HA has decided to clear SLIH to make way for public housing development. The target clearance date for SLIH is December 2022. Subject to the Town Planning Board's approval to relax the planning restrictions of the site of SLIH and its adjoining ex-Shek Lei Catholic Primary School, we estimate that the flat production will be about 1 600 units," a spokesman for the HA said.

"The SHC has approved the rehousing and associated arrangements today. At present, about 330 households (about 590 persons) reside in SLIH. Under the prevailing HA policy, for those affected tenants who fulfil the present eligibility criteria for public rental housing (PRH) and interim housing (IH) clearance, they will be offered PRH before the target clearance date, up to a maximum of 12 months in advance through the Anticipatory Housing Scheme (AHS). For those affected households who are not yet due for PRH allocation under the AHS before the clearance date, they will be rehoused to Po Tin Interim Housing (PTIH) in Tuen Mun upon clearance," the spokesman said.

"The sizes of one-person and two-person flats in SLIH are comparatively larger than those of corresponding household flats in PTIH. The SHC agreed to allow the relevant one-person and two-person households of SLIH who need to move to PTIH upon clearance to transfer one grade up to a unit of comparable size. Since there is no such issue for flats of other household sizes, the relevant households will be allocated PTIH units corresponding to their household size," he continued.

"All eligible households will be paid Domestic Removal Allowance, ranging from \$10,270 to \$30,600, depending on the household size, to help meet part of their moving expenses. In addition, eligible one-person and two-person households may opt to receive Singleton/Doubleton Allowance in lieu of allocation for PRH or IH. The SHC meeting today also endorsed increasing the Singleton/Doubleton Allowance to \$79,310 and \$96,180 respectively," the spokesman added.

"If households eligible for public housing allocation wish to purchase Home Ownership Scheme (HOS)/Green Form Subsidised Home Ownership Scheme (GSH) flats in lieu of PRH allocation, they will be accorded Green Form status and priority in flat selection in the upcoming HOS/GSH sale exercises of the HA or Subsidised Sale Flats Projects of the Hong Kong Housing Society launched before the target clearance date of SLIH," the spokesman said.

SLIH consists of Block 10 and Block 11 with 1 928 units in total. The two blocks were originally constructed as PRH in the 1960s and converted into IH in 1999 and 1997 respectively. According to the Comprehensive Structural Investigation conducted by the Housing Department in 2015, the two blocks would not be structurally sustainable beyond 2022 without substantial structural repair and strengthening works, rendering it not cost-effective to maintain SLIH beyond that point.

Ends/Tuesday, December 8, 2020

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