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### Replies to initial written questions raised by Legislative Council Members in examining the Estimates of Expenditure 2022-23

**Director of Bureau : Secretary for Transport and Housing**

**Session No. : 8**

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**CONTROLLING OFFICER'S REPLY**

**THB(H)001**

**(Question Serial No. 0142)**

Head: (62) Housing Department

Subhead (No. & title): (700) General non-recurrent

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The three-year Cash Allowance Trial Scheme (CATS), launched in late June of last year, aims to alleviate the difficulties in livelihood faced by grassroots families who have been waiting for public rental housing for a prolonged period of time. Will the Government inform this Committee:

1. in respect of the 2021-22 revised estimated expenditure of over \$1.382 billion, of the number of applications received by the Government as at the end of February this year; of the numbers of approved and rejected applications as well as the amount of allowance involved;
2. of the percentage of applications submitted in the 90 000 eligible applicant households estimated by the Government; of whether the number of applications and the amount involved are within expectation; if not, of whether an assessment has been made on the need for an additional provision;
3. of whether performance indicators or pledges have been set for the vetting procedures; if yes, of the details; if no, of the reasons; and
4. of the recruitment progress of the 86 time-limited non-directorate civil service posts to be newly created in 2021-22 by the Housing Department for implementing CATS as stated in the Government's reply (2021/22\_THB(H)051) in relation to the Budget last year; and of whether an assessment has been made on the adequacy of the existing staff establishment to cope with the relevant work?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 2)

Reply:

- 1&2. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021. Every month, we issue notification letters and application forms under the Scheme to public rental housing (PRH) General Applicant (GA) households who may newly become eligible to apply for the cash allowance, while some GA households will cease to receive cash allowance when they are no longer eligible for the Scheme (e.g. having been provided with the first PRH offer).

As at end of February 2022, HD has issued a total of 104 500 notification letters alongside application forms under the Scheme and has received a total of about 73 400 applications. Among these applications, about 69 800 were approved, about 2 600 were rejected, and about 1 000 are being processed. The total cash allowance disbursed was around \$1,160 million.

The number of applications received is lower than the number of application forms issued because some GA households may not be eligible for the Scheme (e.g. they are receiving the Comprehensive Social Security Assistance).

3. At present, HD completes the vetting process of straightforward cases within 1 to 2 months after receiving the completed application forms and other relevant information.
4. In 2021-22, HD has created 86 time-limited non-directorate civil service posts for the implementation of the Scheme and these posts have all been filled. We will review the manpower requirement as and when needed.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)002**

**(Question Serial No. 0146)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) is responsible for attending to emergencies and carrying out enforcement action on, inter alia, defective drainage. Under Programme (1), the revised estimate for 2021-22 is 2.6% lower than the actual expenditure in 2020-21. Will the Government advise this Committee of the following:

1. Are more frequent inspections conducted on drainage pipes of public housing during the coronavirus pandemic? If yes, what were the manpower and expenditure involved?
2. The Drainage Inspection Programme launched by the Housing Authority in October 2020 is expected to be completed within 18 months. What are the work progress, total expenditure and source of funding of the programme?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 6)

Reply:

1&2. In line with the Government's initiative to inspect drainage pipes on the external walls of target private residential and composite buildings in Hong Kong, the Hong Kong Housing Authority (HA) and the Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing) implemented drainage pipes inspections at public rental housing (PRH) and Subsidized Sale Flats (SSF) buildings respectively.

For PRH, HA implemented the 18-month "Drainage Inspection Programme" in end of October 2020 to proactively inspect the communal drainage pipes located externally or inside flats and non-communal drainage pipes inside flats of about 800 000 PRH units (including the drainage pipes inside the unsold flats in Tenants Purchase Scheme (TPS) Estates). Inspection of all external communal drainage pipes was completed in June 2021. As for the drainage pipes inside flats, as at mid-February 2022, all 800 000

flats were attempted by the inspection teams, with about 460 000 flats successfully accessed and inspected. Where possible, all drainage defects found in the course of inspection were repaired immediately. Also, HA has identified about 41 000 flats with unacceptable alteration to HA standard water closet (WC) where the branch vent pipes were disconnected. The openings at the WC and main vent pipe that were left behind by disconnecting the branch vent pipes had been capped and sealed immediately by HA's contractors. HA has also issued notices to tenants concerned and required reconnection of the vent pipes at their own costs. The majority of the expenditure for the "Drainage Inspection Programme" is funded by the Anti-epidemic Fund (AEF), with a total funding of \$65 million. 138 additional temporary posts have been created for the purpose. The funding for the "Drainage Inspection Programme" under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. HA also uses its own resources for implementation of the Programme. As HA is financially autonomous public body, these resources do not involve government financial resources.

As for SSF buildings, under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by HA that have been sold or divested under various SSF Scheme including TPS Estates, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority. In accordance with the external drainage inspection scheme launched by the Buildings Department under the AEF in 2020, ICU have completed the inspection of the drainage systems at the external walls of 952 SSF buildings in November 2021. Defects at external drainage pipes, including damaged or defective pipes, were found at 50 buildings. 32 drainage repair orders and 22 advisory letters were issued to the owners or Incorporated Owners concerned requiring them to arrange repair works immediately, and all orders and advisory letters have been complied with. ICU received a total funding of \$8.08 million under AEF, and 15 additional temporary posts have been created for the purpose. The funding for the inspection work under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)003**

**(Question Serial No. 0584)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned by the Financial Secretary in the Budget Speech that the Government has already identified sufficient land for the provision of more than 17 000 transitional housing units. About 2 300 units are already in operation. In addition, about 4 200 units are under construction and are expected for completion this year. It is expected that another 11 000 units will be completed for operation by the end of next year. The amount of funding under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (Funding Scheme) has been increased to \$11.6 billion. The Government has also committed to providing 10 000 transitional housing units within 3 years from 2020 onwards and subsequently increasing the supply of such units to 20 000. 2 years have elapsed since the initial funding allocation by the Legislative Council but just over 10% of the total number of units have been provided and merely 6 500 units will be completed for use by the end of 2022. In this connection, please advise this Committee of the following:

1. What is the remaining amount of funding under the Funding Scheme? Please provide the amount of funding approved and the number of units completed for use in each year since 2020 as well as the estimated amount of funding for this year and the next year.
2. Please set out the details of all the transitional housing projects, including their locations, land owners, operating organisations, the number of units to be provided, construction and completion time, tenancy periods and range of rents.

Operating Organisation	Location	Land Owner (please specify name of the owner for privately-owned land)	Project Name	Number of Units	Amount of Funding	Estimated Construction / Completion Time	Tenancy Period	Range of Rents

3. Please state the reasons for having just over 10% of the total number of units (i.e. 2 300 units) in use since the provision of transitional housing in 2020 whereas a large number of such units will only be available in 2023.

4. Given that there are already dozens of transitional housing projects completed, under construction or activated and that some of these organisations did not have any housing management or relevant operational experience, what are the measures for monitoring the operation quality of transitional housing and ensuring the proper use of public money? Please provide information on the frequency and details of audit and supervision on these organisations.
5. Has the Government received any complaints from tenants of transitional housing units or complaints against the operating organisations since 2020? If yes, please provide the figures and the details.
6. Please provide the numbers of applications for public rental housing (PRH) by tenants of transitional housing units and of the successful cases of PRH allocation during the period of their residence in transitional housing.
7. Some tenants, having been living in transitional housing for 2 years, have yet to be allocated a PRH unit and their term of tenancy is going to expire soon in August 2022. In view of this, have any evaluations been made as to whether such tenants can be rehoused to other transitional housing units upon expiry of their tenancy? Is there any consensus among the operating organisations to arrange referrals for relocation of tenants; if yes, what are the details? How many referrals have been made?
8. The Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing (the Pilot Scheme) was launched by the Government last year for the provision of transitional housing units. Please set out in detail the amount of funding approved, the operating organisations, the number of units and their respective locations, the number of occupants, the time for invitation of applications and occupancy rates, tenancy periods, range of rents and the availability of community kitchens and relevant service facilities in those projects under the Pilot Scheme. Has the Government conducted any preliminary review on the effectiveness of the Pilot Scheme? If yes, what are the results?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 1)

Reply:

1. As at March 2022, the funding commitment approved under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) was \$8,300 million and the balance of the fund was about \$5 million. The amount of funding approved / to be approved and the estimated number of units completed for operation from 2020 to 2023 are set out below:

<b>Year</b>	<b>Funding Approved (\$ Million)</b>	<b>Estimated No. of Units Completed for operation</b>
2020	2,413	0
2021	3,781	0
2022 (anticipated)	2,802	4 677
2023 (anticipated)	400	10 499
<b>Total</b>	9,396*	15 176

\* The funding commitment approved under the Funding Scheme was \$8,300 million. The increase in commitment of \$3,300 million would be submitted to LegCo for approval in the context of the Appropriation Bill 2022.

In addition to the Funding Scheme, about 2 300 transitional housing units with subsidies from other sources have been completed and put into operation. It is expected that a total of over 17 000 units will be completed for operation by end 2023.

- As at March 2022, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) has already identified land for the provision of over 18 000 transitional housing units. Of these, over 2 300 units are in operation; about 4 300 units are under construction and scheduled to complete for operation in 2022; about 11 500 units have been activated with different advance works (such as tendering, planning and/or design review works) and scheduled to complete for operation before 2024; projects involving about 700 units are under in-depth study. Information on these projects is tabulated at **Annex 1**. We have established a dedicated webpage on THB's website to provide monthly updates on the information on transitional housing, including the number of completed units, accumulated number of beneficiary families, accumulated number of beneficiaries, etc. For details, please refer to:  
<https://www.thb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>.

In general, the tenancy period of transitional housing units is not less than 2 years. The rent must be set a level affordable to tenants and lower than the market rent in the same district. It should also not exceed 30% of the prevailing public rental housing (PRH) income limit for the corresponding household size. It is worth noting that the rent level will vary according to the affordability and needs of the target tenants of individual projects, but in general, reference is made to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance (CSSA) Scheme, the percentage of the rent to total household income, etc. According to the information provided by the operating organisations, information on the average rent level for the transitional housing projects already completed and put into operation is tabulated at **Annex 2**.

- The Task Force has been actively spearheading and facilitating Non-government Organisations (NGOs) in implementing the transitional housing projects to alleviate the hardship faced by families with poor living conditions while waiting for PRH for a long time. The Task Force has collaborated with different NGOs, land and property owners and relevant government departments to examine the viability of using temporary vacant



government or privately-owned land or premises for transitional housing. During the process, it often takes time to address the different views received during local consultation, or to apply for planning application from the Town Planning Board. Upon funding approval for the project by the Funding Scheme, the respective NGO is also required to engage professional design consultants and building contractors, etc. prior to commencement of construction works. It is anticipated that a considerable number of units will be completed in 2023. We will continue to strive to provide more transitional housing units to needy families as early as possible.

4. For projects under construction, the major procurement activities by the operating organisations, including procurement of consultancy services and building contracts, etc, will be closely monitored by the Task Force to ensure an open and fair tendering process. In 2021, the audit team under the Task Force audited the procurement activities of 6 projects in total.

For projects that are under operation, the operating organisations are required to submit annual report to the Task Force. The report shall include the occupancy status of the units and the project account certified by an independent auditor. In addition, the audit team will also conduct spot check on projects which are in operation. In 2021, the audit team audited 2 such projects. The audit team will also report to the Assessment Committee of the Funding Scheme on the audit findings on a regular basis.

5. From 2020 onwards, THB has only received sporadic complaints from tenants of transitional housing projects, which are mainly relating to the rental arrangements. However, these complaints were not substantiated since no evidence is available for further investigation.
6. According to the information provided by the operating organisations, for the transitional housing projects that have been put in operation, more than 80% of the households are applying for PRH. As at March 2022, about 400 households have been successfully allocated with PRH.
7. The NGOs operating transitional housing have always been closely liaising with one another. Before the expiry of the lease of a project, the operating NGO will, where feasible, arrange the households who have not been allocated with PRH to relocate to other transitional housing under its or other NGOs' purview. The operating NGOs of the projects will also provide appropriate support to the households (such as encouraging households to save, assisting households to relocate and adapt to new homes, etc.).
8. As at March 2022, the "Pilot Scheme for Subsidizing the Use of Hotel and Guesthouses Rooms as Transitional Housing" (Pilot Scheme) funded by the Community Care Fund has approved funding of about \$92 million for 8 projects providing some 730 units. The total number of tenants moved in has reached 550. The remaining units are in the process of finalizing the lease with the relevant premise owners or recruiting tenants. Information of these projects is set out at **Annex 3**. We have also established a dedicated webpage on THB's website to provide monthly updates on the information of the Pilot Scheme. For details, please refer to:  
<https://www.thb.gov.hk/eng/policy/housing/policy/transitional/pilotscheme/subsidisedproject.html>.

We will conduct a review of the Pilot Scheme in April 2022 (i.e. 1 year following the commencement of the Pilot Scheme in April 2021) to map out the way forward.

**Annex 1**

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

<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved* (Million)</b>
Light Be	Private Land	Light Home	Scattered in different districts	76	Not Applicable
Light Be	Government Land	Light Housing	Sham Tseng	44	2
Society for Community Organisation Limited	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25	Not Applicable
Society for Community Organisation Limited	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47	Not Applicable
Society for Community Organisation Limited	Private Land	Friend Home at Tai Kok Tsui	Tai Kok Tsui	24	Not Applicable
Society for Community Organisation Limited	Private Land	Community Home for All	Electric Road, Tin Hau	5	Not Applicable
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing at Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan and Liberty Avenue, Homantin	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Homantin	88	Not Applicable
St. James' Settlement	Private Land	Co-Living at James' House, Soy Street, Mong Kok	Soy Street, Mongkok	14	Not Applicable
Hong Kong Sheng Kung Hui Welfare Council Limited	Private Land	Good Homes	To Kwa Wan Road	60	Not Applicable

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved* (Million)</b>
Aberdeen Kai-fong Welfare Association Limited	Private Land	Best Neighbour Walk Together	World Fair Court, Wah Fu Road	16	Not Applicable
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53	Not Applicable
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270	Not Applicable
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30	Not Applicable
Yan Oi Tong Limited	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11	Not Applicable
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Ka Lok Street, Kwun Tong	Yee Cheong Building, Kwun Tong	1	Not Applicable
J Life Foundation Limited	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1	Not Applicable
J Life Foundation Limited	Private Land	Tai Nam Street, Sham Shui Po	Tai Nam Street, Sham Shui Po	1	Not Applicable
Baptist Oi Kwan Social Service	Private Land	Lai Chi Kok Road, Tai Kwok Tsui	Lai Chi Kok Road, Tai Kwok Tsui	9	Not Applicable
St. James' Settlement	Private Land	James' Court, Soy Street, Mongkok	Soy Street, Mongkok	49	Not Applicable
J Life Foundation Limited	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15	Not Applicable
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6	Not Applicable
Concern for Grassroots Livelihood Alliance	Private Land	Mongkok	Mongkok	2	Not Applicable
Concern for Grassroots Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Man Hoo Court, Yau Ma Tei	1	Not Applicable

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved* (Million)</b>
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Sham Shui Po	1	Not Applicable
Hong Kong Housing Society and Hong Kong Council of Social Service	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation staff quarters at Tai Po Kau, Tai Po	196	Not Applicable
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen, Kowloon City	20	Not Applicable
Society for Community Organisation Limited	Government Land	Victoria Road Quarters	405 – 406 Victoria Road	11	Not Applicable

\*approved under the Funding Scheme

## (2) Conversion of non-residential buildings (Completed)

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved* (Million)</b>
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing - Lok Sin Tong Primary School	Lung Kong Road, Kowloon City (Ex-Lok Sin Tong Primary School)	51	Not Applicable

\*approved under the Funding Scheme

**(3) Newly-built projects (Completed)**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved* (Million)</b>
The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	Private Land	Nam Cheong 220	Nam Cheong Street, Sham Shui Po	89	Not Applicable
The Lok Sin Tong Benevolent Society Kowloon	Government Land	Sung Wong Toi Road, To Kwa Wan	Junction of Sung Wong Toi Road and To Kwa Wan	110	Not Applicable
Society for Community Organisation Limited	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Not Applicable
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James' Concourse	1A Yen Chow Street, Sham Shui Po	205	Not Applicable

\*approved under the Funding Scheme

**(4) Hotel and Guesthouse as Transitional Housing (In operation)**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Funding Approved*</b>
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Lok Sin Tong Social Housing Scheme	To Kwa Wan	161	Not Applicable
Society for Community Organisation Limited	Private Land	-	Yau Tsim Mong District	80	Not Applicable
The Lutheran Church – Hong Kong Synod Limited	Private Land	The Concordia	Kwun Tong	30	Not Applicable
St. James Settlement	Private Land	James' Residence	Sham Shui Po, Yau Tsim Mong District, Wan Chai and North Point	160	Not Applicable
Ling Nam Medicines Charitable Foundation Limited	Private Land	-	Yau Tsim Mong District	100	Not Applicable
The Lutheran Church – Hong Kong Synod Limited	Private Land	The Concordia II	Sham Shui Po	45	Not Applicable
Ling Nam Medicines Charitable Foundation Limited	Private Land	-	Yau Tsim Mong District	106	Not Applicable
The Lutheran Church – Hong Kong Synod Limited	Private Land	The Concordia III	Sham Shui Po	48	Not Applicable

\*approved under the Funding Scheme

### (5) Projects under Construction

Operating Organisation	Land Owner (Private/Government)	Project Name	Project Location	Estimated No. of Units	Funding Approved* (Million)	Estimated Completion Date
Pok Oi Hospital	Private Land and Government Land	Yuen Long, Kam Tin, Kong Ha Wai	Yuen Long, Kam Tin, Kong Ha Wai	1 998	1,098.9	Phase 1: Quarter 1 of 2022  Phase 2: Quarter 3 of 2022
Hong Kong Sheng Kung Hui Welfare Council Limited	Private Land	Tung Tau, Yuen Long  (United Court)	Tung Tau, Yuen Long	1 800	990	Completion : Quarter 1 of 2022
The Lok Sin Tong Benevolent Society Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	71.93	Completion : Quarter 1 of 2022
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.886	Completion : Quarter 2 of 2022
Centre Stage Squarer Limited	Private Land	North Street, Hau Wo Street, Kennedy Town  (vacant residential unit)	29-31, North Street and 39-45, Hau Wo Street, Kennedy Town	16	3.2	Completion : Quarter 1 of 2022
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha)  (the first batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.6	Completion : From Quarter 1 of 2022
St. James Settlement	Government Land	James' Garden	Junction of Chatham Road North and Hok Yuen Road, Kowloon	31	16.15	Completion : Quarter 2 of 2022
The Salvation Army	Hong Kong Housing Authority	Former The Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	61.63	Completion : Quarter 3 of 2022

\*approved under the Funding Scheme

**(6) Projects with Advance Work Activated**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
Yan Chai Hospital Board	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	64.9	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Christian Family Service Centre	Government Land	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	340	187	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Pok Oi Hospital	Government Land	Ping Che Road, Ta Ku Ling	Ping Che Road, Ta Ku Ling (Former Sing Ping School)	596	336.74	Commencement : Quarter 3 of 2022 Completion : Quarter 4 of 2023
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak (Lot 1B2)	Muk On Street, Kai Tak (Lot 1B2)	478	262.9	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Lutheran Church – Hong Kong Synod Limited	Private Land and Government Land	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510	288.15	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Evangelical Lutheran Church of Hong Kong	Private Land	Ngau Tam Mei North, Yuen Long (San Tam Road)	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 076	607.94	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023



<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
New Territories Association of Societies (Community Services) Foundation	Private Land	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	682.52	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
Yan Oi Tong Limited	Government Land	Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	404	222.2	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Light Be	Private Land	Light Village	Tsui Sing Road, Ping Shan	100	Not yet approved	Commencement : Quarter 1 of 2022 Completion : Quarter 1 of 2023
Christian Family Service Centre	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street	244	134.2	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Christian Family Service Centre	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	258	141.9	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
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	79.35	Commencement : Quarter 1 of 2023 Completion : Quarter 1 of 2024
Society for Community Organisation Limited	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	96	52.8	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
Society for Community Organisation Limited	Government Land	Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	200	109.97	Commencement : Quarter 1 of 2022 Completion : Quarter 4 of 2022
Christian Family Service Centre	Government Land	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	71.1	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Aberdeen Kai-fong Welfare Association Limited	Government Land	Carmel Road, Stanley	No.5 Carmel Road, Stanley	40	22	Commencement : Quarter 2 of 2022 Completion : Quarter 1 of 2023
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha) (the second batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.4	Commencement : 2022-2023 Completion : From Quarter 1 of 2023
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Wong Yue Tan , Shuen Wan, Tai Po	Various Lots in Demarcation District No. 26 (Wong Yue Tan , Shuen Wan, Tai Po)	1 236	679.8	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Lutheran Church – Hong Kong Synod Limited	Government Land	Tsat Sing Kong, Kam Tin, Pat Heung, Yuen Long	Near Tsat Sing Kong Chuen, Kam Tai Road, Pat Heung, Yuen Long	900	495	Commencement : Quarter 1 of 2022 Completion : Quarter 1 of 2023

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
New Territories Association of Societies (Community Services) Foundation	Private Land and Government Land	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long (Tung Wui Road / Kam Wui Road)	1 020	576.3	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Food For Good Limited	Government Land	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Sik Sik Yuen	Government Land	Wong Tai Sin Road	Government Land at Wong Tai Sin Road	231	123.75	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Tung Wah Group of Hospitals	Government Land	Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	411	232.2	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Lok Kwan Social Services	Private Land	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central  (vacant residential unit)	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	17.2	Commencement : Quarter 2-3 of 2022 Completion : Quarter 3-4 of 2022
Food For Good Limited	Government Land	Muk On Street, Kai Tak (Lot 1B3)	Muk On Street, Kai Tak (Lot 1B3)	700	385	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
Hong Kong Youth Affairs Development Foundation	Government Land	Tai Shu Ha Road West, Yuen Long (Former Wing On School)	Tai Shu Ha Road West, Yuen Long	194	Not yet approved	Commencement : Quarter 1 of 2023 Completion : Quarter 1 of 2024
The Society of Rehabilitation and Crime Prevention, Hong Kong	Government Land	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	280	3.006 (Partial amount)	Commencement : Quarter 4 of 2022 Completion : Quarter 1 of 2024
Pumen Foundation Limited	Private Land	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	85	48.025	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James' Concourse (extension works)	1A Yen Chow Street, Sham Shui Po	76	41.8	Commencement : Quarter 1 of 2022 Completion : Quarter 4 of 2022

\*approved under the Funding Scheme

**(7) Projects under In-depth Study**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Funding Approved* (Million)</b>	<b>Estimated Commencement / Completion Date</b>
To be confirmed	Private Land	Tsoi Yuen Tsuen (South), Wang Toi Shan	Tsoi Yuen Tsuen (South), Wang Toi Shan	600	Not yet approved	To be confirmed
To be confirmed	Private Land	Caroline Hill Road, Leighton Hill, Causeway Bay	Caroline Hill Road, Leighton Hill, Causeway Bay	26	Not yet approved	To be confirmed
To be confirmed	Government Land	Former Pak Tin Catholic Primary School	Former Pak Tin Catholic Primary School	80	Not yet approved	To be confirmed

\*approved under the Funding Scheme

## Rent in Completed Projects (As at March 2022)

Operating Organisation	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units	Average Monthly Rent (\$)
Baptist Oi Kwan Social Service	Private Land	Lai Chi Kok Road, Tai Ko Tsui	Lai Chi Kok Road, Tai Kwok Tsui	9	2,579
St. James' Settlement	Private Land	James' Court, Soy Street, Mongkok	Soy Street, Mongkok	49	2,500
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6	1,885
Yan Oi Tong Limited	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11	3,374
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53	3,422
Aberdeen Kai-fong Welfare Association Limited	Private Land	Best Neighbour·Walk Together	World Fair Court, Wah Fu Road	16	4,212
Hong Kong Sheng Kung Hui Welfare Council Limited	Private Land	Good Homes	To Kwa Wan Road	60	3,365
J Life Foundation Limited	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15	5,369
Society for Community Organisation Limited	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25	3,938
Society for Community Organisation Limited	Private Land	Friend Home at Tai Kok Tsui	Tai Kok Tsui	24	2,171
J Life Foundation Limited	Private Land	Tai Nam Street, Sham Shui Po	Tai Nam Street, Sham Shui Po	1	5,250
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Sham Shui Po	1	1,900

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Average Monthly Rent (\$)</b>
Concern for Grassroots Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Man Hoo Court, Yau Ma Tei	1	5,162
Concern for Grassroots Livelihood Alliance	Private Land	Mongkok	Mongkok	2	3,733
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Ka Lok Street, Kwun Tong	Yee Cheong Building, Kwun Tong	1	3,919
J Life Foundation Limited	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1	5,150
Society for Community Organisation Limited	Private Land	Community Home for All	Electric Road, Tin Hau	5	4,158
Society for Community Organisation Limited	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47	2,473
St. James' Settlement	Private Land	Co-Living at James' House, Soy Street, Mong Kok	Soy Street, Mongkok	14	3,035
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing at Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan and Liberty Avenue, Homantin	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Homantin	88	3,831
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30	1,732
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270	1,224

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>	<b>Average Monthly Rent (\$)</b>
Hong Kong Housing Society and Hong Kong Council of Social Service	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation staff quarter at Tai Po Kau, Tai Po	196	3,156
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen, Kowloon City	20	1,678
Light Be	Private Land	Light Home	Scattered in different districts	76	4,000
Light Be	Government Land	Light Housing	Sham Tseng	44	4,500
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing – Lok Sin Tong Primary School	Lung Kong Road, Kowloon City (Ex-Lok Sin Tong Primary School)	51	3,687
The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	Private Land	Nam Cheong 220	Nam Cheong Street, Sham Shui Po	89	2,912
The Lok Sin Tong Benevolent Society Kowloon	Government Land	Sung Wong Toi Road, To Kwa Wan	Junction of Sung Wong Toi Road and To Kwa Wan	110	3,199
Society for Community Organisation Limited	Government Land	Victoria Road Quarters	405 – 406 Victoria Road	11	2,420
Society for Community Organisation Limited	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	3,780
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James’ Concourse	1A Yen Chow Street, Sham Shui Po	205	3,483



**“Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing Subsidised Project”**

**8 Approved Projects (As at March 2022)**

Operating Organisation	Project Location	Number of Rooms	Application Schedule	Subsidized Funding (\$ million)	Occupation Rate for Rented Units	Accumulated Beneficiaries	Tenancy Period	Monthly Rent (\$)
The Lok Sin Tong Benevolent Society Kowloon	B Hotel 188 Pau Chung Street, To Kwa Wan, Kowloon	161	15/6/2021 - 23/7/2021	21.3	94%	244	2 years	About 3,970 to 4,370
Society for Community Organisation Limited	13 guesthouses in Yau Tsim Mong District, Kowloon	80	15/6/2021 - 30/7/2021	8.26	96%	102	2 years	About 2,515 to 4,440
Ling Nam Medicines Charitable Foundation Limited	17 guesthouses in Yau Tsim Mong District, Kowloon	100	31/8/2021 until full occupancy	10.32	84%	90	2 years	About 2,500 to 4,200
The Lutheran Church – Hong Kong Synod Limited	IW Hotel 5/F – 9/F, 101 Wai Yip Street, Kwun Tong, Kowloon	30	3/1/2022 until full occupancy	3.744	100%	38	2 years	About 3,900 to 4,810
St. James' Settlement	Several hotels and guesthouses in Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	160	17/11/2021 until full occupancy	19.538	83%	34	2 years	About 2,515 to 5,330
The Lutheran Church – Hong Kong Synod Limited	5 guesthouses in Sham Shui Po	45	12/1/2022 until full occupancy	8.91	64%	40	3 years	About 2,940 to 4,500

<b>Operating Organisation</b>	<b>Project Location</b>	<b>Number of Rooms</b>	<b>Application Schedule</b>	<b>Subsidized Funding (\$ million)</b>	<b>Occupation Rate for Rented Units</b>	<b>Accumulated Beneficiaries</b>	<b>Tenancy Period</b>	<b>Monthly Rent (\$)</b>
Ling Nam Medicines Charitable Foundation Limited	19 guesthouses in Yau Tsim Mong District, Kowloon	106	15/2/2022 until full occupancy	10.685	13%	10	2 years	About 2,500 to 4,200
The Lutheran Church – Hong Kong Synod Limited	A hotel in Sham Shui Po	48	14/3/2022 until full occupancy	9.159	To be confirmed	To be confirmed	3 years	About 3,700 to 4,250

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)004**

**(Question Serial No. 0585)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Financial Secretary stated in the Budget that the Government has identified some 350 hectares of land for the provision of 330 000 public housing units to meet the demand for 301 000 public housing units in the coming 10 years. However, it is expected that one third of the units will be completed in the first five-year period, whereas the remaining two-thirds, representing a larger portion, are scheduled for completion in the following 5 years. Please advise this Committee of the following:

1. The years of completion, locations, project names, the estimated numbers of units completed and the estimated total numbers of units completed in different districts in respect of the production of all public rental housing (PRH), Green Form Subsidised Home Ownership Scheme and other subsidised sale units under the Housing Authority (HA) and the Hong Kong Housing Society in tabular form by year according to the five-year plan.
2. Will further provision of units under Starter Homes projects be planned for the coming 1 to 5 years? Please provide the details by location, project name, year of completion and the number of units.
3. As at end of December 2021, the average waiting time of General Applicant (GA) households for PRH is 6 years, and the numbers of applications from general applicants and non-elderly one-person applicants have reached 152 000 and 96 500 respectively. Last year, the Government launched the Cash Allowance Trial Scheme, under which cash allowance will be provided to GA households who have been waiting for PRH for more than 3 years. Please provide the latest number of applications, and the number of households who are receiving the allowance. Please also set out the number of beneficiary households, their districts and expenditure on allowances with a breakdown by waiting time, i.e. 3 years, 4 years, and 5 years or more.
4. Since the Cash Allowance Scheme does not cover those who have been waiting for PRH for less than 3 years and the non-elderly one-person applicants, will the

Government consider other schemes like relaunching the “One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving CSSA” (i.e. commonly known as “subsidy for the N have-nots”)? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 2)

Reply:

1. As announced in the 2021 Policy Address and the Long Term Housing Strategy Annual Progress Report 2021, the Government has identified about 350 hectares of land required for providing about 330 000 public housing units in the coming ten-year period from 2022-23 to 2031-32, which can meet the estimated public housing demand of 301 000 units.

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)<sup>1</sup> and the Hong Kong Housing Society (HKHS)<sup>2</sup>. Of the 330 000 public housing units mentioned above, more than 100 000 units are scheduled for completion in the first five-year period (i.e. from 2022-23 to 2026-27). According to the forecasts as at December 2021, the estimated number of units and location of the projects to be completed by HA and HKHS between 2022-23 and 2025-26 are listed at **Annex 1**. There are about 24 400 units anticipated to be completed in 2026-27 and they are at the final stage of land production. However, there remains some uncertainties on the anticipated site handover dates and completion dates. Relevant information of these projects will be included in the rolling five-year production programme to be announced in the second quarter of 2022, and the provisional estimation is at **Annex 2**.

2. Following the first Starter Homes for Hong Kong Residents (SH) pilot project eResidence which provided 493 units, the Government is taking forward three other SH projects which will provide over 3 000 SH units in total. The three SH projects include a redevelopment project by the Urban Renewal Authority (URA) adjacent to eResidence, which is expected to provide about 260 SH units for sale in 2023-24; a private residential site at Anderson Road successfully tendered, which is expected to provide no less than 1 000 SH units with expected completion on or before 31 March 2026; and the redevelopment of Tai Hang Sai Estate (THSE) jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and URA, which is expected to provide about 2 000 SH units. It is estimated that the THSE project will take about 5 to 6 years to complete after the residents have moved out.

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1 As a financially autonomous public body, HA funds its public housing programmes with its own resources.

2 As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

3&4. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021. As at end of February 2022, the Housing Department (HD) has received a total of about 73 400 applications under the Scheme and has disbursed cash allowances to about 69 800 eligible PRH General Applicant households.

The breakdown of the number of beneficiary households under the Scheme by PRH waiting time and the amount of cash allowance disbursed is set out below —

<b>PRH waiting time</b>	<b>Number of beneficiary households</b>	<b>Amount of cash allowance disbursed</b>
3 years	13 200	\$240 million
4 years	15 100	\$260 million
5 years or above	41 500	\$660 million
Total	69 800	\$1,160 million

Remarks

The numbers of beneficiary households are rounded to the nearest hundred.

HD has not compiled data on the breakdown of beneficiary households under the Scheme by district.

The Scheme runs for 3 years and the Government will conduct a review in due course, including eligibility criteria for the Scheme.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA) and the  
Hong Kong Housing Society (HKHS)  
(from 2022-23 to 2025-26)  
(Based on the Forecast as at December 2021)**

**(A) HA's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH)**

<b>Estimated Year of Completion/ District</b>	<b>Sub-district (District Council)</b>	<b>Project Title</b>	<b>Estimated Flat Number</b>	<b>Estimated Flat Number By Sub-district (District Council)</b>
<b>Estimated Project Completion in 2022-23</b>				
Extended Urban	Kwai Tsing	Tsing Hung Road#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 800	6 800
	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	900	900
			<b>Sub-total</b>	<b>11 300</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2#	2 100	2 100
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 100	5 200	5 200
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			<b>Sub-total</b>	<b>12 300</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Lei Yue Mun Phase 4#	2 000	2 000
Extended Urban	Islands	Tung Chung Area 99	4 800	4 800
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4#	800	800
			<b>Sub-total</b>	<b>10 200</b>

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kwun Tong	Hiu Ming Street	1 100	5 200
		Wang Chiu Road Phase 1	2 700	
		Wang Chiu Road Phase 2	1 500	
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Sha Tin	Hang Tai Road Phase 2#	1 900	1 900
New Territories	North	Sheung Shui Areas 4 & 30 Site 1 Phase 1	1 500	2 900
		Sheung Shui Areas 4 & 30 Site 2 Phase 2	1 400	
			<b>Sub-total</b>	<b>12 600</b>

#### **Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.

**(B) HA's Other Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600
		On Muk Street Phase 1	500	
			<b>Sub-total</b>	<b>3 600</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Eastern	Java Road	200	200
Extended Urban	Sai Kung	Chiu Shun Road	600	600
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kowloon City	Kai Tak Site 2B2	1 800	4 400
		Kai Tak Site 2B6	2 000	
		Ko Shan Road	500	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	4 800
		Anderson Road Quarry Site R2-5	1 100	
		Anderson Road Quarry Site R2-7	400	
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
			<b>Sub-total</b>	<b>9 700</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Site 2B5	1 700	1 700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-6	1 000	1 000
	Islands	Tung Chung Area 109	1 300	1 300
New Territories	Yuen Long	Long Bin Phase 1	3 100	3 100
			<b>Sub-total</b>	<b>7 100</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.



**(C) HKHS's Public Rental Housing (PRH)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
<b>Estimated Project Completion in 2023-24</b>				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Ting On Street	400	1 000
	Southern	Shek Pai Wan Road	600	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			<b>Sub-total</b>	<b>1 300</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	1 500	1 500
			<b>Sub-total</b>	<b>1 500</b>

**Remarks**

- Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  - The figures are subject to amendments at the detailed design stage.
- \* Senior Citizen Residences Scheme Project.

**(D) HKHS's Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2023-24</b>				
New Territories	North	Pak Wo Road	700	700
			<b>Sub-total</b>	<b>700</b>
<b>Estimated Project Completion in 2024-25</b>				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			<b>Sub-total</b>	<b>2 100</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	700	700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-4	1 000	1 000
New Territories	North	Jockey Club Road	600	1 600
	Yuen Long	Hung Shui Kiu New Development Phase II	1 000	
			<b>Sub-total</b>	<b>3 300</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

**Public Housing Projects estimated to be completed in 2026-27  
by the Hong Kong Housing Authority and the Hong Kong Housing Society**

<b>Projects<sup>#</sup></b>	<b>Number of flats <sup>#</sup> (About)</b>
1 Project from Tung Chung New Town Extension	1 800
3 Projects from Kwu Tung North/Fanling North NDA	10 400
8 Projects from areas with housing development potential in the short- to medium-term (e.g. Tai Wo Hau Road, Kam Sheung Road, etc.)	7 800
3 Projects at Kai Tak Development	4 400
<b>Total</b>	<b>24 400</b>

#The above information is provisional for the time being and may be subject to change.

- End-

**CONTROLLING OFFICER'S REPLY**

**THB(H)005**

**(Question Serial No. 0223)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In the Budget, it is stated in paragraph 144 that “The current-term Government adopts a multi-pronged strategy to actively expedite land supply for housing. There has been a steady land supply for private housing development over the past five years, involving around 86 000 units. It is estimated that the overall land supply in 2021-22 can provide about 20 000 units, around 7 000 more than the supply target.” and in paragraph 153 that “The Government has identified some 350 hectares of land for the provision of about 330 000 public housing units to meet the demand for about 301 000 public housing units in the coming 10 years. Of these 330 000 units, about one-third are scheduled for completion in the first five-year period with the remaining in the second five-year period.” In this connection, will the Government advise this Committee:

1. of the number of units to be provided by the Government in the sites for public housing in the next 5 years, including public rental housing, Green Form Subsidised Home Ownership Scheme and subsidised sale units, and their specific locations;
2. of the numbers and locations of the units to be provided by the Hong Kong Housing Authority and the Hong Kong Housing Society;
3. of the number and locations of the “Starter Homes”, i.e. flats under the “Starter Homes” Scheme for Hong Kong Residents, which can be provided in the next 5 years; and
4. whether the abovementioned numbers relating to land and housing supply have any relevance to the Northern Metropolis and Lantau Tomorrow plan mentioned in paragraphs 120 to 123 of the Budget?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 10)

Reply:

- 1&2. As announced in the 2021 Policy Address and the Long Term Housing Strategy Annual Progress Report 2021, the Government has identified about 350 hectares of land required for providing about 330 000 public housing units in the coming ten-year period from 2022-23 to 2031-32, which can meet the estimated public housing demand of 301 000 units.

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)<sup>1</sup> and the Hong Kong Housing Society (HKHS)<sup>2</sup>. Of the 330 000 public housing units mentioned above, more than 100 000 units are scheduled for completion in the first five-year period (i.e. from 2022-23 to 2026-27). According to the forecasts as at December 2021, the estimated number of units and location of the projects to be completed by HA and HKHS between 2022-23 and 2025-26 are listed at **Annex 1**. There are about 24 400 units anticipated to be completed in 2026-27 and they are at the final stage of land production. However, there remains some uncertainties on the anticipated site handover dates and completion dates. Relevant information of these projects will be included in the rolling five-year production programme to be announced in the second quarter of 2022, and the provisional estimation is at **Annex 2**.

3. Following the first Starter Homes for Hong Kong Residents (SH) pilot project eResidence which provided 493 units, the Government is taking forward 3 other SH projects which will provide over 3 000 SH units in total. The 3 SH projects include a redevelopment project by the Urban Renewal Authority (URA) adjacent to eResidence, which is expected to provide about 260 SH units for sale in 2023-24; a private residential site at Anderson Road successfully tendered, which is expected to provide no less than 1 000 SH units with expected completion on or before 31 March 2026; and the redevelopment of Tai Hang Sai Estate (THSE) jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and URA, which is expected to provide about 2 000 SH units. It is estimated that the THSE project will take about 5 to 6 years to complete after the residents have moved out.
4. The first batch of public housing from the Kau Yi Chau Artificial Islands is anticipated for completion in 2034. For the Northern Metropolis, which covers the North and Yuen Long Districts, there are some public housing projects already being taken forward, and the relevant projects to be completed from 2022-23 to 2026-27 are included in the above mentioned **Annexes**. We will continue to include the relevant projects under the rolling five-year period production programme as appropriate.

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1 As a financially autonomous public body, HA funds its public housing programmes with its own resources.

2 As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA) and the  
Hong Kong Housing Society (HKHS)  
(from 2022-23 to 2025-26)  
(Based on the Forecast as at December 2021)**

**(A) HA's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH)**

<b>Estimated Year of Completion/ District</b>	<b>Sub-district (District Council)</b>	<b>Project Title</b>	<b>Estimated Flat Number</b>	<b>Estimated Flat Number By Sub-district (District Council)</b>
<b>Estimated Project Completion in 2022-23</b>				
Extended Urban	Kwai Tsing	Tsing Hung Road#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 800	6 800
	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	900	900
			<b>Sub-total</b>	<b>11 300</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2#	2 100	2 100
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 100	5 200	5 200
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			<b>Sub-total</b>	<b>12 300</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Lei Yue Mun Phase 4#	2 000	2 000
Extended Urban	Islands	Tung Chung Area 99	4 800	4 800
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4#	800	800
			<b>Sub-total</b>	<b>10 200</b>

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kwun Tong	Hiu Ming Street	1 100	5 200
		Wang Chiu Road Phase 1	2 700	
		Wang Chiu Road Phase 2	1 500	
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Sha Tin	Hang Tai Road Phase 2#	1 900	1 900
New Territories	North	Sheung Shui Areas 4 & 30 Site 1 Phase 1	1 500	2 900
		Sheung Shui Areas 4 & 30 Site 2 Phase 2	1 400	
			<b>Sub-total</b>	<b>12 600</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.

**(B) HA's Other Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600
		On Muk Street Phase 1	500	
			<b>Sub-total</b>	<b>3 600</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Eastern	Java Road	200	200
Extended Urban	Sai Kung	Chiu Shun Road	600	600
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kowloon City	Kai Tak Site 2B2	1 800	4 400
		Kai Tak Site 2B6	2 000	
		Ko Shan Road	500	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	4 800
		Anderson Road Quarry Site R2-5	1 100	
		Anderson Road Quarry Site R2-7	400	
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
			<b>Sub-total</b>	<b>9 700</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Site 2B5	1 700	1 700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-6	1 000	1 000
	Islands	Tung Chung Area 109	1 300	1 300
New Territories	Yuen Long	Long Bin Phase 1	3 100	3 100
			<b>Sub-total</b>	<b>7 100</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.



**(C) HKHS's Public Rental Housing (PRH)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
<b>Estimated Project Completion in 2023-24</b>				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Ting On Street	400	1 000
	Southern	Shek Pai Wan Road	600	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			<b>Sub-total</b>	<b>1 300</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	1 500	1 500
			<b>Sub-total</b>	<b>1 500</b>

**Remarks**

- Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  - The figures are subject to amendments at the detailed design stage.
- \* Senior Citizen Residences Scheme Project.

**(D) HKHS's Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2023-24</b>				
New Territories	North	Pak Wo Road	700	700
			<b>Sub-total</b>	<b>700</b>
<b>Estimated Project Completion in 2024-25</b>				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			<b>Sub-total</b>	<b>2 100</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	700	700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-4	1 000	1 000
New Territories	North	Jockey Club Road	600	1 600
	Yuen Long	Hung Shui Kiu New Development Phase II	1 000	
			<b>Sub-total</b>	<b>3 300</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

**Public Housing Projects estimated to be completed in 2026-27  
by the Hong Kong Housing Authority and the Hong Kong Housing Society**

<b>Projects<sup>#</sup></b>	<b>Number of flats <sup>#</sup> (About)</b>
1 Project from Tung Chung New Town Extension	1 800
3 Projects from Kwu Tung North/Fanling North NDA	10 400
8 Projects from areas with housing development potential in the short- to medium-term (e.g. Tai Wo Hau Road, Kam Sheung Road, etc.)	7 800
3 Projects at Kai Tak Development	4 400
<b>Total</b>	<b>24 400</b>

#The above information is provisional for the time being and may be subject to change.

- End-

**CONTROLLING OFFICER'S REPLY**

**THB(H)006**

**(Question Serial No. 0612)**

Head: (62) Housing Department  
Subhead (No. & title): (-) Not Specified  
Programme: (-) Not Specified  
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)  
Director of Bureau: Secretary for Transport and Housing

Question:

As stated in paragraph 156 of the Budget, the Mortgage Insurance Programme as well as the capped value of a property eligible for a mortgage loan of a cover of 90 per cent loan-to-value ratio for first-time home buyers will be amended. I welcome these amendments.

In recent months, an innovative “progressive payment mortgage” (“PPM”) plan has emerged in the private market, with the aim of assisting the sandwich class whose income exceeds the limit for public rental housing application but who cannot afford private housing. By providing people with flexible mortgage and repayment methods, PPM substantially reduces home-buying families’ financial burden and helps them achieve home ownership. Will the Government allocate resources to promote this type of mortgage plan and introduce this innovative mortgage method so as to offer a more flexible home ownership model for sandwich-class families?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 6)

Reply:

Enriching the home ownership ladder with a view to helping families buy their own homes is one of the major elements of the current-term Government's housing policies, and the Hong Kong Housing Authority (HA) has all along been supporting and collaborating with the Government to implement various housing policies and measures. The relevant work is supported by the internal resources of HA as a financially autonomous public body and does not involve government expenditure.

Currently, HA has entered into Deeds of Guarantee (DoGs) with certain banks and financial institutions, providing mortgage guarantee for the Home Ownership Scheme (HOS) and Green Form Subsidised Home Ownership Scheme (GSH) flats which it puts up for sale. Under the DoGs, HA has been providing these banks and financial institutions with a mortgage guarantee period as long as 30 years counting from the date of first assignment. Furthermore, when buyers of HOS and GSH flats apply for mortgages, White Form buyers

are only required to make a down payment equivalent to 10 per cent of the flat price; while Green Form buyers are only required to make a 5 per cent down payment. Such arrangement greatly alleviates the financial burden of first-time home buyers.

The progressive payment mortgage (PPM) is proposed by a social enterprise for a development project under its purview. We understand that the social enterprise proposes that when a flat under its development project is sold, the buyer is only required to draw down mortgage loans, make down payment, and repay the mortgage for half of the flat price. As for the remaining half, the buyer may draw down the mortgage loans and make the relevant repayment by phase within 10 years since the purchase. The objective and idea of this proposal is to alleviate home owners' mortgage repayment burden at the early stage of home ownership through progressive mortgage repayment. After purchasing the flats, as the family income increases, the buyers can gradually draw down more mortgage loans and increase the monthly repayment progressively. In other words, at the early stage of home ownership, the monthly mortgage repayment amount will be less than that under the mortgage plan which is widely adopted currently where monthly repayment amount is fixed; while at the later stage of the repayment period, home owners' mortgage burden, including the monthly repayment amount and interest, will increase gradually. When the social enterprise concerned formally launches its proposed PPM, purchasers may choose mortgage plans of banks and financial institutions taking into consideration their individual circumstances, such as family income, future family planning, etc.

HA has always been open to any suggestions that can help low- to middle-income families achieve home ownership. PPM provides an additional option for home owners, allowing them to choose a mortgage plan based on their individual needs. On the other hand, HA also needs to consider how PPM may affect its finance and cash flow as a result of the delayed receipt of part of its flat sale proceeds, the legal issues pertaining to the title of the properties, and how to deal with the situations where owners have financial difficulties during the repayment period, etc. We will keep in view the implementation details of the proposal closely, and liaise with the relevant stakeholders, including banks, financial institutions, and financial regulatory bodies, so as to explore the feasibility for HA to adopt the proposal.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)007**

**(Question Serial No. 0439)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of support services, what is the total number of families that have been accommodated in transitional housing so far? What is the number of households currently waiting for admission to transitional housing? Can the transitional housing units under planning meet the demand of all those families waiting for accommodation in transitional housing? Are there any criteria governing the priorities for allocating transitional housing units?

Regarding the Cash Allowance Trial Scheme, how many people have received such an allowance in the past year?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 8)

Reply:

As at March 2022, there were over 2 300 transitional housing units in operation and the accumulated number of beneficiary families is over 2 100\*. We have established a dedicated webpage on the Transport and Housing Bureau's website to provide monthly updates on the information of transitional housing, including the number of completed units, accumulated number of beneficiary families, accumulated number of beneficiaries, etc. For details, please refer to:

<https://www.thb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>.

In view of the short-term nature and the different circumstances of each transitional housing project, the service objectives and target groups, specific details and nature of services provided by the NGO of each project will be different. In general, the allocation criteria of a project require the target groups to meet the following conditions: (i) having waited for the Public Rental Housing (PRH) for 3 years or more; or (ii) living in poor housing conditions and have urgent housing needs. However, the NGOs can determine the details of the application criteria of a project based on their service plan and flexibly allow not more than

20% of the units for other categories of applicants. For the above reasons, we do not have statistics on the number of households currently waiting for admission to transitional housing.

The Government launched the Cash Allowance Trial Scheme in late June 2021. As at end of February 2022, we had disbursed cash allowance to around 69 800 eligible PRH General Applicant households, benefitting about 188 400 people.

\* For tenants of individual projects allocated with public rental housing or moved out for personal reasons during their stay, the vacant units will be reallocated to needy families. In addition, large families may be allocated with more than one unit according to the size of the units of the project. Therefore, the actual number of beneficiaries may be different from the number of units.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)008**

**(Question Serial No. 0698)**

Head: (62) Housing Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (5) Support Services  
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)  
Director of Bureau: Secretary for Transport and Housing

Question:

The Financial Secretary stated that the Government has already identified sufficient land for the provision of more than 17 000 transitional housing units. Currently, about 2 300 units are already in operation. In addition, about 4 200 units are under construction and are expected for completion this year. It is also expected that another approximately 11 000 units will be completed for operation by the end of next year. With regard to transitional housing projects, will the Government inform this Committee:

1. of the current progress of the transitional housing under construction, the approximate numbers of units to be provided and families to be benefited;
2. of the respective numbers of 1-2 person units and 3-6 person units among the production target of over 17 000 units;
3. of the land status, location and size for each of the sites involved in the 17 000 units;
4. of the number of vacant sites currently suitable for transitional housing development and the details of their locations; and
5. of whether the Government will consider providing credit guarantees for non- governmental organisations to get financing for their transitional housing projects?

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 6)

Reply:

1. As at March 2022, about 4 300 transitional housing units are under construction. The progress is generally satisfactory and these units are scheduled to complete for operation in 2022. In general, the number of beneficiary families is more or less similar to the final number of units completed. For tenants of individual projects



allocated with public rental housing or moved out for personal reasons during their stay, the vacant units will be reallocated to needy families. In addition, large families may be allocated with more than one unit taking into account the size of the units of the project. Hence, the actual number of beneficiary families may be different from the number of units. The Task Force on Transitional Housing (Task Force) under the Transport and Housing Bureau (THB) will publish on THB's website the completed projects in a timely manner. For details, please refer to:

<https://www.thb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>

2. The unit types of transitional housing are provided by the project proponent having taken into account various factors, including the local needs as well as the area and limitation of the project, etc. The unit types generally vary from 1-2 persons per unit to 5-6 persons per unit. The unit types and number of newly-built transitional housing projects completed and under construction respectively are tabulated below:

Project	Unit Type and Number
Completed newly-built projects	1-2 person unit: 501 3-6 person unit: 35 Accessible units : 8
Newly-built projects under construction	1-2 person unit: estimated to be about 2 474 3-6 person unit: estimated to be about 1 830 Accessible units : estimated to be about 11

The unit types and number of other projects with advance work activated and under in-depth study are yet to be confirmed.

- 3&4. As at March 2022, the Task Force has identified land for the provision of over 18 000 transitional housing units. Relevant site details and location are at **Annex**.
5. The funds provided under the Funding Scheme cover the administration fee, consultancy fee and construction cost, etc. of the projects. Hence, it is not necessary for the Government to provide credit guarantees to Non- governmental Organisations to obtain financing for their transitional housing projects.

**(2) Projects in Existing Residential Buildings (Completed)**

<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
Light Be	Private Land	Light Home	Scattered in different districts	76
Light Be	Government Land	Light Housing	Sham Tseng	44
Society for Community Organisation Limited	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
Society for Community Organisation Limited	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47
Society for Community Organisation Limited	Private Land	Friend Home at Tai Kok Tsui	Tai Kok Tsui	24
Society for Community Organisation Limited	Private Land	Community Home for All	Electric Road, Tin Hau	5
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing at Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan and Liberty Avenue, Homantin	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	Co-Living at James' House, Soy Street, Mong Kok	Soy Street, Mongkok	14
Hong Kong Sheng Kung Hui	Private Land	Good Homes	To Kwa Wan Road	60

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
Welfare Council Limited				
The Aberdeen Kai-fong Welfare Association Limited	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	270
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate,	30
Yan Oi Tong Limited	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Ka Lok Street, Kwun Tong	Yee Cheong Building, Kwun Tong	1
J Life Foundation Limited	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
J Life Foundation Limited	Private Land	Tai Nam Street, Sham Shui Po	Tai Nam Street, Sham Shui Po	1
Baptist Oi Kwan Social Service	Private Land	Lai Chi Kok Road, Tai Ko Tsui	Lai Chi Kok Road, Tai Kwok Tsui	9
St. James' Settlement	Private Land	James' Court, Soy Street, Mongkok	Soy Street, Mongkok	49
J Life Foundation Limited	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6
Concern for Grassroots Livelihood Alliance	Private Land	Mongkok	Mongkok	2
Concern for Grassroots Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Man Hoo Court, Yau Ma Tei	1
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Sham Shui Po	1
Hong Kong Housing Society and Hong Kong Council of Social Service	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation staff quarters at Tai Po Kau, Tai Po	196
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen, Kowloon City	20
Society for Community Organisation Limited	Government Land	Victoria Road Quarters	405 – 406 Victoria Road	11

**(2) Conversion of non-residential buildings (Completed)**

<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
The Lok Sin Tong Benevolent Society Kowloon	Private Land	LST Housing - Lok Sin Tong Primary School	Lung Kong Road, Kowloon City (Ex-Lok Sin Tong Primary School)	51

### (3) Newly-built projects (Completed)

<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	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 Sung Wong Toi Road and To Kwa Wan	110
Society for Community Organisation Limited	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James' Concourse	1A Yen Chow Street, Sham Shui Po	205

**(4) Hotel and Guesthouse as Transitional Housing (In operation)**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>No. of Units</b>
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Lok Sin Tong Social Housing Scheme	To Kwa Wan	161
Society for Community Organisation Limited	Private Land	-	Yau Tsim Mong District	80
The Lutheran Church - Hong Kong Synod Limited	Private Land	The Concordia	Kwun Tong	30
St. James Settlement	Private Land	James' Residence	Sham Shui Po, Yau Tsim Mong District, Wan Chai and North Point	160
Ling Nam Medicines Charitable Foundation Limited	Private Land	-	Yau Tsim Mong District	100
The Lutheran Church - Hong Kong Synod Limited	Private Land	The Concordia II	Sham Shui Po	45
Ling Nam Medicines Charitable Foundation Limited	Private Land	-	Yau Tsim Mong District	106
The Lutheran Church – Hong Kong Synod Limited	Private Land	The Concordia III	Sham Shui Po	48

## (5) Projects under Construction

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Pok Oi Hospital	Private Land and Government Land	Yuen Long, Kam Tin, Kong Ha Wai	Yuen Long, Kam Tin, Kong Ha Wai	1 998	41 500
Hong Kong Sheng Kung Hui Welfare Council Limited	Private Land	Tung Tau, Yuen Long (United Court)	Tung Tau, Yuen Long	1 800	26 500
The Lok Sin Tong Benevolent Society Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	900
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	1 400
Centre Stage Squarer Limited	Private Land	North Street, Hau Wo Street, Kennedy Town (vacant residential unit)	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	400
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha) (the first batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	4 800
St. James Settlement	Government Land	James' Garden	Junction of Chatham Road North and Hok Yuen Road, Kowloon	31	2 000
The Salvation Army	Hong Kong Housing Authority	Former The Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	900

**(6) Projects with Advance Work Activated**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Yan Chai Hospital Board	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	3 300
Christian Family Service Centre	Government Land	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	340	6 300
Pok Oi Hospital	Government Land	Ping Che Road, Ta Ku Ling	Ping Che Road, Ta Ku Ling (Former Sing Ping School)	596	13 300
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak (Lot 1B2)	Muk On Street, Kai Tak (Lot 1B2)	478	6 500
The Lutheran Church – Hong Kong Synod Limited	Private Land and Government Land	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510	8 700
The Evangelical Lutheran Church of Hong Kong	Private Land	Ngau Tam Mei North, Yuen Long (San Tam Road)	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 076	21 700
New Territories Association of Societies (Community Services) Foundation	Private Land	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	23 900
Yan Oi Tong Limited	Government Land	Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	404	5 400



<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Light Be	Private Land	Light Village	Tsui Sing Road, Ping Shan	100	2 800
Christian Family Service Centre	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street	244	3 800
Christian Family Service Centre	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	258	3 800
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	2 200
Society for Community Organisation Limited	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	96	1 000
Society for Community Organisation Limited	Government Land	Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	200	4 700
Christian Family Service Centre	Government Land	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	1 300
Aberdeen Kai-fong Welfare Association Limited	Government Land	Carmel Road, Stanley	No.5 Carmel Road, Stanley	40	1 300
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha) (the second batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	4 800

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Wong Yue Tan , Shuen Wan, Tai Po	Various Lots in Demarcation District No. 26 (Wong Yue Tan , Shuen Wan, Tai Po)	1 236	14 500
The Lutheran Church – Hong Kong Synod Limited	Government Land	Tsat Sing Kong, Kam Tin, Pat Heung, Yuen Long	Near Tsat Sing Kong Chuen, Kam Tai Road, Pat Heung, Yuen Long	900	24 000
New Territories Association of Societies (Community Services) Foundation	Private Land and Government Land	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long ( Tung Wui Road / Kam Wui Road)	1 020	16 600
Food For Good Limited	Government Land	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	1 600
Sik Sik Yuen	Government Land	Wong Tai Sin Road	Government Land at Wong Tai Sin Road	231	3 800
Tung Wah Group of Hospitals	Government Land	Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	411	5 300
Lok Kwan Social Services	Private Land	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central (vacant residential unit)	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	2 900

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Food For Good Limited	Government Land	Muk On Street, Kai Tak (Lot 1B3)	Muk On Street, Kai Tak (Lot 1B3)	700	7 200
Hong Kong Youth Affairs Development Foundation	Government Land	Tai Shu Ha Road West, Yuen Long (Former Wing On School)	Tai Shu Ha Road West, Yuen Long	194	3 400
The Society of Rehabilitation and Crime Prevention, Hong Kong	Government Land	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	280	4 000
Pumen Foundation Limited	Private Land	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	85	1 700
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James' Concourse (extension works)	1A Yen Chow Street, Sham Shui Po	76	3 300

**(7) Projects under In-depth Study**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
To be confirmed	Private Land	Tsoi Yuen Tsuen (South), Wang Toi Shan	Tsoi Yuen Tsuen (South), Wang Toi Shan	600	16 700
To be confirmed	Private Land	Caroline Hill Road, Leighton Hill, Causeway Bay	Caroline Hill Road, Leighton Hill, Causeway Bay	26	1 300
To be confirmed	Government Land	Former Pak Tin Catholic Primary School	Former Pak Tin Catholic Primary School	80	650

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)009**

**(Question Serial No. 0764)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing  
(5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The housing needs of the grassroots citizens are imminent and the waiting time for public rental housing (PRH) is getting increasingly longer. The latest statistics show that the average waiting time of general applicants who were housed to PRH in the past 12 months was 6 years. More grassroots people have no choice but live in subdivided units (SDUs). In this connection, will the Government advise this Committee:

1. in tabular form, of the latest statistics on the numbers of SDUs and households involved, the average rent per square foot and the average rent of SDUs, and the median income of SDU households in each of the 18 districts; and
2. of whether, at this initial stage of transitional housing development and the Community Housing Movement, consideration will be given to duly relaxing the standards for rezoning industrial land, so as to facilitate conversion of vacant industrial buildings into transitional housing, thereby optimising the use of more idle land?

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 10)

Reply:

1. According to the estimate in the Long Term Housing Strategy Annual Progress Report 2021, which was based on the 2016 Population By-census (16BC) conducted by the Census and Statistics Department (C&SD) and subsequent trend data, around 102 700 households were living in sub-divided units (SDUs) in 2020. The Government has not compiled breakdowns of this estimate by District Council district on the number of SDUs, median household rent and median household income, etc.

The latest breakdowns of SDU statistics by District Council district was from 16BC conducted by C&SD. According to 16BC, the number of SDUs, the number of domestic households living in SDUs, their median monthly domestic household rent and median monthly domestic household income by District Council district in 2016 are set out at Annexes I to III. Regarding rent per floor area, since respondents living in SDUs in general could only provide the estimated range instead of the exact floor area of accommodation, there is a lack of sufficient accurate information to compile reliable statistics on rent per floor area. C&SD has collected information relating to SDUs in the 2021 Population Census and plans to publish the relevant statistics around the end of 2022.

2. The Town Planning Board announced in 2018 that transitional housing projects co-ordinated by the Task Force on Transitional Housing under the Transport and Housing Bureau which are situated in permanent buildings, 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 temporary use, which is always permitted under the Outline Zoning Plan if the projects are used as transitional housing for a period of 5 years or less. Moreover, to facilitate transitional housing proposals under the revitalisation scheme for industrial buildings reactivated in 2018, flexibility would be allowed in the application of planning, land lease, and building design requirements, including exemption of waiver fee for land lease related to the provision of transitional housing. In addition, the Finance Committee of the Legislative Council approved on 4 June 2021 to expand the scope of the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (NGOs) to cover rent payments for conversion or use of private premises (e.g. industrial buildings, hotels and guesthouses) as transitional housing. We trust that these measures can provide further support to NGOs, including taking forward transitional housing projects at viable vacant industrial buildings.

**Number of SDUs and number of domestic households living in SDUs by District Council district, 2016**

District Council district	No. of SDUs	No. of households living in SDUs
Eastern	8 389	8 373
Wanchai	4 887	4 869
Central and Western	3 918	3 902
Southern	**	**
Yau Tsim Mong	21 485	21 086
Sham Shui Po	15 449	15 279
Kowloon City	9 030	8 995
Kwun Tong	4 630	4 629
Wong Tai Sin	**	**
Tsuen Wan	6 574	6 517
Kwai Tsing	3 740	3 705
Tai Po	3 408	3 399
Yuen Long	3 374	3 328
North	3 257	3 229
Tuen Mun	**	**
Sha Tin	**	**
Islands	**	**
Sai Kung	**	**
Total	92 656	91 787

**Remarks**

The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

Median monthly domestic household rent of domestic households living in SDUs by District Council district, 2016

District Council district	Median monthly domestic household rent <sup>(1)(2)</sup> (HK\$)
Eastern	5,000
Wanchai	5,040
Central and Western	4,800
Southern	**
Yau Tsim Mong	4,500
Sham Shui Po	4,200
Kowloon City	4,500
Kwun Tong	4,300
Wong Tai Sin	**
Tsuen Wan	4,500
Kwai Tsing	4,200
Tai Po	4,200
Yuen Long	3,500
North	3,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	4,500

Remarks

- (1) Excluding households with zero rent.
- (2) In 16BC, the monthly domestic household rent refers to the amount paid by a domestic household renting the accommodation it occupied in June 2016.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.



**Median monthly domestic household income of domestic households living in SDUs  
by District Council district, 2016**

District Council district	Median monthly domestic household income <sup>(1)</sup> (HK\$)
Eastern	13,930
Wanchai	13,000
Central and Western	14,600
Southern	**
Yau Tsim Mong	13,050
Sham Shui Po	13,830
Kowloon City	13,500
Kwun Tong	13,950
Wong Tai Sin	**
Tsuen Wan	14,550
Kwai Tsing	12,750
Tai Po	11,700
Yuen Long	11,480
North	13,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	13,500

**Remarks**

(1) The monthly domestic household income refers to the income of a domestic household in June 2016.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)010**

**(Question Serial No. 0129)**

Head: (62) Housing Department  
Subhead (No. & title): (700) General non-recurrent  
Programme: (5) Support Services  
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)  
Director of Bureau: Secretary for Transport and Housing

Question:

In order to relieve the pressure of families living in unpleasant conditions and those waiting for public rental housing for a long time, the Government launched the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) in 2020. Please advise this Committee of:

- i) the number of approved projects under the Funding Scheme, the operating organisations, the number of housing units, the timetable for project completion and duration in each of the 18 districts;
- ii) the occupancy rates of the completed projects in each of the 18 districts;
- iii) the number and size of potential sites for transitional housing; and
- iv) the number of delayed projects as well as the length of and reasons for the delay.

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 1)

Reply:

- i) As at March 2022, the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) has approved a total of 35 projects. Information of these projects is tabulated at **Annex 1**. In general, the tenancy period of transitional housing units is not less than 2 years. We have established a dedicated webpage on the Transport and Housing Bureau (THB)'s website to provide monthly updates on the information of transitional housing, including the number of completed units, accumulated number of beneficiary families, accumulated number of beneficiaries, etc. For details, please refer to:  
<https://www.thb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>.

- ii) Since the projects launched under the Funding Scheme are still under construction or undergoing preparation work, we are not able to provide the occupancy rate at this moment. For projects subsidised by the Community Care Fund and have already been in operation, such as the Sung Wong Toi Road, To Kwa Wan project and Nam Cheong 220 project, etc., we understand that the occupancy rate has reached 95% or above\*. As for Ying Wa Street, Cheung Sha Wan and Yen Chow Street, Sham Shui Po projects which were just completed and put into operation in late January and early February 2022 respectively, the occupancy rate has also already reached 75% as at 1 March 2022.
- iii) As at March 2022, the Task Force on Transitional Housing under THB (the Task Force) has already identified land for the provision of over 18 000 transitional housing units. Of these, over 2 300 units are in operation; about 4 300 units are under construction and scheduled to complete for operation in 2022; about 11 500 units have been activated with different advance works (such as tendering, planning and/or design review works) and scheduled to complete for operation before 2024; projects involving about 700 units are under in-depth study. Information of these projects is tabulated at **Annex 2**. The Task Force will continue to collaborate with Non-government Organisations (NGOs), land and property owners and relevant government departments to examine the viability of using the temporarily vacant government or privately-owned land or premises for transitional housing.
- iv) Of the projects launched under the Funding Scheme, which are in general progressing smoothly, only 7 projects have been delayed for 1 to 6 months. The main reasons for delay include time required to address the different views received during local consultation; technical problems encountered in advance work; longer than expected tendering time for building works; adverse weather and epidemic situation which have affected the progress of construction works; borrowing of the existing buildings of the project for election purposes which have affected the commencement of works, etc. The Task Force will continue to do their best to assist NGOs with a view to resolving problems and challenges encountered during project implementation so as to accomplish the projects as early as possible.

\* The occupancy rate for projects only calculates the occupancy status of the units. For tenants of individual projects allocated with public rental housing or moved out for personal reasons during their stay, the vacant units will be reallocated to needy families. In addition, large families may be allocated with more than one unit taking into account the size of the units of the project. Hence, the actual number of beneficiary families may be different from the number of units.

**The Funding Scheme to Support Transitional Housing Projects by Organisations  
Projects with Funding Approved**

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
Centre Stage Squarer Limited	North Street, Hau Wo Street, Kennedy Town (vacant residential unit)	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	Completion : Quarter 1 of 2022
The Lok Sin Tong Benevolent Society Kowloon	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	Completion : Quarter 1 of 2022
Pok Oi Hospital	Yuen Long, Kam Tin, Kong Ha Wai	Yuen Long, Kam Tin, Kong Ha Wai	1 998	Completion of Phase 1 : Quarter 1 of 2022  Completion of Phase 2 : Quarter 3 of 2022
The Hong Kong Council of Social Service	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	Completion : Quarter 2 of 2022
Hong Kong Sheng Kung Hui Welfare Council Limited	Tung Tau, Yuen Long (United Court)	Tung Tau, Yuen Long	1 800	Completion : Quarter 1 of 2022
St. James Settlement	James' Garden	Junction of Chatham Road North and Hok Yuen Road, Kowloon	31	Completion : Quarter 2 of 2022
Light Be	Light Housing (renovation works)	Sham Tseng, Tsuen Wan	44	Completion : Quarter 2 of 2022

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
The Salvation Army	Former The Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	Completion : Quarter 3 of 2022
Hong Kong Housing Society	Shau Kei Wan (Ming Wah Dai Ha)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	200	Completion of First Batch : From Quarter 1 of 2022 Completion of Second Batch : From Quarter 1 of 2023
Lok Kwan Social Services	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central (vacant residential unit)	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	Completion : Quarter 3-4 of 2022
Society for Community Organisation Limited	Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	200	Completion : Quarter 4 of 2022
The Hong Kong Council of Social Service (operated by St. James Settlement)	James' Concourse (extension works)	1A Yen Chow Street, Sham Shui Po	76	Completion : Quarter 4 of 2022
The Lutheran Church – Hong Kong Synod Limited	Tsat Sing Kong, Kam Tin, Pat Heung, Yuen Long	Near Tsat Sing Kong Chuen, Kam Tai Road, Pat Heung, Yuen Long	900	Completion : Quarter 1 of 2023

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
Aberdeen Kai-fong Welfare Association Limited	Carmel Road, Stanley	No.5 Carmel Road, Stanley	40	Completion : Quarter 1 of 2023
Society for Community Organisation Limited	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	96	Completion : Quarter 2 of 2023
Christian Family Service Centre	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	258	Completion : Quarter 2 of 2023
Christian Family Service Centre	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street	244	Completion : Quarter 2 of 2023
Yan Chai Hospital Board	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	Completion : Quarter 2 of 2023
Christian Family Service Centre	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	340	Completion : Quarter 2 of 2023
Yan Oi Tong Limited	Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	404	Completion : Quarter 2 of 2023
Tung Wah Group of Hospitals	Muk On Street, Kai Tak (Lot 1B2)	Muk On Street, Kai Tak (Lot 1B2)	478	Completion : Quarter 2 of 2023
The Lutheran Church – Hong Kong Synod Limited	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510	Completion : Quarter 2 of 2023
Christian Family Service Centre	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	Completion : Quarter 2 of 2023

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
The Lok Sin Tong Benevolent Society Kowloon	Wong Yue Tan , Shuen Wan, Tai Po	Various Lots in Demarcation District No. 26 (Wong Yue Tan , Shuen Wan, Tai Po)	1 236	Completion : Quarter 2 of 2023
New Territories Association of Societies (Community Services) Foundation	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long ( Tung Wui Road / Kam Wui Road)	1 020	Completion : Quarter 2 of 2023
Food For Good Limited	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	Completion : Quarter 2 of 2023
Sik Sik Yuen	Wong Tai Sin Road	Government Land at Wong Tai Sin Road	231	Completion : Quarter 2 of 2023
Tung Wah Group of Hospitals	Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	411	Completion : Quarter 2 of 2023
Pok Oi Hospital	Ping Che Road, Ta Ku Ling	Ping Che Road, Ta Ku Ling (Former Sing Ping School)	596	Completion : Quarter 4 of 2023
The Evangelical Lutheran Church of Hong Kong	Ngau Tam Mei North, Yuen Long (San Tam Road)	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 076	Completion : Quarter 4 of 2023
New Territories Association of Societies (Community Services) Foundation	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	Completion : Quarter 4 of 2023

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
Food For Good Limited	Muk On Street, Kai Tak (Lot 1B3)	Muk On Street, Kai Tak (Lot 1B3)	700	Completion : Quarter 4 of 2023
Pumen Foundation Limited	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	115, Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	85	Completion : Quarter 4 of 2023
The Lok Sin Tong Benevolent Society Kowloon	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Completion : Quarter 1 of 2024
The Society of Rehabilitation and Crime Prevention, Hong Kong	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	280	Completion : Quarter 1 of 2024



**(1) Projects under Construction**

<b>Operating Organisation</b>	<b>Land Owner (Private/Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Pok Oi Hospital	Private Land and Government Land	Yuen Long, Kam Tin, Kong Ha Wai	Yuen Long, Kam Tin, Kong Ha Wai	1 998	41 500
Hong Kong Sheng Kung Hui Welfare Council Limited	Private Land	Tung Tau, Yuen Long (United Court)	Tung Tau, Yuen Long	1 800	26 500
The Lok Sin Tong Benevolent Society Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	900
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	1 400
Centre Stage Squarer Limited	Private Land	North Street, Hau Wo Street, Kennedy Town (vacant residential unit)	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	400
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha) (the first batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	4 800

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
St. James Settlement	Government Land	James' Garden	Junction of Chatham Road North and Hok Yuen Road, Kowloon	31	2 000
The Salvation Army	Hong Kong Housing Authority	Former The Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	900

**(2) Projects with Advanced Work Activated**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Yan Chai Hospital Board	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	3 300
Christian Family Service Centre	Government Land	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	340	6 300
Pok Oi Hospital	Government Land	Ping Che Road, Ta Ku Ling	Ping Che Road, Ta Ku Ling (Former Sing Ping School)	596	13 300
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak (Lot 1B2)	Muk On Street, Kai Tak (Lot 1B2)	478	6 500
The Lutheran Church – Hong Kong Synod Limited	Private Land and Government Land	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510	8 700
The Evangelical Lutheran Church of Hong Kong	Private Land	Ngau Tam Mei North, Yuen Long (San Tam Road)	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 076	21 700

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
New Territories Association of Societies (Community Services) Foundation	Private Land	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	23 900
Yan Oi Tong Limited	Government Land	Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	404	5 400
Light Be	Private Land	Light Village	Tsui Sing Road, Ping Shan	100	2 800
Christian Family Service Centre	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street	244	3 800
Christian Family Service Centre	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	258	3 800
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	2 200
Society for Community Organisation Limited	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	96	1 000

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
Society for Community Organisation Limited	Government Land	Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	200	4 700
Christian Family Service Centre	Government Land	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	1 300
Aberdeen Kai-fong Welfare Association Limited	Government Land	Carmel Road, Stanley	No.5 Carmel Road, Stanley	40	1 300
Hong Kong Housing Society	Private Land	Shau Kei Wan (Ming Wah Dai Ha) (The second batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	4 800
The Lok Sin Tong Benevolent Society Kowloon	Private Land	Wong Yue Tan , Shuen Wan, Tai Po	Various Lots in Demarcation District No. 26 (Wong Yue Tan , Shuen Wan, Tai Po)	1 236	14 500
The Lutheran Church – Hong Kong Synod Limited	Government Land	Tsat Sing Kong, Kam Tin, Pat Heung, Yuen Long	Near Tsat Sing Kong Chuen, Kam Tai Road, Pat Heung, Yuen Long	900	24 000

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
New Territories Association of Societies (Community Services) Foundation	Private Land and Government Land	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long ( Tung Wui Road / Kam Wui Road)	1 020	16 600
Food For Good Limited	Government Land	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	1 600
Sik Sik Yuen	Government Land	Wong Tai Sin Road	Government Land at Wong Tai Sin Road	231	3 800
Tung Wah Group of Hospitals	Government Land	Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	411	5 300
Lok Kwan Social Services	Private Land	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central (vacant residential unit)	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	2 900
Food For Good Limited	Government Land	Muk On Street, Kai Tak (Lot 1B3)	Muk On Street, Kai Tak (Lot 1B3)	700	7 200
Hong Kong Youth Affairs Development Foundation	Government Land	Tai Shu Ha Road West, Yuen Long (Former Wing On School)	Tai Shu Ha Road West, Yuen Long	194	3 400

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
The Society of Rehabilitation and Crime Prevention, Hong Kong	Government Land	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	280	4 000
Pumen Foundation Limited	Private Land	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	85	1 700
The Hong Kong Council of Social Service (operated by St. James Settlement)	Government Land	James' Concourse (extension works)	1A Yen Chow Street, Sham Shui Po	76	3 300

**(3) Projects under In-depth Study**

<b>Operating Organisation</b>	<b>Land Owner (Private/ Government)</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Area of Land or Premises (About m<sup>2</sup>)</b>
To be confirmed	Private Land	Tsoi Yuen Tsuen (South), Wang Toi Shan	Tsoi Yuen Tsuen (South), Wang Toi Shan	600	16 700
To be confirmed	Private Land	Caroline Hill Road, Leighton Hill, Causeway Bay	Caroline Hill Road, Leighton Hill, Causeway Bay	26	1 300
To be confirmed	Government Land	Former Pak Tin Catholic Primary School	Former Pak Tin Catholic Primary School	80	650

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)011**

**(Question Serial No. 0604)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Compared to the estimate for 2021-22, the estimated provision of the Department for 2022-23 is \$3.9834 billion higher. The estimated increase is mainly for supporting transitional housing and the Cash Allowance Trial Scheme. In this connection, please advise this Committee of the following:

the details of the percentage increase in funding provision, and the increase in non-recurrent expenditure and manpower involved in the above 2 areas of work under this Programme by work category, as well as the reasons.

Asked by: Hon LAM So-wai (LegCo internal reference no.: 4)

Reply:

Under Programme (5), provision for 2022-23 is \$3.983 billion (about 130%) higher than the revised estimate for 2021-22. This is mainly due to the aggregate increase in cash flow requirement for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) and the Cash Allowance Trial Scheme, and slightly offset by 1% decrease in recurrent expenditure (about \$3 million).

Transitional Housing

In respect of transitional housing, the provision reserved for the Funding Scheme in 2022-23 under Programme (5) is \$4.657 billion, representing a significant increase of \$3.209 billion over the \$1.448 billion in the 2021-22 Revised Estimate (about 220%). The provision will solely be used to support the approved projects under the Funding Scheme and is non-recurrent expenditure. As for manpower, the Task Force on Transitional Housing under the Transport and Housing Bureau has 27 time-limited posts, which are the same as 2021-22.

### Cash Allowance Trial Scheme

The Government launched the three-year Cash Allowance Trial Scheme (the Scheme) in late June 2021. The provision reserved for the disbursement of cash allowance in 2022-23 under Programme (5) is \$2.160 billion, representing an increase of \$0.777 billion over the \$1.383 billion in the 2021-22 Revised Estimate (about 56%). The provision is non-recurrent expenditure. The increase is mainly because the non-recurrent expenditure in the 2021-22 Revised Estimate covers the disbursement of cash allowance from July 2021 to March 2022 only, while the non-recurrent expenditure in the 2022-23 Estimate is for disbursement of cash allowance for the whole year. As for manpower, the Housing Department has 86 time-limited posts for the implementation of the Scheme, which are the same as 2021-22.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)012**

**(Question Serial No. 0606)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding rehousing of occupants upon clearance under Programme (4), it covers the estimates for providing assistance in rehousing the occupants of illegal rooftop structures displaced by the Buildings Department's (BD) enforcement actions, and for providing temporary shelter to victims affected by natural disasters, emergency incidents and other government actions. In this connection, please inform this Committee:

Of the time required in 2021-22 for the Housing Department (HD) to verify rehousing cases arising from BD's enforcement actions; and its percentage in the estimate in terms of staff cost.

Asked by: Hon LAM So-wai (LegCo internal reference no.: 5)

Reply:

In general, the Housing Department (HD) will verify the rehousing eligibility of occupants affected by enforcement actions as referred to us by the Buildings Department in 8 weeks' time. The actual time required for verifying each case depends on the complexity of the case and the number of cases required to be processed concurrently. HD has not compiled data on the average processing time and the average expenditure of each rehousing case.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)013****(Question Serial No. 0607)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

In respect of “monitoring and providing analysis on developments in the private residential property market” under Programme (2), please advise this Committee of the following:

the number of Class A flats with an area less than the minimum living floor area of 280 square feet in the past 2 years, according to the classification of residential property flats by the Rating and Valuation Department.

Asked by: Hon LAM So-wai (LegCo internal reference no.: 6)Reply:

The Rating and Valuation Department does not compile statistics on the number of private domestic units in stock with saleable area under 280 ft<sup>2</sup>. In 2019 and 2020, the year-end stock of private domestic units of Class A (saleable area under 40 m<sup>2</sup>) and those of saleable area under 20 m<sup>2</sup> is set out below –

Year	Year-end Stock of Private Domestic Units (Number of Units)	
	Class A Units (saleable area under 40 m <sup>2</sup> )	Units of saleable area under 20 m <sup>2</sup>
2019	378 819	11 434
2020	387 593	12 175

Remarks

- (i) All figures exclude village houses.
- (ii) Figures for 2021 will be released in “Hong Kong Property Review 2022” to be published at the end of April 2022.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)14****(Question Serial No. 0039)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please set out the respective numbers of flats of domestic and composite buildings completed (with occupation permits issued) in the past 3 years and their total domestic gross floor areas. Please also set out, with a breakdown by the expected year of completion, the respective numbers of flats of domestic and composite buildings to which the Buildings Department's approval for construction has been given to date and their total domestic gross floor areas.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 2)Reply:

According to the statistics from the Buildings Department (BD), the number of domestic units and total domestic gross floor area (GFA) of domestic and composite buildings completed (i.e. with occupation permits issued) in the past 3 years (i.e. from 2019 to 2021) are set out by year below —

<b>Year</b>	<b>Number of domestic units of domestic and composite buildings completed</b>	<b>Total domestic GFA of domestic and composite buildings completed (square metre)</b>
2019	14 421	874 373.4
2020	22 683	1 354 341.6
2021	15 465	869 788.4

Remarks

Include private residential buildings, as well as housing constructed by the Hong Kong Housing Society and the Urban Renewal Authority.

BD does not compile data on the number of domestic units and total domestic GFA of domestic and composite buildings expected to be completed.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)015**

**(Question Serial No. 0761)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the task to “get rid of subdivided units” and the implementation of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2021, please provide the following information:

1. What are the details of the contract for engaging the 6 District Service Teams (DSTs), including the duration, value and committed number of staff? Are there any targets set by the Government for the DSTs to reach out to a certain number of landlords and tenants within a specific period of time? Are the DSTs tasked with getting knowledge of the needs of tenants in various aspects like housing, employment, healthcare and children’s education, and, where necessary, referring tenants to the Social Welfare Department or other welfare organisations for appropriate support? Furthermore, by what means will the Government take enforcement actions in 2022-23 to ensure stamping is made by the landlords at the Rating and Valuation Department and to eradicate the practice of the landlords to overcharge tenants on water and electricity charges and miscellaneous fees?
2. How many applications have been approved under the Cash Allowance Trial Scheme so far, with a breakdown by (i) household size and (ii) District Council district of the residential address provided by applicant households on the Application Form for Public Rental Housing of the Housing Authority? What was the amount of allowance disbursed in 2021-22? Will the Housing Department, with the consent of applicant households, transfer their cases to the Social Welfare Department or social welfare organisations so that their needs for housing, employment, healthcare, children’s education, etc. can be catered for?
3. In respect of transitional housing, the Government’s original target was to provide 10 000 transitional housing units within the three-year period from 2020-21 to 2022-23, and the target was subsequently boosted to 15 000 units. However, as at 22 February 2022, only 1 662 projects have been completed, 4 192 were under

construction, while another 11 624 were mere “activated projects”. According to the Government’s estimation, can the 15 000 units be “completed” in 2022-23?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 10)

Reply:

- Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022. The Rating and Valuation Department (RVD) is responsible for the implementation of the Ordinance. The Government has also engaged non-government organisations (NGOs) through open tender to set up 6 District Service Teams, which have been reaching out to the grassroots since early January through various publicity activities such as street counters, home visits, promotion webpages and talks and briefing sessions, etc. and their connection networks to supplement the efforts of RVD in promoting the new legislation at district level; raising public awareness of the new regulatory regime; and handling general enquiries, etc. Details of the 6 District Service Teams are as follows –

<b>NGOs</b>	<b>Service Region</b>	<b>Service District (based on District Council boundaries)</b>
New Home Association Hong Kong Island Service Centre	Hong Kong Island	Central & Western, Eastern, Southern and Wan Chai
Y.T.M. Concern For Livelihood Association	Kowloon West ( 1 )	Yau Tsim Mong
Hong Kong Single Parents Association	Kowloon West ( 2 )	Sham Shui Po
New Home Association Kowloon West Service Centre	Kowloon Central & East	Kowloon City, Wong Tai Sin and Kwun Tong
New Territories Association of Societies (Community Services) Foundation	New Territories West	Yuen Long, Tuen Mun, Tsuen Wan, Kwai Tsing and Islands
Shatin Inhabitants Association	New Territories East	Tai Po, North, Sai Kung and Sha Tin

The District Service Teams have been engaged through 6 service contracts with a contract period of 3 years. The total contract sum is about \$18 million. According to the service contracts, the District Service Teams are required to appoint at least two full time staff to serve as the Project Officer and Project Assistant responsible for coordinating and organising publicity activities in the districts. In light of the manpower requirement of individual publicity activities, the District Service Teams are required to flexibly deploy an appropriate number of short-term employees and volunteers to carry out the related activities. In addition, the District Service Teams are required to submit monthly reports to the Transport and Housing Bureau (THB) to report on the progress of their services, including the details and outcome of the activities held, and the support services provided to the landlords and tenants. THB also conducts on-site inspection of the activities organised by the District Service Teams from time to time.

From early January to 31 March 2022, the 6 District Service Teams set up a total of 23 street counters at popular locations in various districts, distributed / mailed some



18 900 leaflets, conducted 22 talks / briefings and arranged home visits to 133 SDU households. In view of the severe epidemic situation, the activities originally scheduled to be held in February to March by the District Service Teams, such as street counters, briefing sessions and home visits, etc. have been postponed or conducted through video and online instead, and other online publicity channels had been strengthened. As at 31 March 2022, the District Service Teams have handled a total of around 1 070 enquiries through telephone hotline, e-mails and WhatsApp hotlines, and have referred individual cases to relevant departments/organisations for appropriate follow-up.

According to Part IVA of the Ordinance, the landlord must, after receiving the tenancy agreement signed by the tenant, cause the tenancy agreement to be stamped (the relevant stamp duty is to be borne by the landlord solely), and within 30 days, return to the tenant a counterpart of the stamped tenancy agreement signed by the parties. If the landlord fails to return the counterpart, the tenant may withhold the payment of rent until the landlord has done so.

Besides, if a landlord is suspected of having committed an offence under the Ordinance, for instance charging any non-permitted money or reimbursement of charges for specified utilities and services (including water and electricity), the relevant complainant may report to RVD via hotline, email or in person. Upon receiving the relevant information, RVD will investigate and take follow-up action according to the Ordinance; conduct site inspection if necessary; and depending on the circumstances of individual cases, consider whether legal action is warranted.

2. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021. The Housing Department (HD) administers the Scheme. Under the Scheme, there is no arrangement for HD to refer cases to the Social Welfare Department or social welfare organisations. As at end of February 2022, HD has disbursed cash allowances to about 69 800 eligible public rental housing General Applicant households. The total cash allowance disbursed was around \$1,160 million. The breakdown of the number of beneficiary households by the number of eligible members in the household is set out below –

<b>Number of eligible members in the household</b>	<b>Number of beneficiary households</b>
1	9 100
2	25 700
3	18 600
4	13 400
5	2 600
6 or above	400
<b>Total</b>	<b>69 800</b>

Remarks

The numbers of beneficiary households are rounded to the nearest hundred.

HD has not compiled data on the breakdown of beneficiary households under the Scheme by district.

3. As at March 2022, the Task Force on Transitional Housing (Task Force) under THB has already identified land for the provision of over 18 000 transitional housing units. Of these, over 2 300 units are in operation; about 4 300 units are under construction and scheduled to complete for operation in 2022; about 11 500 units have been activated with different advance works (such as tendering, planning and/or design review works) and scheduled to complete for operation before 2024; projects involving 700 units are under in-depth study. The Task Force will continue to do their best to assist the NGOs to accomplish the transitional housing projects as early as possible.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)016****(Question Serial No. 0647)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding cases of Notices-to-Quit (NTQs) issued by the Housing Department (HD) to recover public rental housing units from tenants on the grounds of breach of tenancy agreement, will the Government inform this Committee of the total numbers of successful and unsuccessful appeal cases handled by the Appeal Panel in the past 3 years, and among which, the numbers of successful and unsuccessful appeal cases involving NTQs issued on the grounds of “tenants’ income and assets exceeding the prescribed limits”?

Asked by: Hon LEUNG Yuk-wai, Kenneth (LegCo internal reference no.: 1)Reply:

In the past 3 years (i.e. 2019-2021), the total number of NTQ cases confirmed, amended and cancelled after hearing by the Appeal Panel (Housing), and the number of cases involving “Well-off Tenants Policies” are as follows —

	2019			2020			2021		
	confirmed	amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Total Number of Cases	170	107	51	112	60	40	103	87	43
Number of Cases Involving “Well-off Tenants Policies”	6	2	4	7	3	5	6	4	3

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)017**

**(Question Serial No. 0659)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In the Matters Requiring Special Attention, it is mentioned that the Bureau will implement the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) and facilitate various short-term community initiatives on transitional housing to contribute towards the pledged target of transitional housing supply. In this connection, will the Government inform this Committee:

1. of the specific details and progress of and plans for the transitional housing projects being and to be implemented under the Funding Scheme; and
2. of the number, distribution by district and completion timetable of transitional housing projects in the coming 5 years; and whether the delivery time will be affected by the pandemic?

Asked by: Hon LUK Hon-man, Benson (LegCo internal reference no.: 9)

Reply:

1&2. To alleviate the hardship faced by families living in unpleasant conditions and those waiting for Public Rental Housing for a long time, the Government plans to provide 20 000 transitional housing units in the coming few years. As at March 2022, the Task Force on Transitional Housing (Task Force) under the Transport and Housing Bureau (THB) has already identified land for the provision of over 18 000 transitional housing units. Of these, over 2 300 units are in operation; about 4 300 units are under construction and scheduled to complete for operation in 2022; about 11 500 units have been activated with different advance works (such as tendering, planning and/or design review works) and scheduled to complete for operation before 2024; projects involving about 700 units are under in-depth study. Details such as the number, location and completion timetable of transitional housing projects in the coming 5 years are at **Annex**. We have established a dedicated webpage on THB's website to provide monthly updates on the information on transitional housing, including the number of completed units,

accumulated number of beneficiary families, accumulated number of beneficiaries, etc. For details, please refer to:  
<https://www.thb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>.

Under the severe pandemic situation, the progress of some projects under construction is inevitably affected. For example, delivery of construction materials being deferred, the construction site has to be shut down for cleansing and disinfection due to infection of the workers, etc. The Task Force will continue to do its best to assist NGOs with a view to resolving problems encountered during project implementation and expediting the relevant approvals for the works so as to accomplish the projects as early as possible.

**(1) Projects under Construction**

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
Pok Oi Hospital	Yuen Long, Kam Tin, Kong Ha Wai	Yuen Long, Kam Tin, Kong Ha Wai	1 998	Completion of Phase 1 : Quarter 1 of 2022  Completion of Phase 2 : Quarter 3 of 2022
Hong Kong Sheng Kung Hui Welfare Council Limited	Tung Tau, Yuen Long (United Court)	Tung Tau, Yuen Long	1 800	Completion : Quarter 1 of 2022
The Lok Sin Tong Benevolent Society Kowloon	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	145	Completion : Quarter 1 of 2022
The Hong Kong Council of Social Service	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	Completion : Quarter 2 of 2022
Centre Stage Squarer Limited	North Street, Hau Wo Street, Kennedy Town (vacant residential unit)	29-31, North Street and 39- 45, Hau Wo Street, Kennedy Town	16	Completion : Quarter 1 of 2022
Hong Kong Housing Society	Shau Kei Wan (Ming Wah Dai Ha) (the first batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	Completion : From Quarter 1 of 2022
St. James Settlement	James' Garden	Junction of Chatham Road North and Hok Yuen Road, Kowloon	31	Completion : Quarter 2 of 2022

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Completion Date</b>
The Salvation Army	Former The Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	123	Completion : Quarter 3 of 2022

## (2) Projects with Advance Work Activated

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
Yan Chai Hospital Board	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Christian Family Service Centre	Chi Shin Street, Tseung Kwan O (Po Yap Road)	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	340	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Pok Oi Hospital	Ping Che Road, Ta Ku Ling	Ping Che Road, Ta Ku Ling (Former Sing Ping School)	596	Commencement : Quarter 3 of 2022 Completion : Quarter 4 of 2023
Tung Wah Group of Hospitals	Muk On Street, Kai Tak(Lot 1B2)	Muk On Street, Kai Tak (Lot 1B2)	478	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Lutheran Church – Hong Kong Synod Limited	Fan Kam Road, Yuen Long	Fan Kam Road near Ta Shek Wu Tsuen, Pat Heung, Yuen Long	510	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
The Evangelical Lutheran Church of Hong Kong	Ngau Tam Mei North, Yuen Long (San Tam Road)	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 076	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
New Territories Association of Societies (Community Services) Foundation	Ngau Tam Mei South, Yuen Long (Chun Shin Road)	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
Yan Oi Tong Limited	Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	404	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Light Be	Light Village	Tsui Sing Road, Ping Shan	100	Commencement : Quarter 1 of 2022 Completion : Quarter 1 of 2023
Christian Family Service Centre	Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street	244	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Christian Family Service Centre	Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	258	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Lok Sin Tong Benevolent Society Kowloon	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement : Quarter 1 of 2023 Completion : Quarter 1 of 2024



<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
Society for Community Organisation Limited	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	96	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Society for Community Organisation Limited	Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheong Wing Road, Kwai Chung	200	Commencement : Quarter 1 of 2022 Completion : Quarter 4 of 2022
Christian Family Service Centre	Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Aberdeen Kai-fong Welfare Association Limited	Carmel Road, Stanley	No.5 Carmel Road, Stanley	40	Commencement : Quarter 2 of 2022 Completion : Quarter 1 of 2023
Hong Kong Housing Society	Shau Kei Wan (Ming Wah Dai Ha)(the second batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	Commencement : 2022-2023 Completion : From Quarter 1 of 2023
The Lok Sin Tong Benevolent Society Kowloon	Wong Yue Tan , Shuen Wan, Tai Po	Various Lots in Demarcation District No. 26 (Wong Yue Tan , Shuen Wan, Tai Po)	1 236	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
The Lutheran Church – Hong Kong Synod Limited	Tsat Sing Kong, Kam Tin, Pat Heung, Yuen Long	Near Tsat Sing Kong Chuen, Kam Tai Road, Pat Heung, Yuen Long	900	Commencement : Quarter 1 of 2022 Completion : Quarter 1 of 2023

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
New Territories Association of Societies (Community Services) Foundation	Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin, Yuen Long ( Tung Wui Road / Kam Wui Road)	1 020	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Food For Good Limited	Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Sik Sik Yuen	Wong Tai Sin Road	Government Land at Wong Tai Sin Road	231	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Tung Wah Group of Hospitals	Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	411	Commencement : Quarter 2 of 2022 Completion : Quarter 2 of 2023
Lok Kwan Social Services	Peace Avenue and Victory Avenue, Homantin and Peel Street, Central (vacant residential unit)	11-19, Peace Avenue and 22-24, Victory Avenue, Homantin and 72, Peel Street, Central	86	Commencement : Quarter 2-3 of 2022 Completion : Quarter 3-4 of 2022
Food For Good Limited	Muk On Street, Kai Tak (Lot 1B3)	Muk On Street, Kai Tak (Lot 1B3)	700	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
Hong Kong Youth Affairs Development Foundation	Tai Shu Ha Road West, Yuen Long (Former Wing On School)	Tai Shu Ha Road West, Yuen Long	194	Commencement : Quarter 1 of 2023 Completion : Quarter 1 of 2024

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
The Society of Rehabilitation and Crime Prevention, Hong Kong	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	280	Commencement : Quarter 4 of 2022 Completion : Quarter 1 of 2024
Pumen Foundation Limited	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	115 Tsing Lung Tau Section, Castle Peak Road, Tsuen Wan	85	Commencement : Quarter 4 of 2022 Completion : Quarter 4 of 2023
The Hong Kong Council of Social Service (operated by St. James Settlement)	James' Concourse (extension works)	1A Yen Chow Street, Sham Shui Po	76	Commencement : Quarter 1 of 2022 Completion : Quarter 4 of 2022

### (3) Projects under In-depth Study

<b>Operating Organisation</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Estimated No. of Units</b>	<b>Estimated Commencement / Completion Date</b>
To be confirmed	Tsoi Yuen Tsuen (South) , Wang Toi Shan	Tsoi Yuen Tsuen (South), Wang Toi Shan	600	To be confirmed
To be confirmed	Caroline Hill Road, Leighton Hill, Causeway Bay	Caroline Hill Road, Leighton Hill, Causeway Bay	26	To be confirmed
To be confirmed	Former Pak Tin Catholic Primary School	Former Pak Tin Catholic Primary School	80	To be confirmed

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)018**

**(Question Serial No. 0660)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

As shown in the figures under the Bureau's indicators, the numbers of building plans received and processed within 60 days, resubmitted building plans received and processed within 30 days, and consents to commence building works issued have seen a substantial decrease this year and in the previous year as compared with 2020. In this connection, will the Government inform this Committee:

1. of the reasons for the continuous decrease in the amount of work concerned; and
2. of the related data in the past 5 years (in tabular form)?

Asked by: Hon LUK Hon-man, Benson (LegCo internal reference no.: 10)

Reply:

1&2. The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority that have been sold or divested, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority. The works include the processing of plans and consent for commencement of building works submitted by registered building professionals.

The data of the different types of building submissions processed by ICU in the last 5 years is tabulated below:

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Building Plans Received And Processed within 60 Days	210	210	254	204	175
Resubmitted Building Plans Received And Processed within 30 Days	485	392	387	380	345
Consents to Commence Building Works Issued	620	511	574	534	463

The number of building submissions processed by ICU each year depends on the number of applications lodged by the applicants. Since the scope, scale, complexity, etc. of the proposed construction works in the submissions are different, the relevant data does not reflect ICU's workload.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)019**

**(Question Serial No. 0442)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Budget Speech that “The Government has identified some 350 hectares of land for the provision of about 330 000 public housing units to meet the demand for about 301 000 public housing units in the coming 10 years. Of these 330 000 units, about one third are scheduled for completion in the first five-year period with the remaining in the second five- year period”. In this regard, will the Government provide the following information?

1. Please list the number of public housing units available in the first five-year period, their locations and the year of availability, with a breakdown by public rental housing (PRH) and subsidised housing.
2. Further to the above question, please provide the number of public housing units to be available in the second five-year period, their locations and the year of availability.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 9)

Reply:

1. As announced in the 2021 Policy Address and the Long Term Housing Strategy Annual Progress Report 2021, the Government has identified about 350 hectares of land required for providing about 330 000 public housing units in the coming ten-year period from 2022-23 to 2031-32, which can meet the estimated public housing demand of 301 000 units.

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)<sup>1</sup> and the Hong Kong Housing Society (HKHS)<sup>2</sup>. Of the 330 000 public housing units mentioned above, more than 100 000 units are scheduled for completion in the first five-year period (i.e. from 2022-23 to 2026-27). According to the forecasts as at December 2021, the estimated number of units and location of the projects to be completed

by HA and HKHS between 2022-23 and 2025-26 are listed at **Annex 1**. There are about 24 400 units anticipated to be completed in 2026-27 and they are at the final stage of land production. However, there remains some uncertainties on the anticipated site handover dates and completion dates. Relevant information of these projects will be included in the rolling five-year production programme to be announced in the second quarter of 2022, and the provisional estimation is at **Annex 2**.

2. As for public housing projects estimated to be completed in the second five-year period (i.e. from 2027-28 to 2031-32) and involving an estimated number of about 235 000 units, they are mostly still at the planning and engineering and architectural design stage. Their completion years are subject to studies and the progress of various procedures such as rezoning, consultation with local communities, infrastructure construction, land resumption, clearance or reprovisioning of affected facilities, seeking of funding from the Legislative Council, site formation works, building construction, etc. Their production programme is therefore more fluid. Relevant information is provided in the table below:

<b>Public housing estimated to be completed in the second five-year period (i.e. from 2027-28 to 2031-32)<sup>#</sup></b>	<b>Percentage of units involved</b>
10 Projects from Tung Chung New Town Extension	9%
6 Projects from Hung Shui Kiu/Ha Tsuen New Development Area (NDA)	9%
2 Projects from Yuen Long South Development Area	2%
12 Projects from Kwu Tung North/Fanling North NDA	16%
10 Projects from brownfield clusters *	13%
48 Projects from areas with housing development potential in the short- to medium-term (e.g. Wah Fu North, Pak Shing Kok Road, Wang Chau etc.)	32%
1 Project from Partial Development of Fanling Golf Course	4%
31 Projects from other sources (e.g. redevelopment of HA's factory estates, part of the development at Siu Ho Wan Depot Site, etc.)	15%
<b>Total</b>	<b>100%</b>

\* These projects refer to those being taken forward in brownfield clusters shortlisted from previous reviews in 2020 and 2021, which were identified with potentials for public housing development. Other individual brownfield sites situated within NDAs are subsumed under the entries of the respective NDAs in the above table.

# Project number subject to change from time to time due to combining/re-organisation of programme phasing for project management purposes.

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1 As a financially autonomous public body, HA funds its public housing programmes with its own resources.  
 2 As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

## Annex 1

### Public Housing Production Forecast of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) (from 2022-23 to 2025-26) (Based on the Forecast as at December 2021)

#### (A) HA's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH)

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Extended Urban	Kwai Tsing	Tsing Hung Road#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 800	6 800
	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	900	900
			<b>Sub-total</b>	<b>11 300</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2#	2 100	2 100
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 100	5 200	5 200
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			<b>Sub-total</b>	<b>12 300</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Lei Yue Mun Phase 4#	2 000	2 000
Extended Urban	Islands	Tung Chung Area 99	4 800	4 800
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4#	800	800
			<b>Sub-total</b>	<b>10 200</b>



Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kwun Tong	Hiu Ming Street	1 100	5 200
		Wang Chiu Road Phase 1	2 700	
		Wang Chiu Road Phase 2	1 500	
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Sha Tin	Hang Tai Road Phase 2#	1 900	1 900
New Territories	North	Sheung Shui Areas 4 & 30 Site 1 Phase 1	1 500	2 900
		Sheung Shui Areas 4 & 30 Site 2 Phase 2	1 400	
			<b>Sub-total</b>	<b>12 600</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.

**(B) HA's Other Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600
		On Muk Street Phase 1	500	
			<b>Sub-total</b>	<b>3 600</b>
<b>Estimated Project Completion in 2023-24</b>				
Urban	Eastern	Java Road	200	200
Extended Urban	Sai Kung	Chiu Shun Road	600	600
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kowloon City	Kai Tak Site 2B2	1 800	4 400
		Kai Tak Site 2B6	2 000	
		Ko Shan Road	500	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	4 800
		Anderson Road Quarry Site R2-5	1 100	
		Anderson Road Quarry Site R2-7	400	
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
			<b>Sub-total</b>	<b>9 700</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Site 2B5	1 700	1 700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-6	1 000	1 000
	Islands	Tung Chung Area 109	1 300	1 300
New Territories	Yuen Long	Long Bin Phase 1	3 100	3 100
			<b>Sub-total</b>	<b>7 100</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

**(C) HKHS's Public Rental Housing (PRH)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2022-23</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
<b>Estimated Project Completion in 2023-24</b>				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			<b>Sub-total</b>	<b>800</b>
<b>Estimated Project Completion in 2024-25</b>				
Urban	Kwun Tong	Ting On Street	400	1 000
	Southern	Shek Pai Wan Road	600	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			<b>Sub-total</b>	<b>1 300</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	1 500	1 500
			<b>Sub-total</b>	<b>1 500</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
  2. The figures are subject to amendments at the detailed design stage.
- \* Senior Citizen Residences Scheme Project.

**(D) HKHS's Subsidised Sale Flats (SSFs)**

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
<b>Estimated Project Completion in 2023-24</b>				
New Territories	North	Pak Wo Road	700	700
			<b>Sub-total</b>	<b>700</b>
<b>Estimated Project Completion in 2024-25</b>				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			<b>Sub-total</b>	<b>2 100</b>
<b>Estimated Project Completion in 2025-26</b>				
Urban	Kowloon City	Kai Tak Area 1E1	700	700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-4	1 000	1 000
New Territories	North	Jockey Club Road	600	1 600
	Yuen Long	Hung Shui Kiu New Development Phase II	1 000	
			<b>Sub-total</b>	<b>3 300</b>

**Remarks**

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

**Public Housing Projects estimated to be completed in 2026-27  
by the Hong Kong Housing Authority and the Hong Kong Housing Society**

<b>Projects<sup>#</sup></b>	<b>Number of flats <sup>#</sup> (About)</b>
1 Project from Tung Chung New Town Extension	1 800
3 Projects from Kwu Tung North/Fanling North NDA	10 400
8 Projects from areas with housing development potential in the short- to medium-term (e.g. Tai Wo Hau Road, Kam Sheung Road, etc.)	7 800
3 Projects at Kai Tak Development	4 400
<b>Total</b>	<b>24 400</b>

#The above information is provisional for the time being and may be subject to change.

- End-

**CONTROLLING OFFICER'S REPLY**

**THB(H)020**

**(Question Serial No. 0539)**

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Transport and Housing

Question:

The Landlord and Tenant (Consolidation) (Amendment) Ordinance 2021 (Ordinance), also known as the tenancy control of subdivided units (SDU), has taken effect in Hong Kong since 22 January this year. The Government has indicated that the Rating and Valuation Department (RVD) would set up a section to promote public awareness of the new regulatory regime, handle enquiries, provide free advisory and mediatory services on tenancy matters, as well as to publish reported rental information of SDU after implementation of the Ordinance and take enforcement action as appropriate. The Administration has engaged non-governmental organisations to set up 6 District Service Teams and to establish and manage an online information platform to assist the RVD in administering the Ordinance at district level. In this regard, please inform this Committee of the following:

1. the work progress of the RVD in setting up a section to administer the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2021 since its implementation, including the staffing provision, various tasks undertaken and additional expenses involved. What are the manpower and estimated expenditure dedicated by other departments to administering the Ordinance?
2. the nature and number of enquiries or complaints related to the Ordinance that were handled by the RVD or referred from the 6 District Service Teams.
3. the number and nature of free advisory and mediatory services provided by the RVD.
4. the number of SDU subject to a regulated tenancy since the new Ordinance came into effect and the rental information reported for the SDUs. Please set out the nature of the items for each reported case.
5. whether the Administration has investigated, if any, non-permitted money, water and electricity charges charged for SDU subject to a regulated tenancy? If yes, please provide details. How many cases have been involved? If there was no such investigation, what are the reasons?

6. the progress of engagement of the 6 District Service Teams and establishment of the online information platform. Please set out in a table the names of the organisations providing the district services and the information platform, amount of subsidy, period of service, and the respective services provided or to be provided.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 3)

Reply:

1. Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022. The Rating and Valuation Department (RVD) has set up a new section consisting of 50 staff responsible for the implementation of the legislation, including promoting public awareness of the new regulatory regime; handling enquiries; providing free advisory and mediatory services to landlords and tenants on tenancy matters; endorsing the Notice of Tenancy (Form AR2) submitted by landlords; collating and preparing to publish the reported rent data; and taking enforcement action as appropriate, etc. The estimated expenditure for undertaking the relevant work in 2022-23 is around \$60 million, which will be used for payment of staff salaries, setting up the office and the associated operating expenses.
- 2&3. Since the new legislation became effective on 22 January 2022 and up to 31 March 2022, RVD has received a total of about 2 170 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc., including 30 enquiries referred from the 6 District Service Teams. The matters enquired included the provisions of the new legislation, requirement for reimbursement of charges for the specified utilities and services (including water and electricity), information in Form AR2, etc. As at 31 March, RVD has not received any case requesting mediatory service on the “regulated tenancy” of SDU.
4. According to Part IVA of the Ordinance, the landlord must, within 60 days after commencement of the term of the “regulated tenancy”, submit Form AR2 to notify RVD of the particulars of the tenancy, including the address and floor area of the SDU, tenancy period, rent and facilities, etc. Members of the public can download Form AR2 from RVD’s webpage. Since the implementation of the Ordinance and up to 31 March 2022, RVD has processed 619 Form AR2 cases. RVD will collate the information of the relevant tenancies and publish the summary information on the rent data of SDUs in due course.
5. If a landlord is suspected of having committed an offence under the provisions of the new legislation, for instance charging any non-permitted money or reimbursement of charges for the specified utilities and services, the complainant may report to RVD via hotline, email or in person. After knowing the situation, RVD will investigate and take follow-up action in accordance with the Ordinance; conduct site inspection if necessary; and depending on the circumstances of individual cases, consider whether legal action is warranted. As at 31 March, RVD has not received any case that involves a suspected breach of the Ordinance.
6. The Government has engaged non-government organisations (NGOs) through open

tender to set up 6 District Service Teams, which have been reaching out to the grassroots since early January 2022 through various publicity activities such as street counters, home visits, promotion webpages and talks and briefing sessions, etc. and their connection networks to supplement the efforts of RVD in promoting the new legislation at district level; raising public awareness of the new regulatory regime; and handling general enquiries, etc.

As at 31 March 2022, the 6 District Service Teams set up a total of 23 street counters at popular locations in various districts, distributed/mailed some 18 900 leaflets, conducted 22 online talks/briefings and arranged home visits to 133 SDU households. In view of the severe epidemic situation, the activities originally scheduled to be held in February to March by the District Service Teams, such as street counters, briefing sessions and home visits, etc., have been postponed or conducted through video and online instead, and other online publicity channels had been strengthened. As at 31 March 2022, the District Service Teams have handled a total of around 1 070 enquiries through telephone hotlines, emails and WhatsApp hotlines. Details of the 6 District Service Teams are as follows –

<b>NGOs</b>	<b>Service Region</b>	<b>Service District (based on District Council districts)</b>
New Home Association Hong Kong Island Service Centre	Hong Kong Island	Central & Western, Eastern, Southern and Wan Chai
Y.T.M. Concern For Livelihood Association	Kowloon West ( 1 )	Yau Tsim Mong
Hong Kong Single Parents Association	Kowloon West ( 2 )	Sham Shui Po
New Home Association Kowloon West Service Centre	Kowloon Central & East	Kowloon City, Wong Tai Sin and Kwun Tong
New Territories Association of Societies (Community Services) Foundation	New Territories West	Yuen Long, Tuen Mun, Tsuen Wan, Kwai Tsing and Islands
Shatin Inhabitants Association	New Territories East	Tai Po, North, Sai Kung and Sha Tin

The Government has also engaged an NGO (Lok Kwan Social Service) to establish and manage an SDU web-based information portal for sharing of SDU-related information for publicity and education purpose. The information portal was launched on 21 March 2022.

The District Service Teams and the web-based information portal have been engaged through 7 service contracts with a contract period of 3 years. The total contract sum for the District Service Teams and the information portal is about \$18 million and \$4 million respectively.

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)021**

**(Question Serial No. 0363)**

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Kevin SIU)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the estimated provision for 2022-23 under Head 162:

1. The annual provision for Programme (4) is \$52 million (122.4%) higher than the revised estimate for 2021-22 with a net increase of 34 posts. On the creation of additional posts, please advise the reasons and set out in detail the ranks, duties and expenses of the posts involved.
2. As tenancy control on subdivided units under the Landlord and Tenant (Consolidation) Ordinance has already taken effect, what is the estimated manpower for handling the relevant work and the estimated number of applications and enquiries that can be handled in 2022-2023? Besides, is there any timetable for completion of the rental level analysis for subdivided units and publication of the related data? If no, what are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 26)

Reply

1. In 2022-23, there will be a net increase of 34 non-directorate posts under Programme (4) in the Rating and Valuation Department (RVD) as detailed below:

Area of Work	Posts	Estimated expenditure for salaries (\$ million)	
Implementation of tenancy control on subdivided units	37 posts to be created, including:	21.09	
	Senior Valuation Surveyor		1
	Valuation Surveyors		3
	Principal Valuation Officers		3
	Senior Valuation Officers		13
	Valuation Officers		14
	Senior Executive Officer		1
	Clerical Officers		2
	3 posts to be deleted, including:		
	Valuation Referencer		1
	Clerical Assistants		2

2. Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022. The RVD has set up a new section consisting of 50 staff responsible for the implementation of the legislation, including promoting public awareness of the new regulatory regime; handling enquiries; providing free advisory and mediatory services to landlords and tenants on tenancy matters; endorsing the Notice of Tenancy (Form AR2) submitted by landlords; collating and preparing to publish the reported rent data; and taking enforcement action as appropriate, etc.

Since the new legislation became effective on 22 January 2022 and up to 31 March 2022, RVD has received a total of about 2 170 enquiries on SDU tenancy matters via hotline, emails, letters and office counters, etc., and has processed 619 Form AR2 cases. The new section under RVD has adequate manpower to handle the relevant works. RVD will collate the information of the relevant tenancies and publish the summary information on the rent data of SDUs in due course.

- End -