



簡約公屋

Light Public Housing



中華人民共和國香港特別行政區政府
房屋局
Housing Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China



1 Light Public Housing

- As stated in “The Chief Executive’s 2022 Policy Address”, the Government will make use of government and private land with no development plan in the near future, and adopt standardised simple design and the Modular Integrated Construction approach to build Light Public Housing (LPH) expeditiously. Our target is to build about 30 000 LPH units in five years.
- LPH units can provide simple and adequate accommodation to those in need within a short period of time. The Architectural Services Department (ArchSD) will take up the design and construction of LPH. This arrangement strives to enhance the overall quality through larger-scale development. A shorter construction period than that of traditional public rental housing (PRH) can also be achieved.



1 Light Public Housing

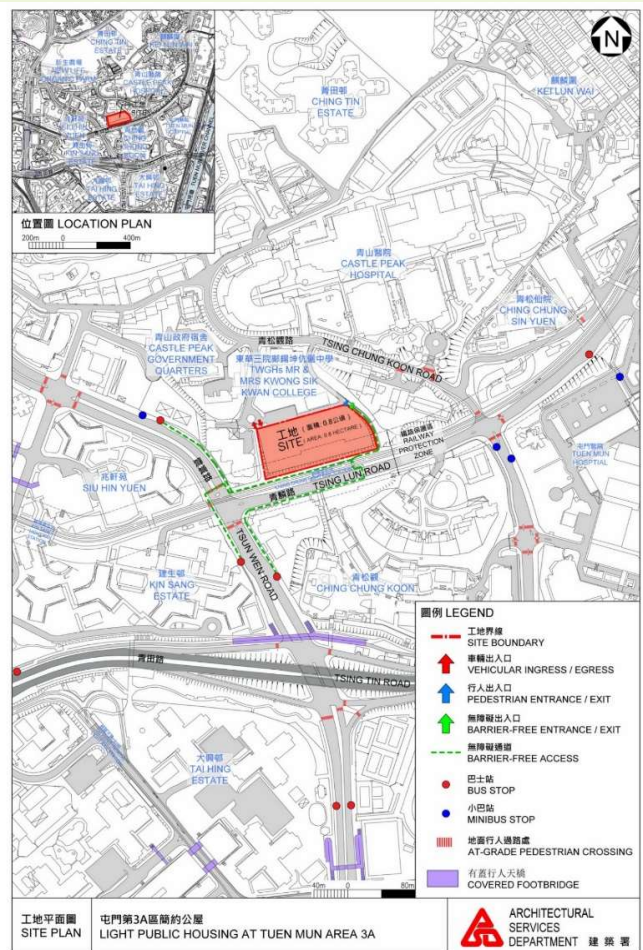
	Subdivided units	Light Public Housing
Rent	Median: About \$4,800	Estimation (One person to four-five person unit): About \$570 to \$2,650
Average price per sq ft.	About \$40	Estimation: About \$5 to \$8

2 Location

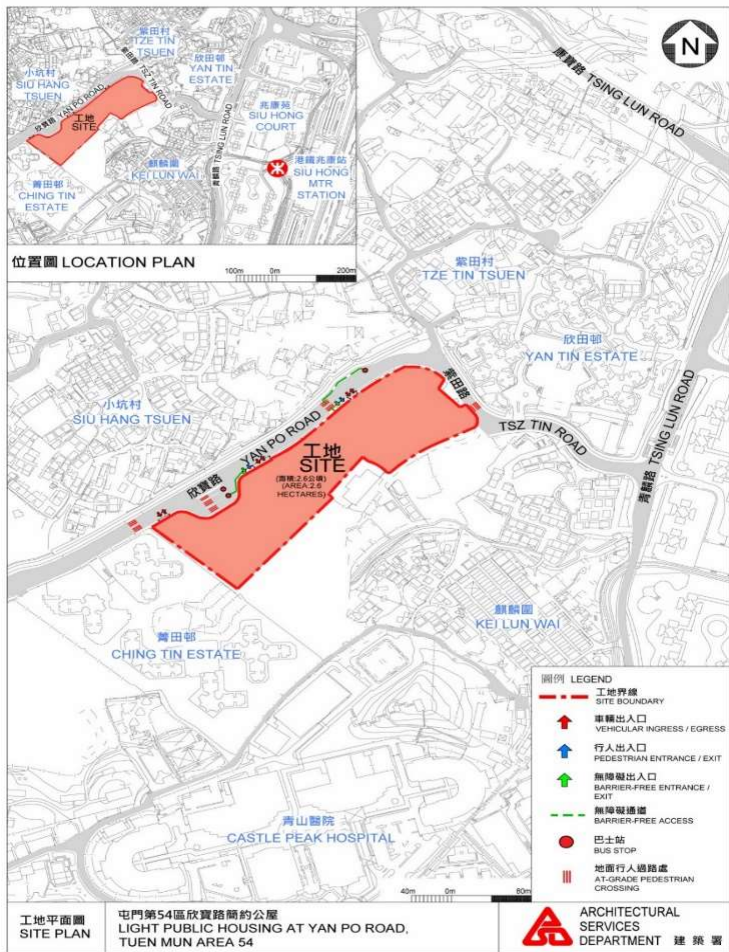
At this stage, four sites are preliminarily confirmed to be feasible for LPH development: Tuen Mun Area 3A, Tuen Mun Area 54, Yuen Long Yau Pok Road and Sheung Shui Lin Tong Mei sites. We are now actively identifying other suitable sites (including sites in urban area). It is expected that relevant site details can be further provided in the first half of next year.



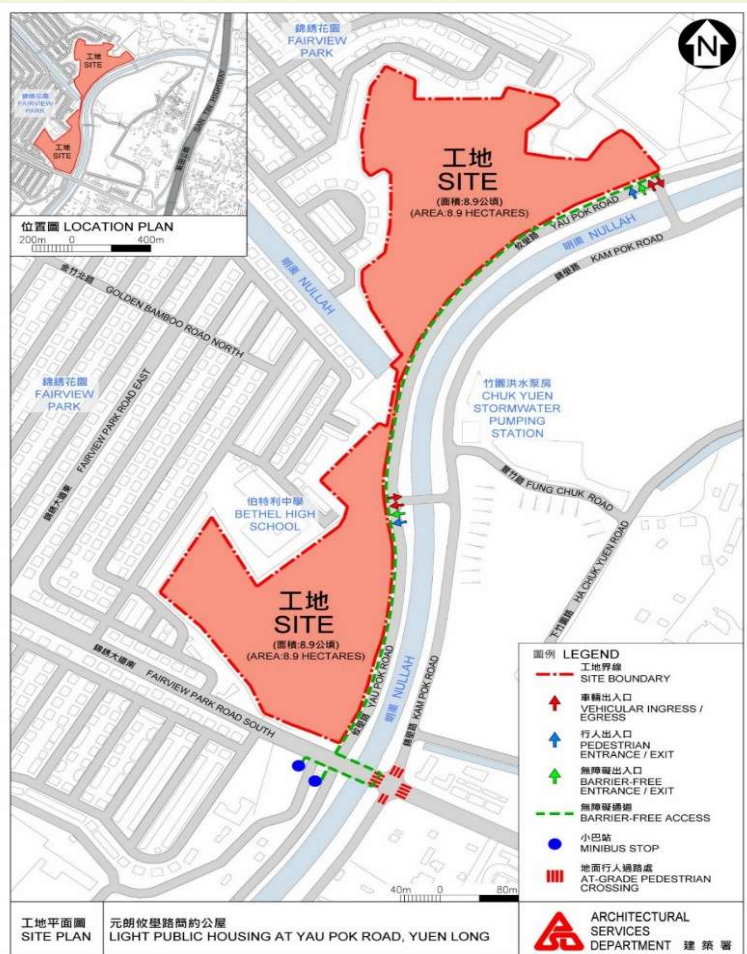
2 Location – Tuen Mun Area 3A



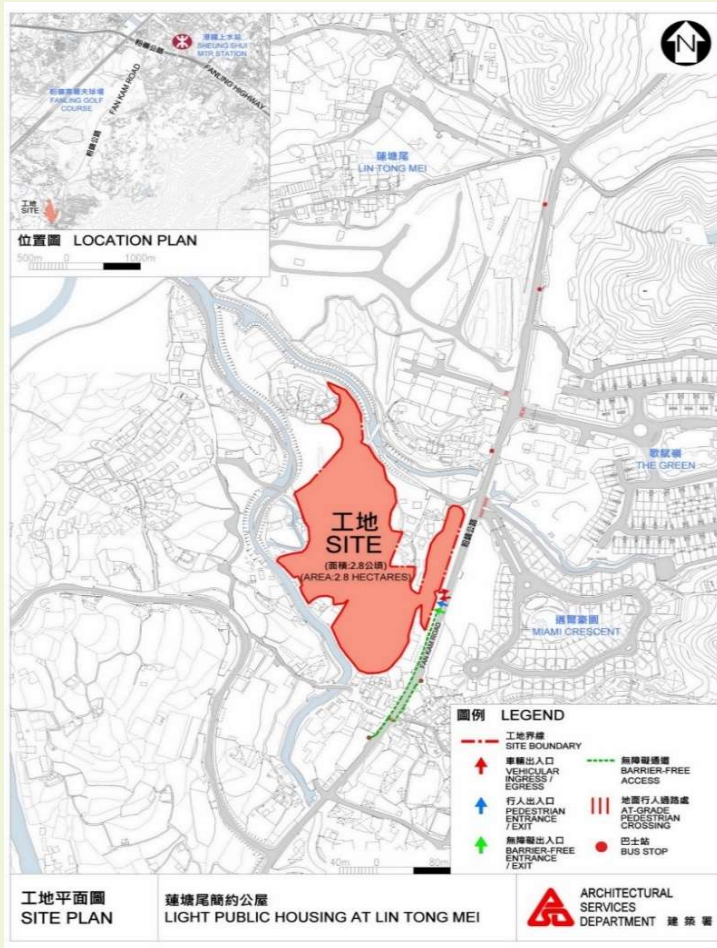
2 Location – Tuen Mun Area 54



2 Location – Yuen Long Yau Pok Road



2 Location – Sheung Shui Lin Tong Mei



3 Design

- With the design of traditional PRH as the basis, LPH units will be provided with self-contained toilets, shower areas and open cooking space. Each unit will be equipped with basic facilities such as an air conditioner, a water heater and an exhaust fan.
- LPH units come in different sizes, including large units for four to five persons, so as to cater for different applicants, especially families.



Self-contained Toilet



Shower Area



Cooking Space



Air Conditioner



Water Heater

4 Rent

- The rent of LPH will be linked to that of traditional PRH, and is initially set at around 90% of the rent of newly completed traditional PRH in the same district. Depending on the size of the units and the district in which they are located, the rents of LPH are initially estimated to range from \$570 to \$2,650.



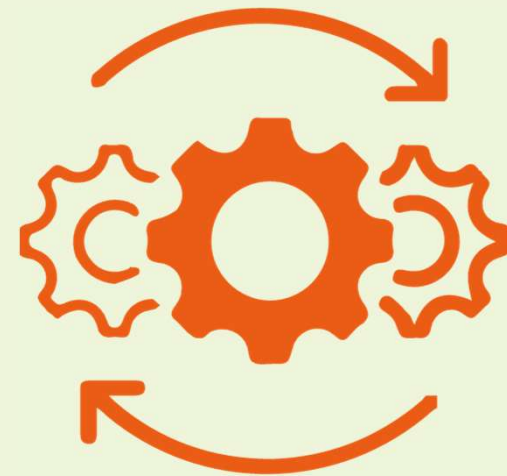
5 Eligibility

- LPH will be provided mainly to applicants who have been waiting for traditional PRH for not less than three years, with priority for families. Tenants may retain their position in the queue and eligibility for traditional PRH.
- The Housing Authority will take the initiative to issue letters to all eligible applicants, inviting them to apply for LPH.



6 Operation

- The Government will be spearheading the operation and management of the entire project. The Government will consider adopting a collaborative approach by inviting tenders from experienced organisations to take up the responsibilities of operation, management and daily maintenance of LPH. The organisations will also provide appropriate social services to tenants, as well as the community.



7 Cost



- According to the latest estimate by ArchSD, based on the money-of-the-day (MOD) prices, the unit construction cost of LPH construction floor area is around \$21,000 per square metre.
- The estimated cost of the design and construction works of LPH projects is around \$26.79 billion dollars, the estimated cost of relevant infrastructure works is around \$0.6 billion dollars, while the cost for LPH operation and the additional manpower deployed for taking forward the LPH projects is about \$4.4 billion dollars and \$0.3 billion dollars respectively.
- **The cost of LPH is not a simple division.** In order to optimise land use, some LPH projects will have more number of storeys (more than 10 storeys), hence requiring additional piling works, structural strengthening and mechanical and electrical installations. The size of the LPH units will be larger than that of existing transitional housing. The proportion of 4-5 person units in LPH will also be higher than that of transitional housing.

8 Lump-sum Funding Arrangement

- To submit a lump-sum funding application for meeting all the costs of study, design, construction and related works of the LPH projects.
- Given the very tight development schedule of LPH, the implementation of all projects can proceed flexibly and expeditiously according to their actual circumstances in parallel under the lump-sum funding arrangement, so as to achieve the target of providing about 30 000 LPH units before 2027-28.



9 Additional manpower



- Housing Bureau to set up a Dedicated Team on LPH steered by the Under Secretary for Housing to take forward the LPH-related work as a one-stop shop. Apart from the two **time-limited** supernumerary directorate posts, a total of 15 **time-limited** non-directorate posts will be created.
- ArchSD will also need to recruit contract staff, including about 36 professional, technical and full-time site staff, so as to cope with the extra workload.

Charting a Brighter Tomorrow for Hong Kong



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