

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

運輸及房屋局

香港九龍何文田佛光街 33 號



Transport and Housing Bureau

33 Fat Kwong Street, Ho Man Tin,
Kowloon, Hong Kong

本局檔號 Our Ref. (12) in HD4-2/PS1/1-55/1/4 XII

來函檔號 Your Ref.

電話 Tel No. 2761 5236

圖文傳真 Fax No. 2761 1445

11 March 2022

Clerk to Legislative Council Panel on Housing

(Attn: Mr Derek LO)

Legislative Council Secretariat

Legislative Council Complex

1 Legislative Council Road, Central

Hong Kong

Dear Mr LO,

Information on Public Housing Projects with Deferred Completion

Regarding the Dr Hon WONG Yuen-shan's letter to the Legislative Council Panel on Housing dated 9 February 2022 requesting information on some of the public housing projects with deferred completion, my reply is provided below.

Information on the 11 public housing development projects under the Hong Kong Housing Authority (HA) as mentioned in the Dr Hon WONG's letter is at **Annex**. Regarding the estimated completion years of these projects, the information on housing production is currently publicised in terms of financial year, i.e. between April of a year and March of the following year. When some projects encounter slight delays in completion (especially those with target completion dates in March), the completion dates will be brought forward to the next financial year. However, as a matter of fact, the completion of such projects was not deferred by one year. Two projects in the Annex (i.e. Pak Tin Phase 11 and Chung Nga Road East) have already been completed in the first half of 2021.

All other projects in the Annex are under construction. For Northwest Kowloon Reclamation Site 1 (East), ground settlement was identified in the course of the foundation works and longer time is needed for handling the suspension notice issued by the MTR Corporation Limited before the construction works can be resumed. It is expected that longer time is required for the construction of about 2 600 flats under this project and the estimated completion date was revised from 2024/25 to 2025/26 accordingly.

The remaining eight projects, namely Tuen Mun Area 54 Sites 3 & 4 (East), Tung Chung Area 99, Fanling Area 36 Phase 4, Hang Tai Road Phase 2, Kai Tak Site 2B2, Ko Shan Road, Anderson Road Quarry Site RS-1 and Long Bin Phase 1, involve about 15 700 flats. The completion of these projects is expected to postpone by about one to two quarters mainly because of the inclement weather and delay in the foundation works arising from unforeseen geological conditions that need to be tackled. Nevertheless, HA will continue to monitor the progress of the various projects and take corresponding mitigation measures, which include urging constructors to increase manpower, expediting construction progress, stepping up site inspections, convening site meetings, carrying out site supervision and on-site examination, etc. These measures help address the challenges encountered during the construction stage in an effective and speedy manner, with a view to facilitating the early completion of the projects according to the schedule.

The average waiting time (AWT) for public rental housing (PRH) application refers to the average of the waiting time of those general applicants who were given the first flat offer and housed to PRH in the past 12 months. The length of AWT is subject to many factors, including the number of PRH applicants, the applicant's choice of district and the supply of newly built and recovered units. AWT in each quarter therefore varies correspondingly with changes in the above figures.

Furthermore, PRH production does not directly reflect the total number of units available for allocation to PRH applicants. This is because in addition to newly built PRH units, recovered flats serve as another important source of PRH supply. In each of the past five years, HA had a net recovery of about 8 000 flats from tenants on average for allocation to PRH applicants. Besides, apart from PRH applicants, we are obliged to allocate PRH units to eligible persons under other categories, e.g. those under compassionate rehousing, eligible clearerees affected by clearance operations of the Government, Urban Renewal Authority and HA, as well as those under HA's various transfer schemes.

The Dr Hon WONG mentioned in his letter that there is a cumulative shortfall of over 100 000 units in terms of PRH completion since the announcement of the Long Term Housing Strategy (LTHS) in 2014. We would like to point out that, under the LTHS projection model, we update the demand projection annually and roll forward the 10-year housing supply target for one year to reflect the latest situation. Accordingly, the housing demand that has yet to be met due to the shortfall of housing supply will continue to be counted towards the total housing demand through the rolled-forward projection. In this connection, there is no such issue of a "cumulative shortfall".

Yours sincerely,

(Originally Signed)

(Tim MW LI)

for Secretary for Transport and Housing

Annex

Type of Housing	Project Title		Estimated Number of Flats to be Completed (Note 1)	Original Estimated Completion Date (Note 2)	Latest Estimated Completion Date (Note 1)	Major Reasons for Project Delay
Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH)	1	Pak Tin Phase 11	1 100	2020-21	2021-22 (projects completed)	Due to additional time required for drainage connection and fire services works, inclement weather and COVID-19 epidemic.
	2	Chung Nga Road East	700			Due to inclement weather and COVID-19 epidemic.
	3	Tuen Mun Area 54 Sites 3 & 4 (East)	900	2021-22	2022-23	Due to additional time required for the foundation works arising from unforeseen geological conditions.
	4	Tung Chung Area 99	4 800	2023-24	2024-25	Due to additional time required for the foundation works arising from unforeseen geological conditions and inclement weather.
	5	Fanling Area 36 Phase 4	800			Due to inclement weather.
	6	Northwest Kowloon Reclamation Site 1 (East)	2 600	2024-25	2025-26	Due to additional time required for the foundation works arising from unforeseen geological conditions and inclement weather.
	7	Hang Tai Road Phase 2	1 900			Delay in commencement of the foundation works due to the delay in diversion works of the main road for the project arising from inclement weather.

Type of Housing	Project Title		Estimated Number of Flats to be Completed (Note 1)	Original Estimated Completion Date (Note 2)	Latest Estimated Completion Date (Note 1)	Major Reasons for Project Delay
Other Subsidised Sale Flats	8	Kai Tak Site 2B2	1 800	2023-24	2024-25	Due to additional time required for the foundation works arising from unforeseen geological conditions.
	9	Ko Shan Road	500			Due to additional time required for the foundation works arising from COVID-19 epidemic, inclement weather and delay in contractor's works.
	10	Anderson Road Quarry Site RS-1	1 900			Due to additional time required for the foundation works arising from temporary time restriction of access resulted from the nearby infrastructure works and inclement weather.
	11	Long Bin Phase 1	3 100	2024-25	2025-26	Due to additional time required for the foundation works arising from unforeseen geological conditions and inclement weather.

Notes:

- (1) Based on the HA's Housing Construction Programme from 2021-22 to 2025-26 as at December 2021.
- (2) Based on the HA's Housing Construction Programme from 2020-21 to 2024-25 as at September 2020.