

**For discussion
on 15 December 2023**

Legislative Council Panel on Housing

Light Public Housing

Purpose

This paper briefs Members on the latest progress of Light Public Housing (LPH), and seeks their views on the funding arrangement for the second batch of LPH projects and the proposed creation of two time-limited supernumerary¹ directorate posts.

Background

2. As stated by the Chief Executive in the 2022 Policy Address and by the Housing Bureau (HB) when consulting the Panel on Housing in December last year, we need to fill the short-term gap of public housing supply in order to improve the living conditions and quality of life of people living in inadequate housing as soon as possible. The Government will therefore make use of government and private land, the long-term development plan of which will not be implemented in the near future, and adopt standardised simple design and the Modular Integrated Construction (MiC) approach to build about 30 000 LPH units in the first five-year period (i.e. from 2023-24 to 2027-28).

Overall Works Progress of LPH

3. After consultation and briefing with various sectors and local communities through multiple channels, LPH has received general support from the society as a whole. In March 2023, the Finance Committee (FC) of the

¹ The civil service establishment includes posts on the permanent establishment and those on the non-permanent establishment (i.e. time-limited posts). Time-limited directorate posts are referred to as “supernumerary directorate posts”, which are time-limited posts on the non-permanent establishment. It does not mean they are counted outside the establishment.

Legislative Council (LegCo) approved the funding of \$14,911.9 million² for building the first batch of LPH projects located at Yau Pok Road in Yuen Long; Choi Hing Road in Ngau Tau Kok; Tuen Mun Area 3A; and Olympic Avenue in Kai Tak to provide about 17 000 units. The Architectural Services Department (ArchSD) and the relevant works departments commenced work immediately upon the funding approval by FC. Contracts of the four LPH projects were awarded on 28 November 2023. Construction of the four projects will commence progressively from December 2023 onwards, and is expected to be completed in phases starting from the first quarter of 2025 at the earliest.

4. As for the second batch of LPH projects, we are currently conducting various pre-construction procedures, such as technical assessments and connection to electricity supply, etc. To speed up the process, ArchSD has already invited tenders for the design and construction contracts of the second batch of projects located at Sheung On Street/Sheung Ping Street in Chai Wan; Tuen Mun Area 54 and Lok On Pai in Siu Lam, and the relevant work is expected to be completed in April 2024. “Parallel tendering” is adopted for the projects so that the works can commence immediately upon funding approval by FC, hence helping those with pressing housing needs as soon as possible.

The Latest Proposal on the Second Batch of LPH Projects

5. The LPH sites are distributed across Hong Kong Island, Kowloon and the New Territories to cater for the needs of different people. In taking forward LPH over the past year, we have listened to the different views of Members and members of the community on the choices of site. There are voices, in particular, urging the Government to offer more units in the urban area, and to actively consider utilising vacant school premises (VSPs). In light of the successful experience of converting VSPs into transitional housing and after preliminary technical assessments, we propose converting five vacant or to-be-vacant school premises into LPH. They are: three schools located in Kwun Tong (i.e. the Mission Covenant Church Holm Glad No. 2 Primary School,

² The funding amounts of \$14,911.9 million cover the costs of design and construction works of the four projects of the first batch (around \$14,742.7 million), other relevant infrastructure works (around \$119 million), and pre-construction activities (around \$50.2 million) for the second batch of projects located at Sheung On Street/Sheung Ping Street in Chai Wan; Tuen Mun Area 54; Lok On Pai in Siu Lam and Lin Tong Mei in Sheung Shui.

former St. Joseph's Anglo-Chinese School and Carmel Leung Sing Tak School³), Baptist Rainbow Primary School⁴ in Wong Tai Sin and Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School (Choi Yuen Annex) in Sheung Shui. It is anticipated that converting the above five school premises can provide about 600 LPH units in total within a shorter period of time and at a lower cost.

6. In addition, we have identified a government site at Hang Kwong Street in Ma On Shan⁵ which is suitable for building LPH. The preliminary estimation is that about 860 units can be provided. This site was originally reserved for primary school use but is no longer required as confirmed by the Education Bureau. Implementation timetable for the long-term development of the site is also not available yet at present.

7. In parallel, we have reviewed in detail the four sites announced last year. In view of the relatively lower cost-effectiveness of the site at Lin Tong Mei in Sheung Shui, we have decided not to proceed with the project. Besides, we will increase the number of units to be provided in the projects at Sheung On Street/Sheung Ping Street in Chai Wan and Tuen Mun Area 54⁶, and reduce the number of units in the Lok On Pai project in Siu Lam⁷.

8. In gist, the revised second batch of LPH projects can provide a total of about 13 000 units. We are still able to maintain the target of providing about 30 000 LPH units before 2027-28. The sites and location plans of the second batch of LPH projects are at **Annex 1**.

³ The new premises of Carmel Leung Sing Tak School is still under construction. The conversion works of the existing premises will only commence upon the commissioning of the new premises in 2026.

⁴ The new premises of Baptist Rainbow Primary School is still under construction. The conversion works of the existing premises will only commence upon the commissioning of the new premises in 2026.

⁵ The site is currently rented out under short-term tenancy for use as a temporary sports/recreation ground. The tenancy agreement is granted on a quarterly basis, and either party may terminate the agreement by serving a written notice at least three months in advance.

⁶ The number of units to be provided in the projects at Sheung On Street/Sheung Ping Street in Chai Wan and Tuen Mun Area 54 will increase by about 120 units and 320 units respectively.

⁷ The number of units will reduce by about 800 units.

Overall Planning

9. The sites selected for the second batch of LPH projects are either government land, or vacant or to-be-vacant school premises. There is long-term development use for some of these sites. To optimise the utilisation of land resources, these sites of VSPs or government land are currently put to different short-term uses. As the objective of LPH is to provide appropriate short-term accommodation for public rental housing (PRH) applicants before the traditional PRH supply is in place, the development of the second batch of LPH projects will, similar to the first batch of LPH projects, neither affect the originally planned long-term use of the sites nor delay the development schedules of the sites that were initially planned. With the construction period deducted, it is expected that each project can be used as LPH for five years.

Design and Construction

10. The second batch of LPH projects (including the conversion projects of school premises) will also provide self-contained toilets, shower areas and open cooking spaces. Furthermore, each unit will be equipped with basic facilities such as an electric water heater and an exhaust fan in the toilet. Open space will be reserved in the estates for leisure and event-organising purposes, and to facilitate mutual assistance among the residents. Subject to the circumstances of individual projects (e.g. site character, local transport networks, neighbouring developments and cost-effectiveness, etc.), suitable transportation and community facilities will be provided in each project to meet the needs of the residents. Besides, together with the Transport Department, we have actively mapped out the appropriate ancillary transport arrangements for the LPH projects, with a view to providing a comprehensive public transport network with an adequate level of service. In order to cater for the needs of the residents, we also plan to provide basic services for LPH tenants as appropriate, such as retail shops/laundrettes, study/function rooms, as well as recreational and community services, etc.

11. LPH units come in different sizes, ranging from small units for one to two persons to large units for four to five persons, so as to cater for different applicants, especially families. In planning individual projects, we will also consider their locations and site conditions in order to determine a suitable unit ratio. The internal floor area of the units in the second batch of LPH projects

mainly ranges from about 13 to 31 square metres⁸. The floor plans and artist's impression of the design of various types of LPH units are at **Annexes 2 and 3** for reference.

12. For the second batch of LPH projects located at Sheung On Street/Sheung Ping Street in Chai Wan; Tuen Mun Area 54; Lok On Pai in Siu Lam and Hang Kwong Street in Ma On Shan, we will adopt the MiC approach and provide more units by having more storeys (about 19 to 24 storeys). These projects will require additional piling works, mechanical and electrical installations and the provision of lifts, as well as corresponding arrangements to cater for construction safety and site facilities. Other relevant infrastructure works, including those outside the site boundary such as road improvement works, provision of sewerage collection and treatment facilities, as well as drainage and water supply facilities, etc. may also be required depending on the land conditions of individual LPH projects. After deducting the time required for the advance design work, technical assessments and the necessary infrastructure works, the construction period of the above LPH which adopts the MiC approach will be some two years in general (subject to the number of storeys and whether piling works are required).

13. As for the conversion of the five vacant or to-be-vacant school premises into LPH, the projects will have about five to eight storeys. In some school premises, redesign and alteration of the existing structures and layouts, upgrade or addition of mechanical and electrical installations and lifts, as well as provision of more infrastructure support may be required. After deducting the time required for the advance design work, technical assessments and the necessary infrastructure works, it is estimated that the construction period will range from about 9 to 15 months.

14. According to the current estimation, ArchSD will formally commence the construction works of the second batch of LPH projects in 2024-25 subject to funding approval by FC, and complete most of the units in 2026-27. Some of the LPH units converted from the school premises are expected to be completed in 2025-26 at the earliest, while the remaining units will be completed in phases in 2026-27 depending on the decanting programme of the schools concerned.

⁸ For the LPH units converted from the five vacant or to-be-vacant school premises, the internal floor area of some of the units may vary due to limitations posed by the existing structural partitioning.

15. The site areas, current land uses and long-term development uses, project scales and implementation timetables of the 13 LPH projects are at **Annex 4**.

Operation and Management of LPH

16. Apart from the design and construction of LPH, the Government will be spearheading the operation and management of each project. As stated by the Government earlier, in order to encourage participation of different stakeholders in the community, the Government plans to adopt a collaborative approach by inviting tenders from experienced organisations to take up the responsibilities of operation, management and daily maintenance of LPH. In this connection, HB held a briefing session in May 2023 on the operation of LPH. Organisations (including non-government organisations (NGOs) and property management agencies) that are interested in the operation were briefed on the operation and management plan of LPH, as well as the tender process of the operation contracts. The briefing session also provided a platform for the organisations to exchange views and share comments. Responses to the briefing session were highly positive, with many organisations expressing that they would actively consider taking part in the operation of LPH.

17. We have listened to many views on the operation and management of LPH over the recent past. Taking into account various factors (such as cost-effectiveness and future needs of residents), the contractual operation period of LPH will comprise a “pre-management period” (e.g. soliciting tenants and allocating units) of about seven months and an operation period of five years, of which the first three years will be the basic operation period. After three years of operation, the operating organisations may continue to run the LPH for two more years provided that their performance is considered satisfactory. In other words, the overall operation period will be five years starting from the intake of LPH residents according to the contract.

18. Apart from housing, LPH will also provide various services and facilities for the residents and the districts. Therefore, unlike the common property management contracts, the operation service requirements of LPH cover not only tenancy management (including allocating units in accordance with the criteria set by the Government, arranging tenants to move in, etc.); property management (including cleaning, security, insurance, management of communal areas, environmental management, as well as handling requests and complaints from

residents, etc.) and daily maintenance (including flat refurbishment, minor maintenance and repair works, building services and emergency repairs, etc.), but also social services (including formulating and implementing exit plans for tenants, assisting and arranging tenants' removal, and providing various types of social services such as assistance to tenants on community involvement, career, financial management, physical and psychological health, assistance specially for the elderly, children and persons with disability, etc. and even helping residents to find job and school); and management and operation of ancillary facilities (such as study/function rooms, as well as recreational and community service facilities).

19. In view of the above, the operating organisations of LPH should have sufficient size, management capability and experience. Organisations participating in the tender exercises for the operation of LPH may include experienced NGOs and property services companies, or a collaboration between them. In addition, having regard to the required resources and management efficiency, we will split the operation and management contracts of larger LPH projects (e.g. Olympic Avenue in Kai Tak and Tuen Mun Area 54), i.e. a single contract entails the operation and management of about 4 500 units at most. Each operating organisation may take up not more than five operation and management contracts.

20. To ensure service quality, we will lay down the scoring criteria and carry out technical assessment based on a series of factors, including the management capability, relevant experience and past service performance of the organisations, as well as the proposed modes of operation and management, social service support to be provided, feasibility of exit plan and use of innovation and information technology, etc. as stated in their proposals, so that the ancillary facilities and services of LPH can meet the needs of the residents and the local community. The tender price will then be comprehensively evaluated so as to decide on the most suitable organisations for operating LPH projects.

21. The Government will continue to monitor the operation of LPH and maintain close communications with the operating organisations to ensure that the operation and management of LPH, and the provision of services and facilities, comply with the required standards. In this connection, HB will formulate a series of key performance indicators, such as the specified time frame for the operating organisation to finish processing the applications for occupancy,

security effectiveness, cleanliness, repair and maintenance, social services and residents' satisfaction, etc. If the performance of the operating organisation fails to meet the required standards, the operating cost will be adjusted in accordance with the contract.

22. According to the current plan, we intend to invite tenders for the operation and management contract of the first completed LPH project (i.e. Yau Pok Road in Yuen Long) in early 2024, with a view to awarding the contract as soon as possible so that the operating organisation will have sufficient time to carry out the necessary advance work, including publicity, preparation for the operation and management of the facilities and services, and arrange for the residents to move in as early as possible. With the experience gained from inviting tenders for the first operation and management contract, as well as feedback from the industry, we will continue to enhance the operation and management contracts for other LPH projects, and invite tenders in phases according to the works progress of the projects.

Application for Light Public Housing

23. LPH will mainly cater for those who have been waiting for traditional PRH for not less than three years, with priority given to family applicants. Those who choose to move into LPH may retain their position in the queue and eligibility for traditional PRH, but they will no longer be eligible to receive the allowance under the Cash Allowance Trial Scheme.

24. Since the completion time of LPH projects varies, we plan to take the initiative to issue letters to all eligible applicants in phases and invite them to apply for LPH. The Government will establish a set of simple and objective scoring criteria for calculating the scores of each eligible applicant. Some of the considerations include the waiting time for traditional PRH, the presence of elderly, children or newborn in the family, present accommodation (e.g. whether the accommodation is a sub-divided unit, roof-top structure, etc.), and other special reasons (e.g. health factors, domestic violence, past events with a psychological impact on the family, etc.). We will calculate the score of each applicant based on the said criteria, so that priority can be given to the families in greater needs to move into LPH.

25. To streamline the application procedures of LPH and facilitate the public, an online application platform is being developed. In addition to submitting paper application forms, the applicants can choose to submit their applications online. To dovetail with the completion of the first batch of LPH projects, we expect to accept the first phase of application in the second quarter of 2024, and projects in the urban area and the New Territories will both be available for application.

26. Meanwhile, to raise the public awareness of LPH and provide the latest information of different projects (such as the ancillary facilities and services), the Government will roll out progressively a series of publicity measures, including launching the official website of LPH, carrying out publicity through the media and social media platforms, organising open days, etc. We will also set up an information counter of LPH in the Housing Authority Customer Service Centre in Lok Fu to enable members of the public in need to make enquiries and applications.

Rent and Intake Arrangements

27. As stated by the Government earlier, the rent of LPH will be linked to that of traditional PRH, and 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 about \$740 to \$2,650 (internal floor area ranging from about 13 to 31 square metres) based on the rent of traditional PRH in October 2023. Taking a unit in the urban area as an example, the current rent of a newly completed traditional PRH unit of about 31 square metres is around \$2,940, while that of an LPH unit of similar size in the same district is estimated to be around \$2,650. If the unit is in the New Territories, the rent of a newly completed traditional PRH unit of the same size is around \$1,960, while that of an LPH unit is estimated to be around \$1,760.

28. To ensure prudent use of public resources, it is necessary for the applicants to submit income and asset declarations, as in the case of traditional PRH, in order to verify their application eligibility, before they are officially granted the eligibility for LPH. Hence, the operating organisations will require the LPH applicants to provide proof of their income and asset, and make an income declaration, so as to ascertain whether their household income is still

within the income limit for traditional PRH. Moreover, even after the applicants have moved into LPH, the Housing Department (HD) will still conduct random checks on these tenants to see whether they continue to meet the income and asset limits for traditional PRH. If any non-compliance or illegal situation is found, we will, apart from reserving our rights to take legal actions, require the persons concerned to move out of their LPH units within a specified time frame and disqualify them from applying for traditional PRH.

29. LPH tenants can live in the unit until the allocation of traditional PRH, or until the site for the project needs to be returned for long-term development, whichever is the earlier. If the tenants refuse an offer of traditional PRH for three times under the existing mechanism, they will be asked to move out of the LPH unit within a reasonable period of time, and will no longer be offered any traditional PRH.

Funding Arrangement for Construction

30. With reference to the tender prices of the first batch of LPH projects, ArchSD considers that the total estimated cost of LPH can be further reduced. Specifically, the latest total estimated cost of all 30 000 LPH units is around \$24,750 million⁹, of which \$24,550 million is the design and construction cost of LPH units, and \$199 million is the cost of other relevant infrastructure works. Compared with the preliminary estimated cost of around \$27,390 million set out in the Panel on Housing paper in December last year, around \$2,640 million is reduced (i.e. close to 10%). While compared with the estimated cost of about \$26,440 million in the paper of Public Works Subcommittee (PWSC) early this year, around \$1,690 million is reduced (i.e. around 6 %).

31. As for the funding for the second batch of LPH projects, which are Sheung On Street/Sheung Ping Street in Chai Wan, Tuen Mun Area 54 and Lok On Pai in Siu Lam, Hang Kwong Street in Ma On Shan and the five vacant or to-be-vacant school premises, the total estimated construction funding can be

⁹ Price of the two contracts of the first batch of LPH projects is lower than the original estimate by around \$780 million and \$2,230 million respectively (i.e. around \$3,000 million in total). It results in a saving of around 20% when compared with the construction funding of about \$14,910 million approved by FC for the first batch of LPH projects early this year. The above sum of around \$3,000 million is included in the total estimated cost of around \$24,750 million.

reduced from the original estimate of around \$11,530 million to around \$9,840 million, which represents a decrease of around \$1,690 million (i.e. about 15%).

32. For reference, for the transitional housing projects currently funded by the Government with three to four storeys in general, the government funding is \$550,000 per unit. To maximise the land usage, some LPH projects will have more storeys. Together with the extra foundation, structural strengthening and electrical facilities due to the high-rise construction, the average unit cost of high-rise LPH buildings was estimated to be around \$650,000 as set out in the PWSC paper early this year. After making reference to the tender prices of the first batch of projects, the latest average unit cost of high-rise LPH buildings estimated by ArchSD can be decreased to around \$590,000¹⁰.

33. As for the conversion of the five vacant or to-be-vacant school premises into LPH, the provision of LPH units can be within a shorter period of time at a lower cost. According to ArchSD's preliminary estimates, the average unit cost is around \$500,000, which is comparable to that of similar transitional housing projects at present.

34. We plan to apply for funding from FC in the first quarter of 2024, so as to pay the fees for design, construction and relevant works, and other relevant infrastructure works (including road improvement works, sewage collection and treatment facilities, drainage and waterworks facilities, etc. by other works departments.) of the projects. Subject to the funding approval of FC, the construction works contracts for the second batch of LPH projects will be carried out in strict compliance with the Government's established procedures and regulations. The Dedicated Team on Light Public Housing (DTLPH) led by the Under Secretary for Housing and ArchSD will conduct detailed assessments and selection, so as to ensure that the entire process complies with relevant regulations and that public funds are properly used. At the same time, to enable effective monitoring of the implementation of LPH projects by the LegCo and the public,

¹⁰ With reference to the tender prices of the first batch of projects, the cost of the second batch of projects adopting MiC approach (i.e. Sheung On Street/Sheung Ping Street in Chai Wan, Tuen Mun Area 54, Lok On Pai in Siu Lam and Hang Kwong Street in Ma On Shan), as per the latest estimates by ArchSD, is around \$19,300 per square metre for the total construction cost per unit of high-rise LPH buildings, which is lower than that of transitional housing with three to four storeys in general at \$23,900 per square metre. It is also lower than the estimated cost at \$20,500 per square metre set out in the PWSC paper early this year.

HB will continue to report regularly to the LegCo the progress, financial position and operation of the LPH projects.

Public Consultation

35. For the four sites in the first batch of LPH projects, as well as the three sites in the second batch of LPH projects located at Sheung On Street/Sheung Ping Street in Chai Wan; Tuen Mun Area 54 and Lok On Pai in Siu Lam respectively, district consultation has already been conducted and the projects have received general support. As for the five vacant/to-be-vacant school premises and the new LPH project at Hang Kwong Street in Ma On Shan, we will consult the relevant District Councils concurrently in the first quarter of 2024.

Staffing Proposal

Dedicated Team on Light Public Housing

36. With the aim of implementing the LPH projects in a holistic and efficient manner, DTLPH, led by the Under Secretary for Housing, has been set up in HB to take forward the various LPH-related work as a one-stop shop. The daily works of DTLPH include maintaining very close communication and liaison with various bureaux and departments (B/Ds) to rationalise and push forward every detail of LPH. As the duty coverage is wide and broad, ranging from the technical aspects to operation, finance and publicity, etc., DTLPH needs to pay particular attention to maintaining contact with different stakeholders in the society, including the LegCo, District Councils, local communities and operating organisations, etc., to ensure that the policies and implementation details can meet the public expectations effectively. DTLPH comprises four units, namely the Policy Unit, the Development and Operation Unit, the Vetting Unit and the Application Unit, for overseeing different areas of LPH. The job descriptions of these four units are at **Annex 5**.

37. When the Government briefed the Panel on Housing about LPH on 5 December 2022, we also raised the proposal of creating two time-limited directorate posts in HB, i.e. one time-limited Administrative Officer Staff Grade

C (AOSGC) post and one time-limited chief professional post¹¹, to steer DTLPH. Members did not raise objection to the proposal. However, upon consideration, we have decided to seek funding for the projects by stages, and take forward the proposal of creating the two time-limited directorate posts to the Establishment Subcommittee (ESC) and FC when submitting the second stage funding application. Therefore, the relevant works have been taken up by the Task Force on Transitional Housing (TFTH) temporarily.

38. However, the workload pertaining to transitional housing has increased continuously over the past year. While the Government no longer accepts funding applications for construction of new transitional housing on vacant land, in view of the continued popularity of transitional housing converted from vacant residential/non-residential buildings in the urban area, the remaining funding under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations may continue to be used for converting vacant residential or non-residential buildings. One of the examples is the transitional housing project “Light Factory” in an industrial building in Yau Tong. Backed by the Community Care Fund, HB also launched the Trial Scheme on Special Allowance for Households of Transitional Housing in August this year to provide a one-off special allowance for new households of transitional housing projects to alleviate their pressure arising from expenditures during removal and adaptation to the new living environment.

39. Moreover, HB has further coordinated and stepped up publicity on transitional housing over the past year. To facilitate application of transitional housing by people in need, HB introduced the central common application form for transitional housing projects in June this year and over 9 800 applications were received as at mid-November this year. HB also launched the Central and Unified Platform for Transitional Housing - “TH-E” on 25 September, with a view to further facilitating online application of transitional housing by the public. Furthermore, HB arranged guided tours to different transitional housing projects for tenants of sub-divided units from time to time. In addition, two Transitional Housing Open Days were held in July and September this year respectively. Operating organisations set up booths to introduce to the public the design, environment, transport and ancillary facilities, etc. of their projects,

¹¹ At that time, HB proposed that the post of Project Director be taken up by a Chief Architect/Chief Building Services Engineer/Chief Structural Engineer.

with the aim of deepening prospective applicants' understanding of translational housing and allowing them to submit application on-site. The activities were very well received in general.

40. As more transitional housing projects will be completed in 2023-24 and 2024-25, TFTH needs to follow up more closely on various projects to ensure completion for intake as scheduled, and carry out more auditing works immediately afterwards. In view of the heavy and continuously increasing duties, it is not feasible for TFTH to continue taking up the LPH-related supervision and leadership duties originally assigned to the two time-limited directorate posts.

41. Meanwhile, with the commencement of the design and construction works of the first batch of LPH projects, the current policy focus has shifted to the operation and management arrangements of the projects, as well as the application and allocation mechanism for LPH units, including mapping out the procedures and rules of application; formulating the allocation mechanism for LPH units; developing and implementing an online application platform; a series of publicity efforts; preparing tender documents and contracts for service operation; and the subsequent leasing and property management work, etc. All these require holistic thinking and prudence in policy formulation and proactive engagement with different stakeholders, so as to ensure that suitable operating organisations can arrange eligible applicants moving into LPH units in a smooth and effective manner, and provide quality services continuously. To lead DTLPH in planning and implementing the above works effectively, we see an urgent need to create the two time-limited directorate posts in HB, i.e. a time-limited AOSGC post with a duration of about two years till 31 March 2026, and a time-limited Chief Architect post with a duration of about six years till 31 March 2030.

Proposed Time-limited Administrative Officer Staff Grade C Post

42. The holder of the proposed time-limited AOSGC post (i.e. Principal Assistant Secretary for Housing (Special Duties)) will be fully responsible for leading DTLPH and providing policy steer on the implementation, funding, construction, operation, allocation and publicity, etc. of the LPH projects, as well as properly coordinating, overseeing and reviewing various kinds of work. He/she will also have to lead DTLPH in liaising with relevant B/Ds, consulting

relevant stakeholders on the projects and handling public and media enquiries, etc.

43. Given the wide-ranging and complex duties of the Principal Assistant Secretary for Housing (Special Duties), and the exceptional importance of timely provision of LPH for those who are waiting for traditional PRH and living in inadequate housing, such work requires the directorate officer to exercise high-level leadership across departments, and to maintain close liaison with the senior echelons of other B/Ds, so as to resolve different strategic issues and ensure the smooth implementation of the projects. Therefore, we propose that this post be pitched at AOSGC level, in order to ensure that the post would be taken up by an officer who possesses the required policy formulation experience, leadership and communication skills, with a view to leading DTLPH to achieve the target of constructing about 30 000 LPH units before 2027-28.

44. We propose that the time-limited AOSGC post be created for about two years, with immediate effect upon approval by FC up to 31 March 2026. As a lot of high-level coordination across departments would be involved at the early stage of the LPH projects, policy details also have to be worked out and close communications have to be maintained with a number of stakeholders, we propose that the post be created for about two years. The officer will continue to help formulate the overall policy and implementation details related to LPH, thereby laying a good foundation for the future operation and management of the completed projects. He/she will also ensure that various construction and other major works can commence as scheduled in the coming two years. The job description of the proposed time-limited post is at **Annex 6**.

Proposed Time-limited Chief Architect Post

45. The holder of the proposed time-limited Chief Architect post (i.e. Project Director) will be responsible for assisting the Principal Assistant Secretary for Housing (Special Duties) in leading the Development and Operation Unit and the Vetting Unit under DTLPH. The duties include maintaining close liaison with ArchSD and relevant departments to ensure that the LPH projects, from the stage of technical assessments, design to infrastructure and construction works, will be completed on time according to the development schedule. The Project Director will also assist in conducting the tendering exercises for the operation and

management of LPH, formulating the publicity framework, overseeing and reviewing the funding arrangements and financial positions of LPH projects, etc.

46. Given the wide-ranging duties of the Project Director, the need for possessing the professional knowledge in construction to ensure the construction of LPH is on schedule and its smooth operation, as well as the requirement for proper arrangement and use of funding for relevant works, the leadership and dedication of a chief professional grade officer are required. We propose that the post of Project Director be taken up by a Chief Architect, in order to ensure that the post would be taken up by an officer who possesses the project management experience, leadership and relevant professional knowledge, for leading the Development and Operation Unit and the Vetting Unit in pressing ahead and overseeing the various LPH projects.

47. We propose that the above time-limited Chief Architect post be created for about six years, with immediate effect upon approval by FC up to 31 March 2030. The job description of the proposed time-limited post is at **Annex 7**. The duration of the Project Director post will be longer than that of Principal Assistant Secretary for Housing (Special Duties). This is mainly because LPH will be completed in phases and put into operation before 2027-28, the Chief Architect will have to continuously monitor the construction progress of LPH, as well as the operation and management quality upon their completion. While the Principal Assistant Secretary for Housing (Special Duties) will focus on the advance implementation work of LPH, the Project Director needs to dedicate his/her efforts to the entire construction process of LPH, as well as its subsequent operation and management. We therefore propose that the post be created for about six years.

Non-directorate Manpower Support

48. In addition to the two time-limited directorate posts proposed above, a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades were created for DTLPH in 2023-24 to provide support services for the two proposed time-limited directorate posts. Most of these posts will lapse on 31 March 2030. Furthermore, a total of eight time-limited non-directorate posts involving professional, housing and clerical grades will be created in 2024-25 for handling the large amount of LPH applications.

These posts will be created for three years up to 31 March 2027. The proposed organisation chart of DTLPH is at **Annex 8**.

49. We will review the need to retain the two time-limited directorate posts and other time-limited non-directorate posts under DTLPH in light of the future development of LPH.

Alternatives Considered

Deployment of incumbent directorate officers

50. We have critically examined the feasibility of deploying the existing directorate officers under HB/HD to undertake the duties of the proposed Principal Assistant Secretary for Housing (Special Duties) and Project Director in HB. After in-depth review, we considered the proposal (be it absorbing all or only parts of the LPH-related duties) not feasible given the current heavy workload of the incumbent officers¹². In the next few years, the Government has to press ahead at full steam with the LPH projects. The advance and follow-up works involved not only are extremely urgent but also cover wide-ranging and complex aspects. High-level leadership by dedicated directorate officers is therefore required to take forward the projects under a one-stop shop approach. If funding approval is not granted for the creation of the two proposed time-limited posts, it will seriously affect the implementation of LPH projects, especially the target of completing the construction of about 30 000 LPH units in phases before 2027-28.

Financial and Establishment Implications

Cost of Proposed Works and Project Operation

51. The Government proposes to submit a funding application to PWSC and FC of LegCo in the first quarter of 2024, for meeting the costs of design,

¹² Other incumbent directorate officers of HB/HD will have to fully focus on implementing the various public and private housing-related measures announced in the 2022 Policy Address and the 2023 Policy Address in the next few years, including increasing public housing supply, enhancing public housing (e.g. sustaining redevelopment projects), tackling issues of sub-divided units, private housing-related policy measures, and different programs of supporting families with newborns, etc.

construction and related works concerning the second batch of LPH projects. According to the money-of-the-day prices, the preliminary estimated cost regarding the design and construction works of the second batch of LPH projects and other relevant infrastructure works¹³ is around \$9,840 million, while the costs for LPH operation and the additional manpower employed by HB and ArchSD for taking forward the LPH projects are about \$4,390 million¹⁴ and \$390 million respectively.

Cost Involved in the Creation of the Proposed Posts

52. The proposed creation of one time-limited AOSGC post in HB will involve an additional notional annual salary cost at mid-point of \$2,407,800. The additional full annual average staff cost, including salaries and staff on-cost, is about \$3,205,000. The creation of one time-limited Chief Architect post will involve an additional notional annual salary cost of \$2,028,000. The additional full annual average staff cost, including salaries and staff on-cost, is about \$2,581,000. The eight time-limited non-directorate posts to be created in HB in 2024-25 as mentioned in paragraph 48 above will involve an additional notional annual salary cost at mid-point of \$5,763,600 and full annual average staff cost, including salaries and staff on-cost, of about \$7,375,000. We will earmark the necessary provision in 2024-25 and subsequent years to meet the cost of the above staffing proposals.

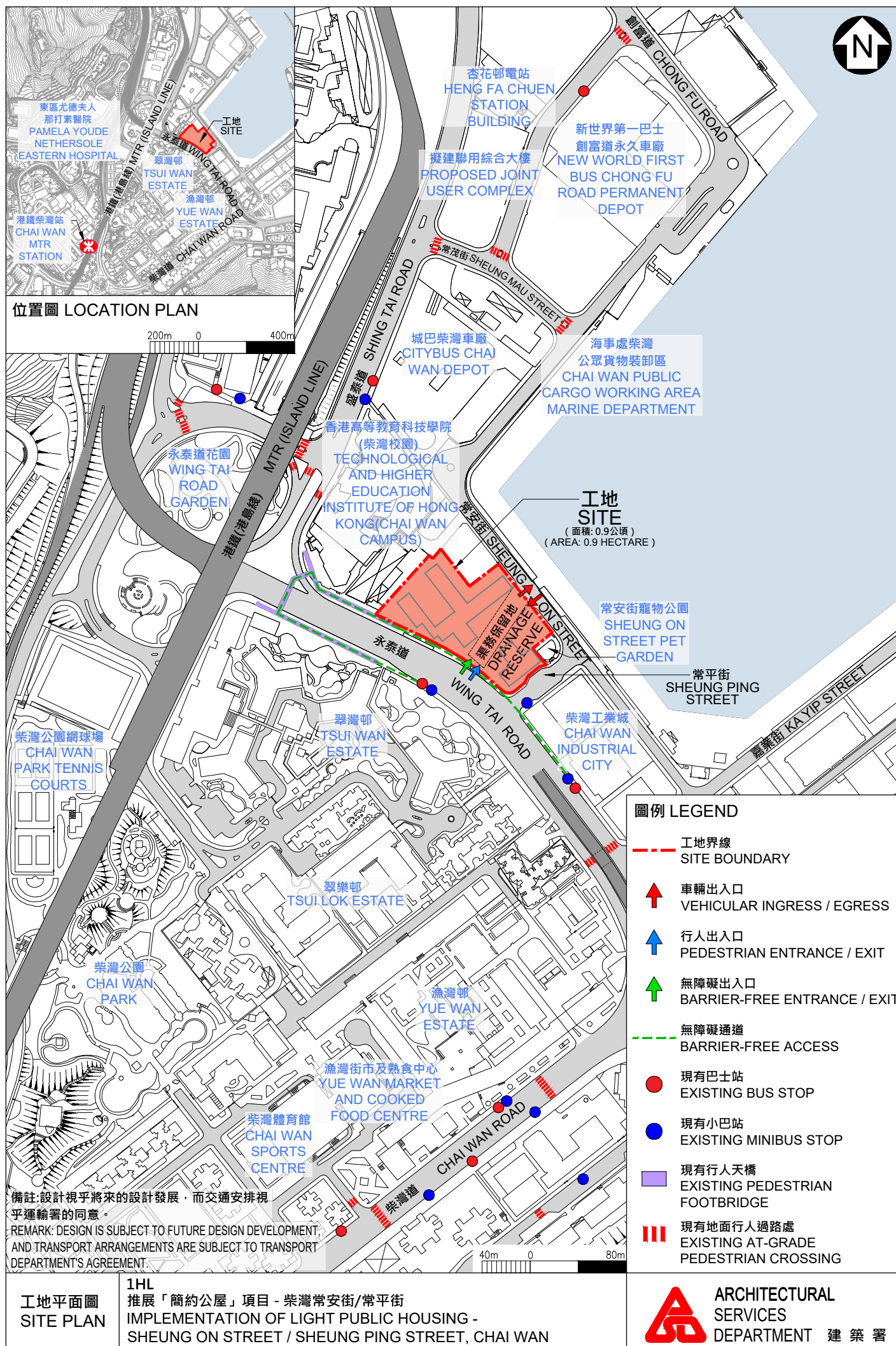
¹³ Other relevant infrastructure works include road improvement works, provision of sewerage collection and treatment facilities, as well as drainage and water supply facilities, etc. responsible by other public works departments.

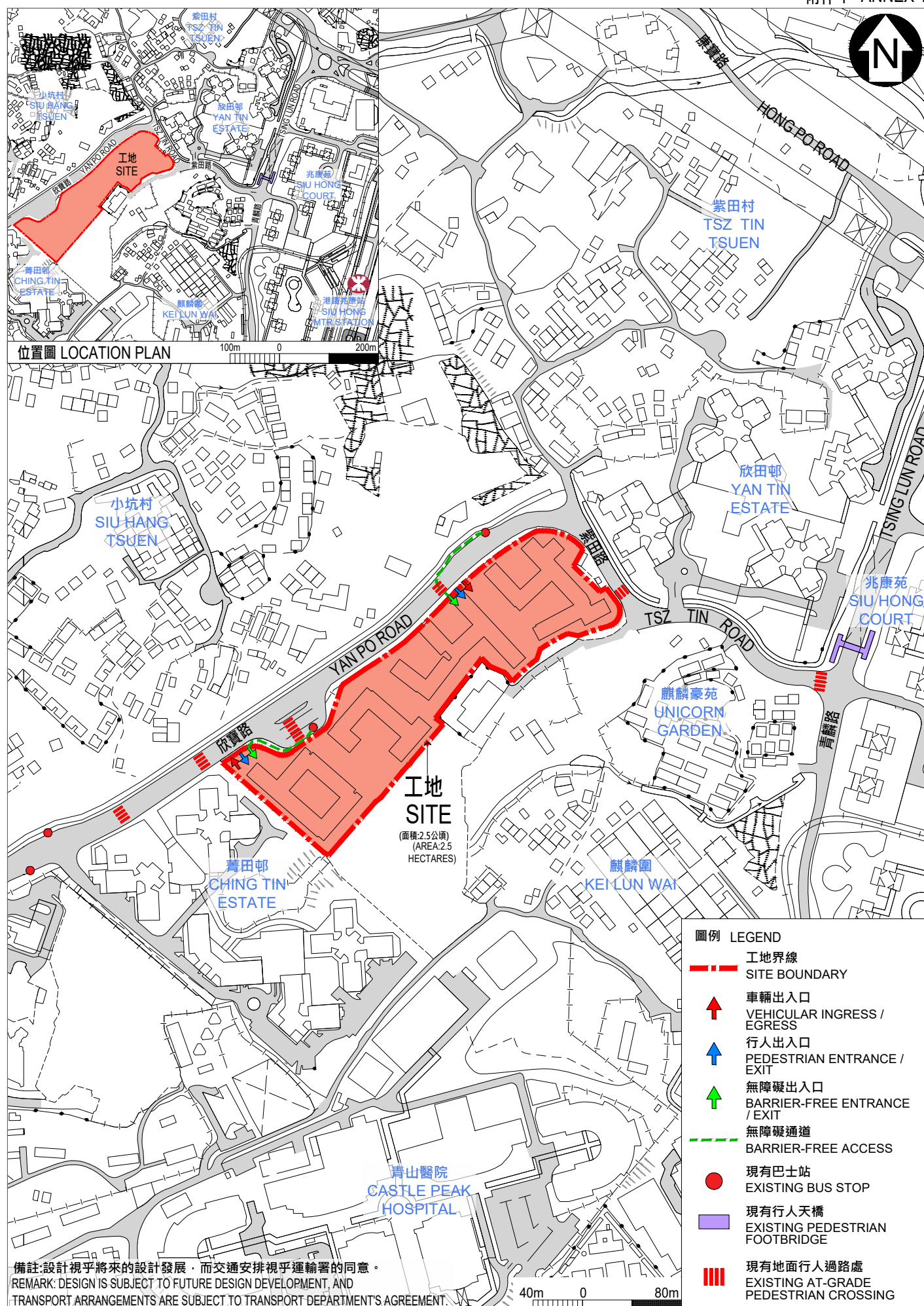
¹⁴ The cost estimation of operating 30 000 LPH units (for at least five years) has made reference to the cost of operating transitional housing by the NGOs in the past. Apart from the usual daily operation and maintenance costs, the estimated expenditure also covers the fees for refurbishing the units upon moving out of tenants; assisting the vetting of tenancy applications and allocation of units in accordance with the Government's specified criteria, tenancy management, etc.; provision of various social services to the residents and operation of the ancillary facilities of the projects; exit arrangements for the residents upon the end of project operation; and inflation consideration and contingencies, etc. As far as the daily operation and maintenance costs of units are concerned, the preliminary estimate is around \$1,000 per month per LPH unit. Based on the median floor area of about 25 square metres (i.e. about 270 square feet) of LPH units, the average cost is around \$3.7 per square feet. The cost of about \$4.39 billion is only the current estimate. The actual operation expenditure will depend on the contract prices of individual LPH projects.

Advice Sought

53. Members are invited to note the latest progress of LPH and the latest proposals relating to the second batch of LPH projects as mentioned above. Subject to Members' comments, we will consult PWSC and ESC of FC on relevant funding applications and staffing proposals respectively in the first quarter of 2024. We will then submit the funding applications to FC with the aim of obtaining approval for the funding and staffing proposals within this financial year, so that the works concerning the second batch of LPH projects and other related works can commence as early as possible.

Housing Bureau
Architectural Services Department
December 2023



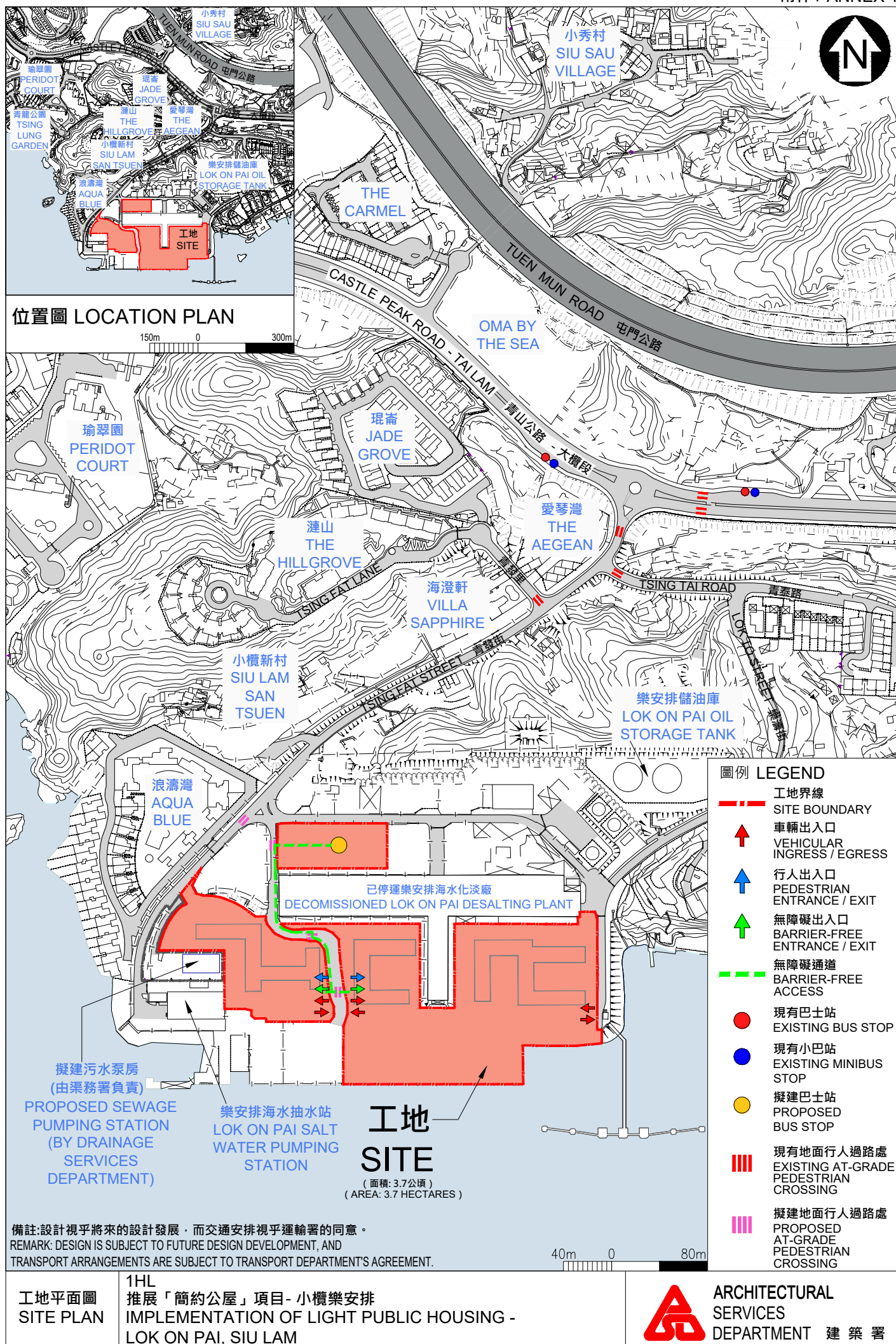


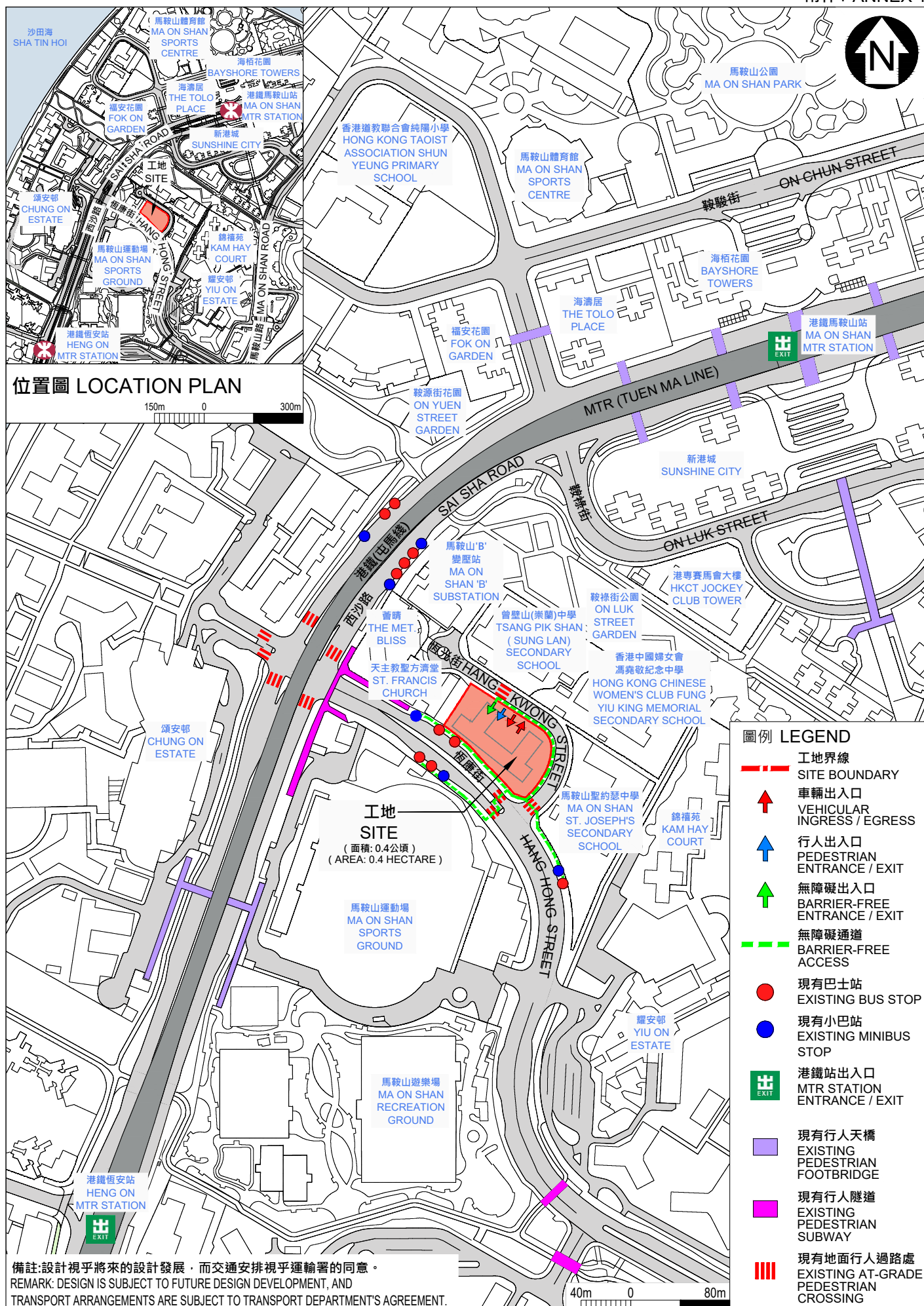
工地平面圖
SITE PLAN

1HL
推展「簡約公屋」項目 - 屯門第54區
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
TUEN MUN AREA 54



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



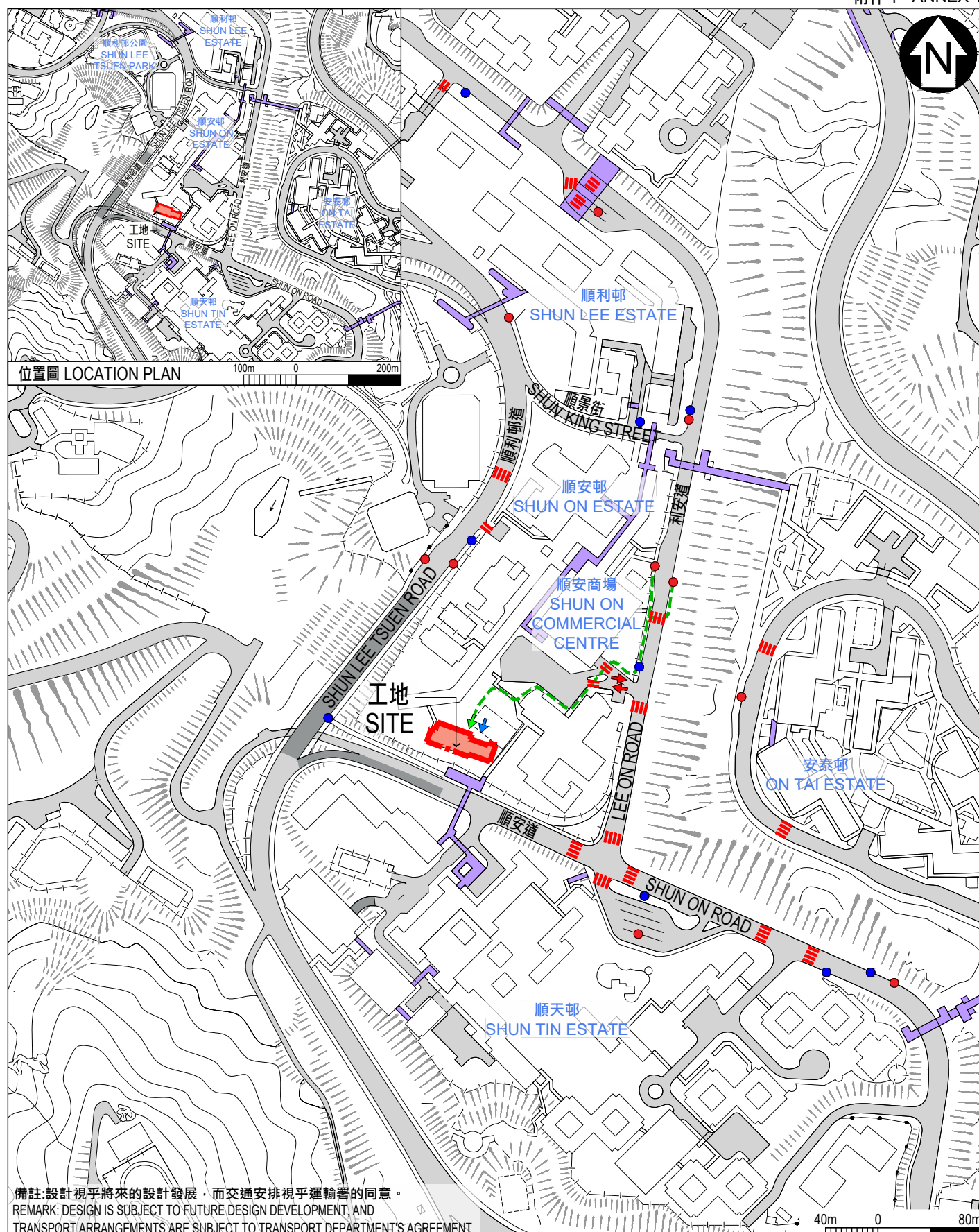


工地平面圖
SITE PLAN

1HL
推展「簡約公屋」項目- 馬鞍山恆光街
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
HANG KWONG STREET, MA ON SHAN



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

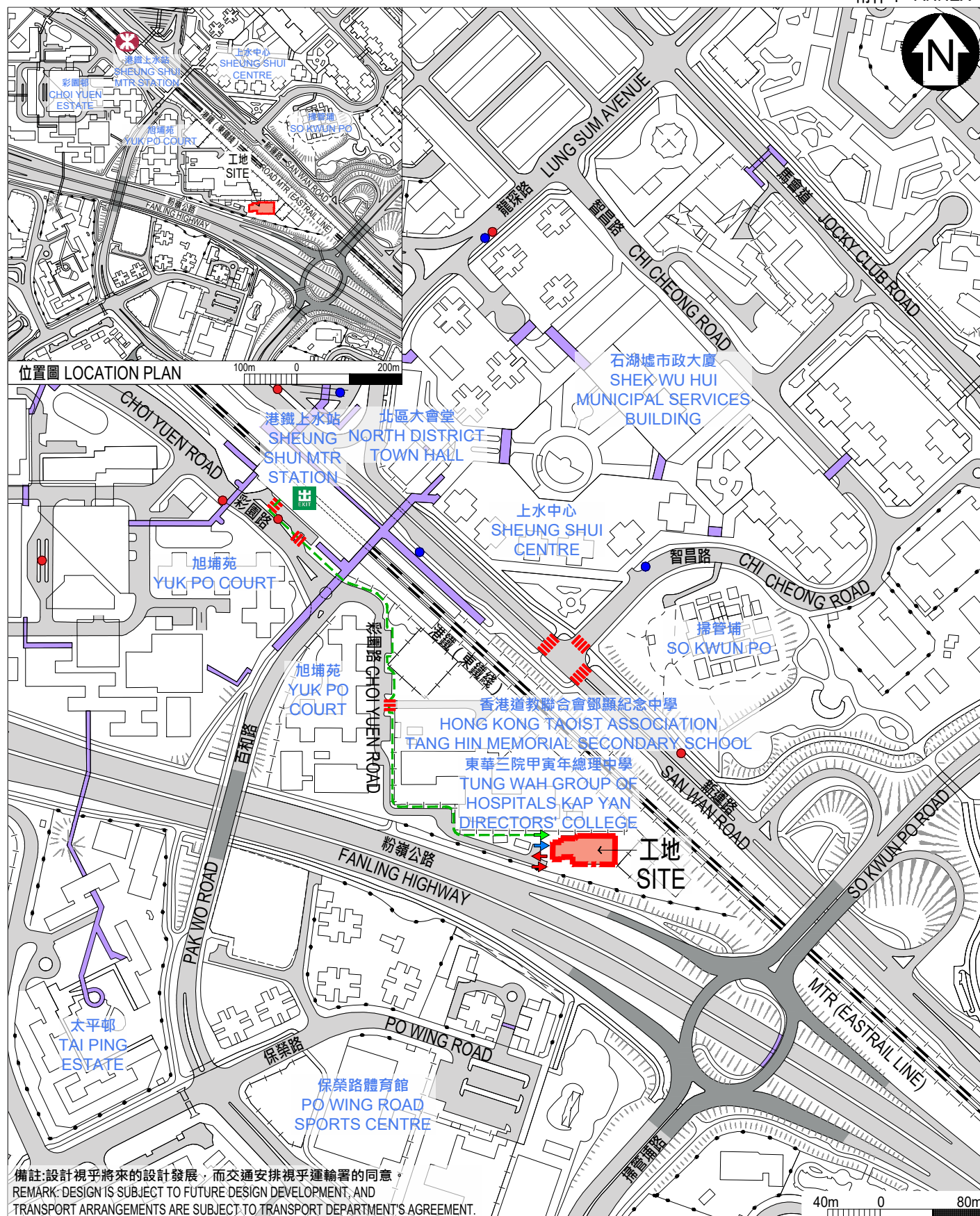
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|----------------------------|-------------------------------------|--|--|------------------------------|
| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR INGRESS / EGRESS | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | 無障礙通道
BARRIER-FREE ACCESS |
| 現有巴士站
EXISTING BUS STOP | 現有小巴站
EXISTING MINIBUS STOP | 現有行人天橋
EXISTING PEDESTRIAN FOOTBRIDGE | 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING | |

工地平面圖
SITE PLAN

1HL
推展「簡約公屋」項目 - 位於觀塘的基督教聖約教會堅樂第二小學
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
THE MISSION COVENANT CHURCH HOLM GLAD NO. 2
PRIMARY SCHOOL IN KWUN TONG



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

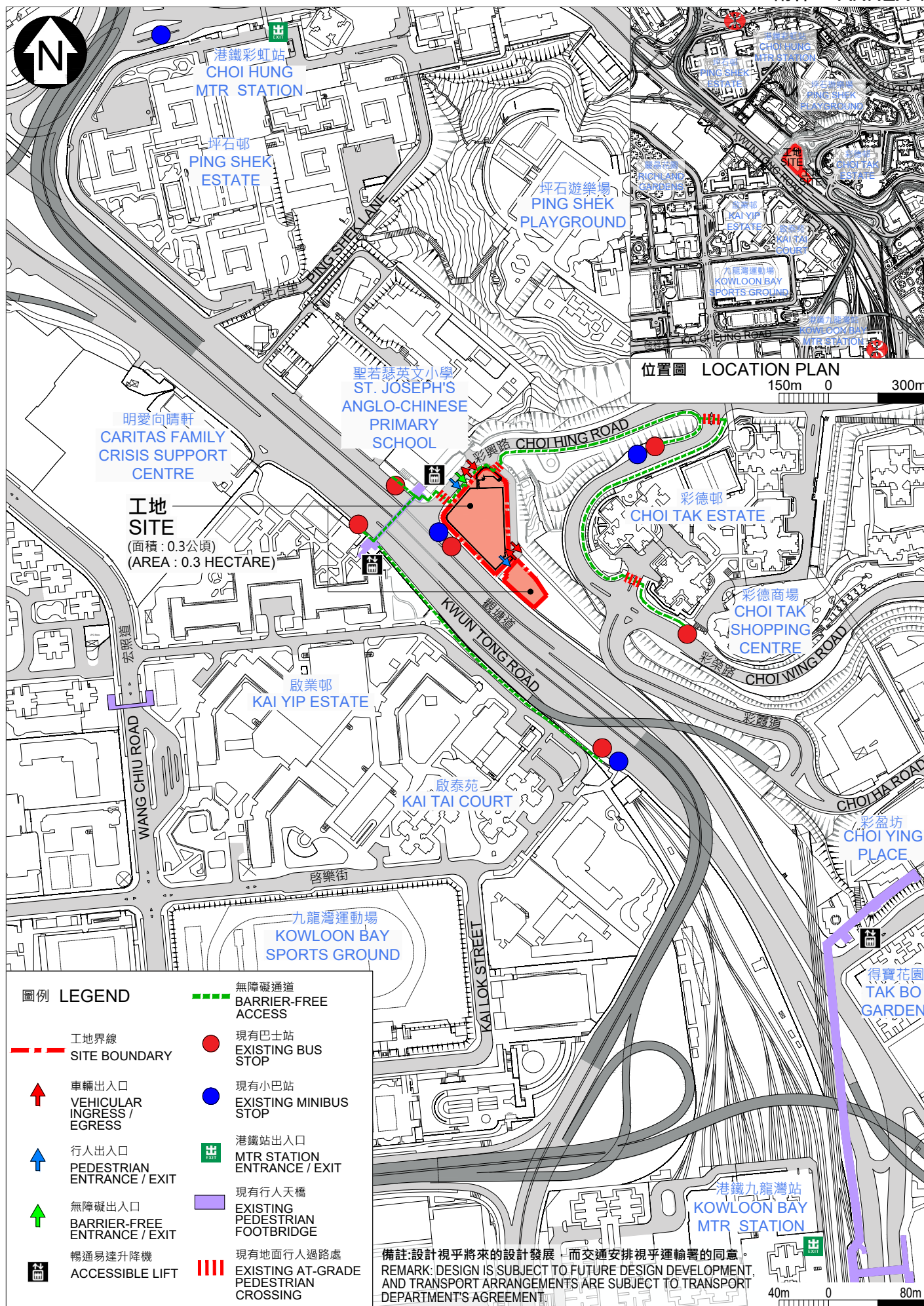
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| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR INGRESS / EGRESS | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | 無障礙通道
BARRIER-FREE ACCESS |
| 現有巴士站
EXISTING BUS STOP | 現有 minibus 站
EXISTING MINIBUS STOP | 港鐵站出入口
MTR STATION ENTRANCE / EXIT | 現有行人天橋
EXISTING PEDESTRIAN FOOTBRIDGE | 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING |

工地平面圖
SITE PLAN

1HL
 推展「簡約公屋」項目 - 位於上水的東華三院馬錦燦紀念小學 (彩園分校)
 IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
 MA KAM CHAN MEMORIAL PRIMARY SCHOOL
 (CHOI YUEN ANNEX) IN SHEUNG SHUI



ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署

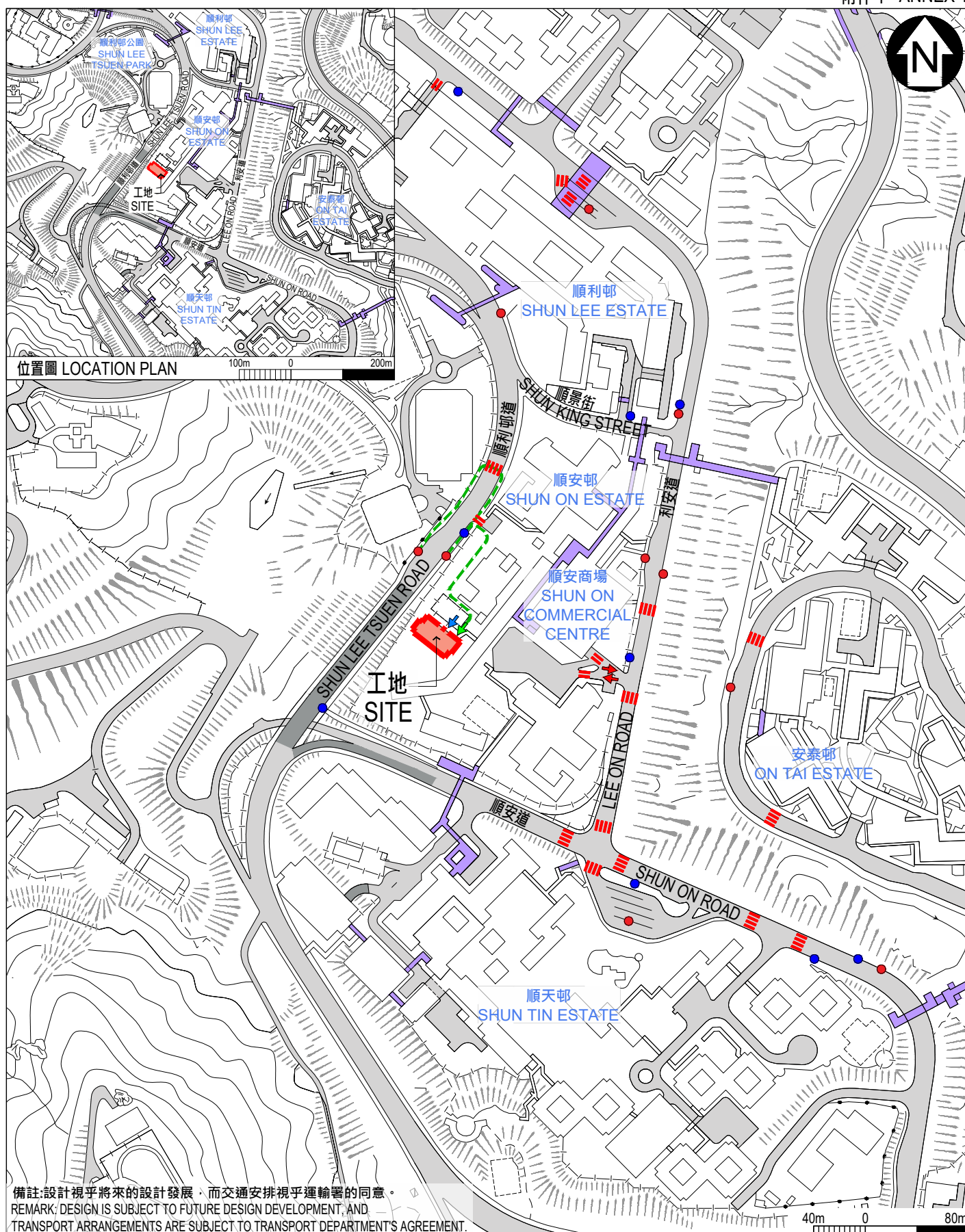


工地平面圖
SITE PLAN

1HL
推展「簡約公屋」項目 - 位於觀塘的前聖若瑟英文中學
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
FORMER ST. JOSEPH'S ANGLO-CHINESE SCHOOL IN KWUN TONG



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SERVICES
DEPARTMENT 建築署



圖例 LEGEND

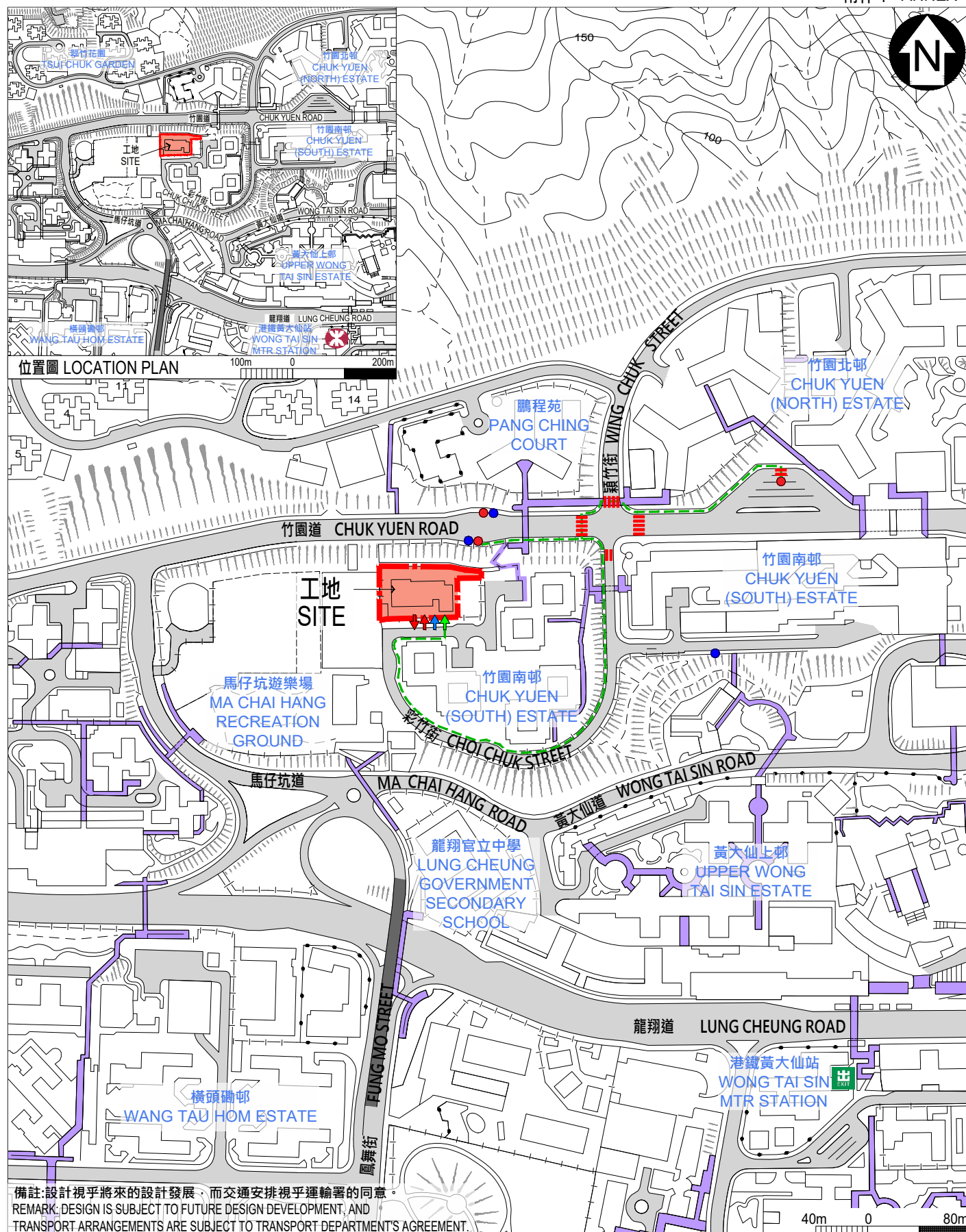
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|----------------------------|-------------------------------------|--|--|------------------------------|
| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR INGRESS / EGRESS | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | 無障礙通道
BARRIER-FREE ACCESS |
| 現有巴士站
EXISTING BUS STOP | 現有小巴站
EXISTING MINIBUS STOP | 現有行人天橋
EXISTING PEDESTRIAN FOOTBRIDGE | 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING | |

工地平面圖
SITE PLAN

1HL
推展「簡約公屋」項目 - 位於觀塘的迦密梁省德學校
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
CARMEL LEUNG SING TAK SCHOOL IN KWUN TONG



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

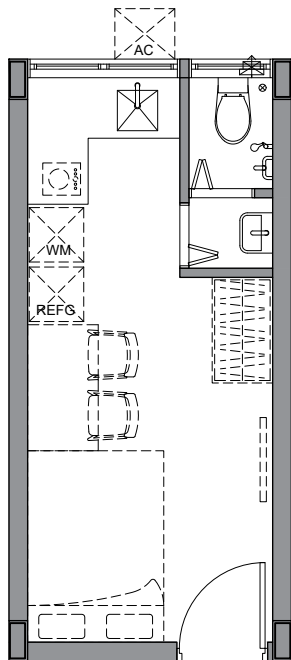
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| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR INGRESS / EGRESS | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | 無障礙通道
BARRIER-FREE ACCESS |
| 現有巴士站
EXISTING BUS STOP | 現有小巴士站
EXISTING MINIBUS STOP | 港鐵站出入口
MTR STATION ENTRANCE / EXIT | 現有行人天橋
EXISTING PEDESTRIAN FOOTBRIDGE | 現有地面行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING |

工地平面圖
SITE PLAN

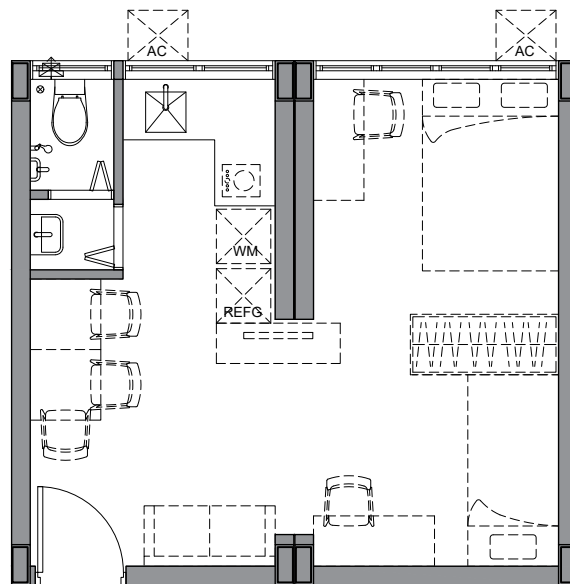
1HL
推展「簡約公屋」項目 - 位於黃大仙的浸信會天虹小學
IMPLEMENTATION OF LIGHT PUBLIC HOUSING -
BAPTIST RAINBOW PRIMARY SCHOOL IN WONG TAI SIN



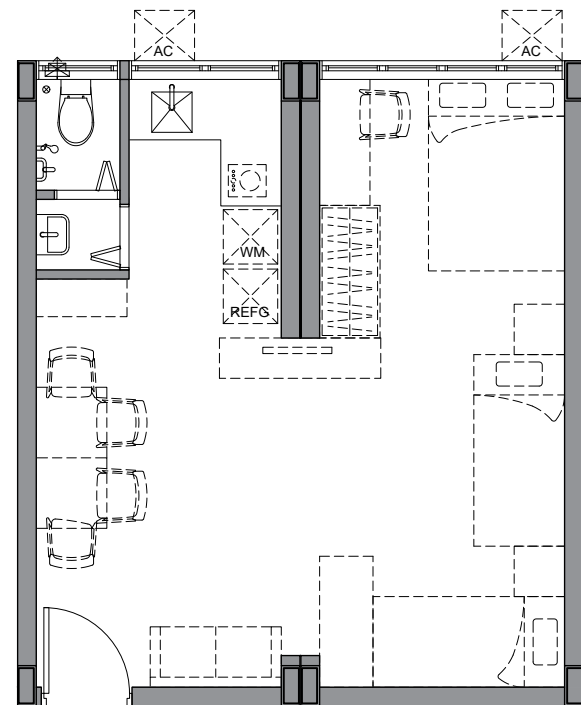
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一至二人單位
ONE TO TWO-PERSON UNIT
(13 平方米 m²)



三至四人單位
THREE TO FOUR-PERSON UNIT
(25 平方米 m²)



四至五人單位
FOUR TO FIVE-PERSON UNIT
(31 平方米 m²)

備註：

REMARK:

- 各類單位的設計及布局只供參考，並視乎將來「簡約公屋」各項目承建商的實際設計而定。
THE DESIGN AND LAYOUT OF EACH TYPE OF UNIT ARE FOR REFERENCE ONLY AND SUBJECT TO THE ACTUAL DESIGN OF THE CONTRACTOR OF EACH LIGHT PUBLIC HOUSING PROJECT IN THE FUTURE.
- 各類單位只提供及安裝電熱水爐及位於洗手間的抽氣扇等基本設備。
EACH TYPE OF UNIT WILL PROVIDE AND INSTALL ONLY BASIC EQUIPMENT LIKE ELECTRIC WATER HEATER AND EXHAUST FAN IN THE BATHROOM.
- 樓面平面圖以虛線所顯示的家具及電器只供參考，並不包括在「簡約公屋」項目的範圍內。
THE FURNITURE AND ELECTRIC APPLIANCES INDICATED IN DOTTED LINE IN THE FLOOR PLAN ARE FOR REFERENCE ONLY AND EXCLUDED FROM THE SCOPE OF THE LIGHT PUBLIC HOUSING PROJECTS.
- 以上平面圖或不適用於五間空置或即將空置校舍項目。
THE ABOVE FLOOR PLAN MAY NOT BE APPLICABLE TO THE FIVE PROJECTS OF VACANT OR TO-BE-VACANT SCHOOL PREMISES.

1m 0 2m

標準單位樓面平面圖
TYPICAL UNIT FLOOR PLAN

1HL
推展「簡約公屋」項目
IMPLEMENTATION OF LIGHT PUBLIC HOUSING



ARCHITECTURAL
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一至二人單位的室內設計構思圖 (13 平方米)

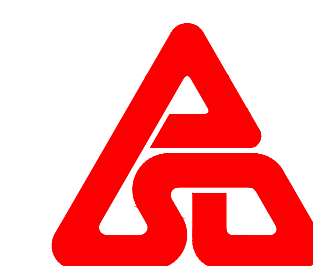
ARTIST'S IMPRESSION OF INTERIOR DESIGN OF A ONE TO TWO-PERSON UNIT (13 m²)

備註：單位的设计及布局只供参考，並視乎將來「簡約公屋」各項目承建商的實際設計而定。單位只提供及安裝電熱水爐和位於洗手間的抽氣扇等基本設備，並不包括構思圖所展示的家具、其他電器及裝飾。

REMARK: THE DESIGN AND LAYOUT OF THE UNIT ARE FOR REFERENCE ONLY AND SUBJECT TO THE ACTUAL DESIGN OF THE CONTRACTOR OF EACH LIGHT PUBLIC HOUSING PROJECT IN THE FUTURE. THE UNIT WILL PROVIDE AND INSTALL ONLY BASIC EQUIPMENT LIKE ELECTRIC WATER HEATER AND EXHAUST FAN IN THE BATHROOM, BUT EXCLUDE THE FURNITURE, OTHER ELECTRICAL APPLIANCES AND DECORATIONS SHOWN IN THE ARTIST'S IMPRESSION.

構思圖
ARTIST'S IMPRESSION

1HL
推展「簡約公屋」項目
IMPLEMENTATION OF LIGHT PUBLIC HOUSING



ARCHITECTURAL
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DEPARTMENT 建築署



三至四人單位的室內設計構思圖 (25 平方米)

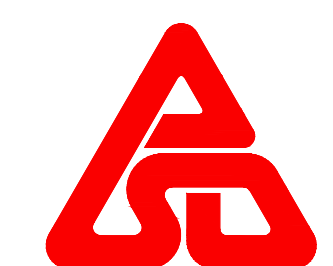
ARTIST'S IMPRESSION OF INTERIOR DESIGN OF A THREE TO FOUR-PERSON UNIT (25 m²)

備註：單位的设计及布局只供参考，並視乎將來「簡約公屋」各項目承建商的實際设计而定。單位只提供及安裝電熱水爐和位於洗手間的抽氣扇等基本設備，並不包括構思圖所展示的家具、其他電器及裝飾。

REMARK: THE DESIGN AND LAYOUT OF THE UNIT ARE FOR REFERENCE ONLY AND SUBJECT TO THE ACTUAL DESIGN OF THE CONTRACTOR OF EACH LIGHT PUBLIC HOUSING PROJECT IN THE FUTURE. THE UNIT WILL PROVIDE AND INSTALL ONLY BASIC EQUIPMENT LIKE ELECTRIC WATER HEATER AND EXHAUST FAN IN THE BATHROOM, BUT EXCLUDE THE FURNITURE, OTHER ELECTRICAL APPLIANCES AND DECORATIONS SHOWN IN THE ARTIST'S IMPRESSION.

構思圖
ARTIST'S IMPRESSION

1HL
推展「簡約公屋」項目
IMPLEMENTATION OF LIGHT PUBLIC HOUSING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



四至五人單位的室內設計構思圖 (31 平方米)

ARTIST'S IMPRESSION OF INTERIOR DESIGN OF A FOUR TO FIVE-PERSON UNIT (31 m²)

備註：單位之設計及布局只供參考，並視乎將來「簡約公屋」各項目承建商的實際設計而定。單位只提供及安裝電熱水爐和位於洗手間的抽氣扇等基本設備，並不包括構思圖所展示的家具、其他電器及裝飾。

REMARK: THE DESIGN AND LAYOUT OF THE UNIT ARE FOR REFERENCE ONLY AND SUBJECT TO THE ACTUAL DESIGN OF THE CONTRACTOR OF EACH LIGHT PUBLIC HOUSING PROJECT IN THE FUTURE. THE UNIT WILL PROVIDE AND INSTALL ONLY BASIC EQUIPMENT LIKE ELECTRIC WATER HEATER AND EXHAUST FAN IN THE BATHROOM, BUT EXCLUDE THE FURNITURE, OTHER ELECTRICAL APPLIANCES AND DECORATIONS SHOWN IN THE ARTIST'S IMPRESSION.

構思圖
ARTIST'S IMPRESSION

1HL
推展「簡約公屋」項目
IMPLEMENTATION OF LIGHT PUBLIC HOUSING

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



備註：樓宇的設計只供參考，並視乎將來「簡約公屋」各項目承建商的實際設計而定。
 REMARK: THE DESIGN OF THE HOUSING BLOCKS IS FOR REFERENCE ONLY AND SUBJECT TO THE
 ACTUAL DESIGN OF THE CONTRACTOR OF EACH LIGHT PUBLIC HOUSING PROJECT IN THE FUTURE.

高層樓宇的構思透視圖
 PERSPECTIVE VIEW OF HIGH-RISE BLOCKS

構思圖
 ARTIST'S IMPRESSION

1HL
 推展「簡約公屋」項目
 IMPLEMENTATION OF LIGHT PUBLIC HOUSING

Implementation of Light Public Housing

Information on Light Public Housing (LPH) Projects

Project	2HL - First Batch of LPH Projects			
	1	2	3	4
Site location	Yau Pok Road, Yuen Long	Choi Hing Road, Ngau Tau Kok	Tuen Mun Area 3A	Olympic Avenue, Kai Tak
Development mode	Low-rise development	High-rise development	High-rise development	High-rise development
Source of land	Private	Government	Government	Government
Current major land use / status	Construction site	Construction site	Construction site	Construction site
Long-term development use(s)	To be confirmed by the private developer	School and service reservoir	District health centre and sports centre	Commercial use and open space
Site area (ha)	8.7	1.1	0.8	5.7
Estimated number and distribution of units*	About 2 100 units	About 2 300 units	About 1 900 units	About 10 700 units
A) One to two-person units	About 11 700 units			
	69%			
B) Three to four-person units	About 3 300 units			
	19%			
C) Four to five-person units	About 2 000 units			
	12%			
Area of ancillary facilities (m ²)	About 860	About 370	About 300	About 1 720
Anticipated earliest commencement date of works	Q4 2023	Q4 2023	Q4 2023	Q4 2023
Anticipated earliest completion date of works#	Q1 2025	First and second phases: Q2 2025	Q4 2025	First phase: Q4 2025 Second phase: Q3 2026

Note : * The number and distribution of each type of units are for reference only, and subject to the actual situation and the project design in future.

The anticipated completion date of works depends on other factors such as the progress of drainage and electricity upgrading works, etc.

Implementation of Light Public Housing

Information on Light Public Housing (LPH) Projects

Project	1HL - Second Batch of LPH projects									Total (First batch and Second batch)
	5	6	7	8	9	10	11	12	13	
Site location	Sheung On Street / Sheung Ping Street, Chai Wan	Tuen Mun Area 54	Lok On Pai, Siu Lam	Hang Kwong Street, Ma On Shan	The Mission Covenant Church Holm Glad No. 2 Primary School, Kwun Tong	Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Sheung Shui	Former St. Joseph's Anglo-Chinese School, Kwun Tong	Carmel Leung Sing Tak School, Kwun Tong	Baptist Rainbow Primary School, Wong Tai Sin	
Development mode	High-rise development	High-rise development	High-rise development	High-rise development	Conversion of school premises	Conversion of school premises	Conversion of school premises	Conversion of school premises	Conversion of school premises	
Source of land	Government	Government	Government	Government	Government (within the land lease boundary of existing estate under the Hong Kong Housing Authority (HA))	Government (within the land lease boundary of existing estate under HA)	Government	Government (within the land lease boundary of existing estate under HA)	Government (within the land lease boundary of existing estate under HA)	-
Current major land use / status	Temporary car park	Work site of government department / Formation works in progress	Work site of government department / Temporary car park / Storage	Temporary sports / recreation ground of a nearby school	To-be-vacant school premises	To-be-vacant school premises	Vacant school premises	To-be-vacant school premises	To-be-vacant school premises	-
Long-term development use(s)	Open space	School and sports centre	Comprehensive development area and open space	Government, Institution or Community use	To be studied	To be studied	Government, Institution or Community use	To be studied	To be studied	-
Site area (ha)	0.9	2.5	3.7	0.4	0.1	0.1	0.3	0.1	0.25	24.65
Estimated number and distribution of units*	About 1 720 units	About 5 620 units	About 4 200 units	About 860 units	About 130 units	About 110 units	About 150 units	About 110 units	About 100 units	About 30 000 units [First batch of projects (Items 1 to 4): About 17 000 units; Second batch of projects (Items 5 to 13): About 13 000 units]
A) One to two-person units	About 9 500 units									About 21 200 units
	73%									70%
B) Three to four-person units	About 2 600 units									About 5 900 units
	20%									20%
C) Four to five-person units	About 900 units									About 2 900 units
	7%									10%
Area of ancillary facilities (m ²)	About 250	About 2 140	About 2 000	About 130	About 70	About 120	About 250	About 150	About 220	At least 8 500
Anticipated earliest commencement date of works	Q2 2024	Q2 2024	Q2 2024	Q4 2024	Q4 2024	Q4 2024	Q4 2024	Q3 2026	Q3 2026	-
Anticipated earliest completion date of works#	Q2 2026	First phase: Q3 2026 Second phase: Q4 2026	Q3 2026	Q4 2026	Q4 2025	Q4 2025	Q1 2026	Q1 2027	Q1 2027	-

Note : * The number and distribution of each type of units are for reference only, and subject to the actual situation and the project design in future.

The anticipated completion date of works depends on other factors such as the progress of drainage and electricity upgrading works, etc.

Job Description of the Units
under the Dedicated Team on Light Public Housing (DTLPH)

Policy Unit

1. To carry out policy research; formulate overall policy and implementation details of the Light Public Housing (LPH), including but not limited to the application, allocation, operation, management and maintenance arrangements; and assist in the selection of operating organisations for LPH, etc.;
2. To prepare relevant policy papers; conduct consultation with the Legislative Council (LegCo), District Councils and local communities; and handle media and public enquiries; and
3. To formulate and implement publicity plans for LPH, and provide more information to the public in a timely manner.

Development and Operation Unit

1. To liaise and coordinate with relevant bureaux/departments (B/Ds) to ensure every stage of all LPH projects, from technical assessments, design to infrastructure and construction works, is completed as scheduled and in compliance with the related technical and legal requirements;
2. To undertake inter-departmental coordination and seek high-level steer as and when necessary to iron out relevant problems, with the aim of ensuring the overall works progress;
3. To continuously monitor the operation of LPH projects during the operation stage to ensure the projects comply with relevant requirements, and maintain close communication with the operating organisations to provide adequate housing for the public;
4. To invite tenders for the operation and management of LPH projects and conduct assessment to select the most suitable organisations to operate individual LPH projects, prepare the service agreement on operation and management of LPH, and advise the operating organisations on operation and management matters when necessary; and

5. To ensure the operating organisations operate and manage the LPH according to the signed service agreement, monitor the submission of regular financial reports and compliance with the established key performance indicators by the operating organisations, and assist in/monitor the implementation of exit plans by the operating organisations.

Vetting Unit

1. To oversee the use of funds and project expenditures, including relevant assessment, design and engineering costs, and the actual operation and management of projects by various organisations to ensure the proper use of public funds;
2. To conduct technical and financial assessments on bids submitted by operating organisations to assess their cost-effectiveness and viability;
3. To provide advice on the bids submitted by operating organisations; and
4. To prepare and consolidate relevant information and data to ensure the operating organisations operate LPH in accordance with the relevant procedures and standards, and enable LegCo and the public to keep monitoring the overall implementation of LPH.

Application Unit

1. To liaise and coordinate with the Housing Department (HD) to assist in the development, testing and management of the online application platform for LPH;
2. To formulate and improve the procedures and criteria for LPH application and allocation, as well as produce, publish and update the related guidelines, publicity materials and application forms;
3. To process applications, verify the eligibility of applicants, and respond to relevant enquiries and complaints;
4. To coordinate with operating organisations on the allocation of LPH units, including conducting eligibility vetting and arranging tenants to move in; and
5. To liaise with the relevant units in HD regarding ceasing the disbursement of allowance under the Cash Allowance Trial Scheme for

cases provided with LPH units, and following up on cases which do not fulfill the general eligibility criteria for traditional public rental housing allocation.

Principal Assistant Secretary for Housing (Special Duties)
Proposed Job Description

Rank : Administrative Officer Staff Grade C
(Directorate Pay Scale Point 2)

Responsible to : Deputy Secretary for Housing (Special Duties)/ Director
of Sales of First-hand Residential Properties Authority

Main Duties and Responsibilities –

1. To provide policy steer on the overall development of Light Public Housing (LPH), and oversee the implementation and funding arrangement of LPH projects to ensure the timely construction and operation of LPH;
2. To oversee the implementation details of LPH projects, including the provision of one-stop shop support to the Architectural Services Department and relevant departments, and the facilitation of organisations for managing and operating LPH projects;
3. To take lead in liaising with high-level officials of relevant bureaux/departments and consulting relevant stakeholders including District Councils and local communities on LPH;
4. To coordinate the work relating to consultation with and report to the Legislative Council (LegCo) on LPH, handle relevant LegCo business and public/media enquiries, and the publicity work for LPH;
5. To lead the Application Unit of the Dedicated Team on Light Public Housing (DTLPH) in overseeing the development and management of the online application platform for LPH; supervise the application procedures of LPH and the arrangements for allocation of units; and formulate a publicity framework for LPH projects; and
6. To conduct continuous reviews on the LPH initiative so as to ensure its operation is in line with the policy objective of LPH.

Project Director of the Dedicated Team on Light Public Housing (DTLPH)
Proposed Job Description

Rank : Chief Architect (Directorate Pay Scale Point 1)
Responsible to : Principal Assistant Secretary for Housing (Special Duties)

Main Duties and Responsibilities –

1. To lead the Development and Operation Unit of DTLPH and supervise the Unit in taking forward the construction and implementation of Light Public Housing (LPH) projects smoothly according to the policy framework and development schedule;
2. To liaise closely with the Architectural Services Department and other works departments to ensure every stage of all LPH projects, from technical assessments, design to infrastructure and construction works, is completed according to the development schedule and in compliance with the related technical and legal requirements;
3. To oversee and supervise the tender arrangement for the operation and management of LPH projects and the related assessment work, assist in preparing the service agreement between the operating organisations and the Government, and continuously monitor the organisations to make sure whether the operation and management of LPH are up to standard; and
4. To lead the Vetting Unit (VU) of DTLPH in overseeing the administration of the funding arrangement; to assess and monitor the budget and expenditures of all LPH projects, so as to ensure the prudent and proper use of public funds and that all projects are operated in accordance with the signed service agreement; and to review VU's work on funding arrangement and recommend enhancements as and when necessary.

Proposed Organisation Chart of the Dedicated Team on Light Public Housing (DTLPH)

