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Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2024-25

Director of Bureau : Secretary for Housing

Session No. : 14

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CONTROLLING OFFICER'S REPLY

HB001-1

(Question Serial No. 1920)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (4) Appeal Panel (Housing)

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the work of the Appeal Panel (Housing), will the Government inform this Committee:

1. of the number of appeal cases received by the Appeal Panel (Housing) in each of the past 3 years with a breakdown by category; and
2. of the total number of cases in which Notices-to-Quit were confirmed, amended and cancelled after hearing by the Appeal Panel (Housing), and the number of cases involving “Well-off Tenants Policies” in each of the past 3 years?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 4)

Reply:

1. In the past 3 years (i.e. 2021-2023), the number of appeal cases received by the Appeal Panel (Housing), broken down by category, is as follows:

	2021	2022	2023
Rent arrears	357	404	300
Non-occupation / Unauthorised occupation of flat	250	468	960
Others (including “Well-off Tenants Policies”, divorce, Marking Scheme, storage of illicit drugs, etc.)	115	182	118
Total:	722	1 054	1 378

2. In the past 3 years (i.e. 2021-2023), the total number of Notices-to-Quit cases confirmed, amended and cancelled after hearing by the Appeal Panel (Housing) and, among which, the number of cases involving “Well-off Tenants Policies” are as follows:

	2021			2022			2023		
	confirmed	amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Total Number of Cases ^{Note}	103	87	43	309	278	52	595	347	72
Number of Cases Involving “Well-off Tenants Policies”	6	4	3	3	6	1	2	4	3

Note: Depending on the date the appeals were received and other factors, not all appeals will be concluded within the same year. Therefore, in the above table, the number of cases heard in a particular year include cases received in previous year(s) but not yet concluded.

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CONTROLLING OFFICER'S REPLY

HB001-2

(Question Serial No. 2191)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (4) Appeal Panel (Housing)

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the work of the Appeal Panel (Housing), will the Government inform this Committee:

1. of the number of appeal cases received by the Appeal Panel (Housing) in each of the past 3 years with a breakdown by category; and
2. of the total number of cases in which Notices-to-Quit were confirmed, amended and cancelled after hearing by the Appeal Panel (Housing), and the number of cases involving "Well-off Tenants Policies" in each of the past 3 years?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 33)

Reply:

1. In the past 3 years (i.e. 2021-2023), the number of appeal cases received by the Appeal Panel (Housing), broken down by category, is as follows:

	2021	2022	2023
Rent arrears	357	404	300
Non-occupation / Unauthorised occupation of flat	250	468	960
Others (including "Well-off Tenants Policies", divorce, Marking Scheme, storage of illicit drugs, etc.)	115	182	118
Total:	722	1 054	1 378

2. In the past 3 years (i.e. 2021-2023), the total number of Notices-to-Quit cases confirmed, amended and cancelled after hearing by the Appeal Panel (Housing) and, among which, the number of cases involving “Well-off Tenants Policies” are as follows:

	2021			2022			2023		
	confirmed	amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Total Number of Cases ^{Note}	103	87	43	309	278	52	595	347	72
Number of Cases Involving “Well-off Tenants Policies”	6	4	3	3	6	1	2	4	3

Note: Depending on the date the appeals were received and other factors, not all appeals will be concluded within the same year. Therefore, in the above table, the number of cases heard in a particular year include cases received in previous year(s) but not yet concluded.

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CONTROLLING OFFICER'S REPLY

HB002

(Question Serial No. 3015)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (000) Operational expenses

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

While the estimated provision for 2024-25 is 42.8% lower than the revised estimate for 2023-24, the Government has decided to extend for 1 year until June 2025 the Cash Allowance Trial Scheme scheduled to expire by the middle of this year. Please provide the estimated manpower and expenditure required for the extended scheme.

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 21)

Reply:

At present, there are 81 time-limited non-directorate civil service posts in the Housing Department for the implementation of the Cash Allowance Trial Scheme. 46 time-limited posts will lapse in 2024-25 and it is estimated that there will be 35 time-limited non-directorate posts as at 31 March 2025. The estimated expenditure for personal emoluments for that financial year is \$48.49 million.

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CONTROLLING OFFICER'S REPLY

HB003

(Question Serial No. 2472)

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (000) Operational expenses

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the government plan to construct 30 000 Light Public Housing (LPH) units by 2027-28, will the Government inform this Committee:

1. of the annual key performance indicators for LPH units and the numbers and percentages of units of different sizes;
2. of the number of people who have so far met the eligibility criteria for LPH;
3. of the number of vacant sites that are currently suitable for the construction of LPH and the location details; and
4. further to the above question, whether the residents nearby and the District Council have been consulted before a site is selected; if yes, of the details; if no, of the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 14)

Reply:

1. & 3. Details of the Light Public Housing (LPH) projects are at **Annex**. LPH will provide units in different sizes, ranging from small units for 1 to 2 persons to large units for 4 to 5 persons, so as to cater for the needs of different applicants, in particular for families. Overall speaking, the proportion of the LPH units for 1 to 2 persons, 3 to 4 persons, and 4 to 5 persons are about 70%, 20% and 10% respectively. When planning individual projects, we will take into account the location and site situation of the project to formulate an appropriate flat mix.
2. LPH mainly caters for applicants who have been on the waiting list for traditional public rental housing (PRH) for not less than 3 years, with priority given to family applicants. As at December 2023, the number of general applicants who have been on the waiting list for traditional PRH for 3 years or more is about 80 000.

4. We have been carrying out local consultation on the LPH projects since 2023, and general support has been solicited from the relevant District Councils (DCs) / their sub-committees. All the local consultation work is expected to complete in the first quarter of 2024. We will continue to maintain communication with the DCs concerned and the locals in future.

LPH Project Information

Project	Anticipated No. of Units	Anticipated / Actual Commencement Date of Works	Anticipated Earliest Completion Date of Works
<u>First Batch Projects</u>			
1. Yau Pok Road, Yuen Long	About 2 100	Dec 2023	Q1 2025
2. Choi Hing Road, Ngau Tau Kok	About 2 300	Dec 2023	Q2 2025
3. Area 3A, Tuen Mun	About 1 900	Dec 2023	Q4 2025
4. Olympic Avenue, Kai Tak	About 10 700	Dec 2023	Q4 2025(Phase 1) Q3 2026(Phase 2)
<u>Second Batch Projects</u>			
5. Sheung On Street / Sheung Ping Street, Chai Wan	About 1 720	Mar 2024	Q2 2026
6. Area 54, Tuen Mun	About 5 620	Mar 2024	Q3 2026(Phase 1) Q4 2026(Phase 2)
7. Lok On Pai, Siu Lam	About 4 200	Q2 2024	Q3 2026
8. Hang Kwong Street, Ma On Shan	About 860	Q4 2024	Q4 2026
9. The Mission Covenant Church Holm Glad No. 2 Primary School, Shun On Estate, Kwun Tong	About 130	Q4 2024	Q4 2025
10. TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Choi Yuen Estate, Sheung Shui	About 110	Q4 2024	Q4 2025
11. Former St. Joseph's Anglo-Chinese School, Choi Shek Lane, Kowloon Bay	About 150	Q4 2024	Q1 2026
12. Carmel Leung Sing Tak School, Shun On Estate, Kwun Tong	About 110	Q3 2026	Q1 2027
13. Baptist Rainbow Primary School, Chuk Yuen South Estate, Wong Tai Sin	About 100	Q3 2026	Q1 2027

- End -

CONTROLLING OFFICER'S REPLY

HB004

(Question Serial No. 0657)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the work of building control:

1. What are the staff establishment, actual staff strength (civil service and contract staff) and actual expenditure for carrying out the work under Programme (2) Building Control in each of the past 3 years?
2. What is the total number of buildings which have been issued with notices for building inspection by the Government since the implementation of the Mandatory Building Inspection Scheme? What are the respective numbers of buildings with expired investigation/repair orders that have not been complied with so far?
3. What are the respective numbers of targeted buildings selected for mandatory window inspection in each of the past 3 years?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 28)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), the 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 BA. This includes the issuance of statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) to the owners or Incorporated Owners of buildings which are aged 30 years or above and 10 years or above respectively, requiring them to carry out the prescribed inspection and the prescribed repair as necessary.

1. The staff establishment and actual staff strength for carrying out the work under Programme (2) Building Control in the past 3 years are tabulated below –

	2021-22	2022-23	2023-24 (Revised Estimate)
Staff Establishment	155	155	155
Actual Staff Strength (civil service and contract staff)	155	155	155
Actual Expenditure (\$ Million)	176.9	170.0	181.4

2. Since the implementation of MBIS, ICU has issued statutory notices for mandatory building inspection to 440 buildings. As at 29 February 2024, there were 25 buildings with the expired statutory notices that had not been complied with.
3. The respective numbers of targeted buildings and units selected for mandatory window inspection in the past 3 years are tabulated below –

	2021	2022	2023
Numbers of targeted buildings selected for mandatory window inspection (Number of Units)	72 (29 420)	73 (32 439)	92 (30 714)

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CONTROLLING OFFICER'S REPLY

HB005

(Question Serial No. 0658)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the implementation of the Cash Allowance Trial Scheme (CATS), please advise this Committee:

1. of the respective numbers of applications received, approved and rejected since CATS was introduced, as well as the average time taken for vetting an application;
2. of the expenditure on allowance and the administrative expenses under CATS each year since it was introduced;
3. whether the Bureau will require the applicants to submit rental data during the vetting process; if not, whether any relevant information will be collected to gain a better understanding of the applicants' expenditure; and
4. of the reasons or considerations for the one-year extension of CATS as announced in the Budget, as well as the estimated amount of allowance and administrative expenses required for the one-year extension.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 30)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant households. As at end of February 2024, the Housing Department (HD) had received a total of about 101 700 applications. Among these applications, about 97 500 were approved, about 3 800 were rejected, and about 400 are being processed.

HD completes the vetting process of straightforward cases within 1 to 2 months upon receiving the completed application forms and other relevant information. Longer processing time is required for some more complicated cases, such as those involving changes in family circumstances, etc.

2. The breakdown of non-recurrent and recurrent expenditures under the Scheme by financial year is as follows—

Financial year	Non-recurrent expenditure (\$ billion)	Recurrent expenditure (\$ billion)	Total expenditure (\$ billion)
2021-22 (Actual)	1.303	0.054	1.357
2022-23 (Actual)	1.606	0.069	1.675
2023-24 (Revised Estimate)	1.567	0.077	1.644

Remarks:

Non-recurrent expenditure is for disbursement of cash allowance; recurrent expenditure is for personal emoluments and departmental expenses.

3. The cash allowance is not a rent allowance. To ensure an efficient processing of applications and enable eligible applicant households to receive cash allowance as soon as possible, HD has streamlined the application procedures. Applicant households under the Scheme are not required to declare their living conditions (e.g. by providing tenancy agreements, rental receipts, etc.) in their applications. As such, HD has no information on the living costs of beneficiary households under the Scheme.
4. In view of the fact that the Scheme is due to expire in mid-2024, that more traditional PRH, Transitional housing and Light Public Housing projects will be completed gradually in the coming year, and the living conditions of the grassroots families on the PRH waiting list will be improved, the Government has decided to extend the Scheme for 1 year until June 2025. Upon the extension of the Scheme, the estimated expenditure for cash allowance disbursement in 2024-25 is about \$1.698 billion, and the recurrent expenditure is estimated to be about \$63.64 million.

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CONTROLLING OFFICER'S REPLY

HB006

(Question Serial No. 0758)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the work under Programme (3) Private Housing, please advise this Committee of the following:

1. the work plan for enhancing the transparency of the sale of first-hand residential properties and for enhancing the professionalism and service standard of local estate agents in the coming year; and
2. the number of private residential units that were first offered for public sale in each of the past 3 years.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 31)

Reply:

1. The Sales of First-hand Residential Properties Authority will continue to take a three-pronged approach to enforce the Residential Properties (First-hand Sales) Ordinance (the Ordinance) and regulate the sales of first-hand residential properties: (a) monitor developers' and concerned persons' compliance with the Ordinance and take enforcement action when necessary; (b) issue timely guidelines to the trade when necessary for the more effective and practical compliance with the Ordinance; and (c) foster public awareness of the Ordinance through various publicity channels, including online platforms, electronic and print media, to better protect consumer interests.

The Estate Agents Authority (EAA) is a statutory body established under the Estate Agents Ordinance (Cap. 511) and is responsible for regulating the practice of estate agents in Hong Kong. The EAA is committed to enhancing professionalism and service standard of estate agents. In the coming year, the EAA will continue to undertake an array of measures to regulate estate agents and educate the trade, including reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees' conduct in

relation to the sale of first-hand residential properties; and enhancing the Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance, or the Code of Ethics or practice circulars issued by the EAA. The EAA reviews the effectiveness of these measures from time to time and will introduce new measures as necessary.

The EAA also puts in much efforts in educating the consumers. The EAA will continue to remind the public of issues which they should pay attention to when engaging estate agents to deal with property sales or leases through producing pamphlets and videos, holding public seminars, etc.

2. In accordance with the Ordinance, developers should make available to the public the information on sales arrangements, including the number of first-hand residential properties to be offered for sale. The yearly numbers of first-hand residential properties offered for sale listed in the relevant documents containing the information on sales arrangements for the period from 2021 to 2023 are as follows –

	Number of first-hand residential properties offered for sale by developers
2021	17 360
2022	10 740
2023	10 981

- End -

CONTROLLING OFFICER'S REPLY

HB007

(Question Serial No. 0759)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

With regard to the implementation of Light Public Housing (LPH), please advise this Committee of the following:

1. Is there any provision earmarked for the operation of LPH in the coming year? If yes, what is the relevant provision?
2. What is the Bureau's estimation on the respective costs of repair/maintenance works, management and rates for each LPH unit?
3. What are the estimated construction cost of the project at Yau Pok Road, Yuen Long and the actual price of the contract awarded?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 29)

Reply:

- 1.&2. Apart from provision of housing, the Light Public Housing (LPH) will provide various services and facilities for the residents and the local community. Therefore, in addition to tenancy management, property management and daily maintenance, the scope of operation also covers social services and other basic community facilities (such as convenience store). We preliminarily estimate that the net cost of operating about 30 000 LPH units is around \$4.39 billion. In 2024-25, we have reserved about \$13.54 million as funding for operating the LPH projects. As far as the daily operation and maintenance costs of units are concerned, the estimate is around \$1,000 per month for each 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 foot.

The above figures are only preliminary estimates and the actual operation expenditures (including daily operation, maintenance and expenditures of other services) will depend on the contract prices of individual LPH projects. Since the operation mode

for LPH is different from that for other public housing, direct comparison of the relevant average costs is not suitable.

3. According to the information provided by the Architectural Services Department, the first batch of LPH projects at Yau Pok Road in Yuen Long, Choi Hing Road in Ngau Tau Kok and Tuen Mun Area 3A belong to one single construction contract (Contract No. SS M518). The contract price is \$3.9776 billion, which is about \$0.78 billion lower than the original approved budget for the projects.

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CONTROLLING OFFICER'S REPLY

HB008

(Question Serial No. 1607)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the occupancy rate of transitional housing, as the intake of many transitional housing projects has commenced progressively in recent years and this year will also see the completion of new transitional housing projects, will the Government inform this Committee:

1. of the overall occupancy rate of transitional housing in 2023, with a breakdown of the occupancy rates for different types of units (one-to-two-person units, two-to-three-person units and four-or-more-person units); and
2. of the transitional housing projects expected to be completed in 2024, and the inter-departmental co-ordination mechanism for addressing the burden on local public transport and livelihood facilities arising from the intake of new residents?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 31)

Reply:

1. As at the end of 2023, among the transitional housing projects funded by the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”, the average occupancy rate of projects in the urban and extended urban areas was over 97%. Some of the units have already been made available for the second intake of residents, and the unit usage rate in individual projects has reached 113%. For the projects in the New Territories, the average occupancy rate was over 95% as well. The average occupancy rates of different types of units in the above projects are shown in the table below:

Type of Units	Average Occupancy Rate
One-to-two-person units	98%
Two-to-three-person units	96%
Four-or-more-person units	94%

2. When planning individual transitional housing projects, the Task Force on Transitional Housing (TFTH) under the Housing Bureau would assist the operating organisations in co-ordinating with the relevant bureaux or departments for advice on the project design and operation, including consideration of the impact on the local transportation network and neighbouring developments, etc., and providing appropriate ancillary facilities having regard to the actual circumstances of each project as far as practicable. Particularly in terms of transportation, TFTH has been working closely with the Transport Department (TD) to assist the operating organisations in actively planning and implementing the necessary ancillary transport facilities for each project. We would make reference to the traffic impact assessment and actual demands as necessary to timely review and adjust the related public transport services. For example, for the “United Court” at Tung Tau in Yuen Long, a number of transport improvement measures have been implemented upon TFTH’s liaison with the operating organisation, TD and the Kowloon Motor Bus Co. Ltd., including the addition of special service of Green Minibus Route No. 611S, which serves between the United Court and Yuen Long Station, and the addition of bus route no. 69, which links up the Tin Shui Wai Town Center and Tak Yip Street in Yuen Long. TFTH will continue to take up the co-ordination role for the projects where necessary.

- End -

CONTROLLING OFFICER'S REPLY

HB009

(Question Serial No. 2505)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Housing Bureau has been facilitating and monitoring the implementation of transitional housing projects approved by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations or the Community Care Fund, facilitating various short-term community initiatives on transitional housing to contribute towards the pledged target of providing about 20 000 transitional housing units, and enhancing the publicity of transitional housing. Please inform this Committee of the following:

1. What is the latest balance from the original \$11.6 billion provision for the Funding Scheme? Please set out the amount of funding allocated and the total number of units supplied in each year since 2020.
2. Please set out in tabular form the details of all the transitional housing projects, including their locations, operating organisations, the number of units provided, the construction commencement and completion time, the amount of funding, occupancy rates, the ratio between Category A and Category B tenants, and the average monthly rent.
3. Please set out in tabular form the projects which have commenced a second tenancy term for tenants, the percentage of tenancy renewal and the number of households who have been allocated public rental housing units.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 5)

Reply:

1. As at mid-February 2024, the remaining funding under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) was about \$1.499 billion. The approved funding amount and number of units under the Funding Scheme from 2020 to the end of February 2024 are shown in the table below:

Year	Amount of Funding Approved by the Funding Scheme (About) (\$ Million)	No. of Units
2020	2,412.7	4 418
2021	3,780.7	7 396
2022	3,738.9	6 570
2023	168.5	726
2024 (end February)	0	0

- Detailed information (including the operating organisation, location, number of units, funding amount, average monthly rent, works commencement and completion date) of the transitional housing projects under the Funding Scheme is at **Annex 1**; while the occupancy rate and the ratio between Category A and Category B tenants for the projects already put into service are at **Annex 2**.

Detailed information and occupancy rate of the transitional housing projects under the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouse as Transitional Housing” launched with the funding from the Community Care Fund are at **Annex 3**.

- Quite a number of tenants of transitional housing projects have been successfully allocated with public housing, and some units have also successfully commenced a second tenancy term for other people or families in need. The relevant figures are shown at **Annex 4**.

**Information of the Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31 North Street and 39-45 Hau Wo Street, Kennedy Town	16	3.20	5,163	January 2022	March 2022
2	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“United Court” at Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
3	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	Cheung Shan Estate, Tsuen Wan	145	71.93	3,932	October 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,232	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	1,900	December 2021	August 2022
6	St. James' Settlement	Government	"James' Garden" at Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,944	January 2022	August 2022
7	The Salvation Army	Government	The Salvation Army "To · Gather" @Sam Shing Transitional Housing Project	Sam Shing Estate, Tuen Mun	123	61.63	4,307	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	"LMC Hub • Yip Shing" at Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	11-19 Peace Avenue and 22-24 Victory Avenue, Ho Man Tin and 72 Peel Street, Central	86	17.20	5,742	July 2022	December 2022

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,062	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	"A Square" at Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	4,695	July 2022	March 2023
12	St. James' Settlement	Government	"James' Concourse (2nd phase)" at Yen Chow Street, Sham Shui Po	1A Yen Chow Street, Sham Shui Po	76	41.80	2,107	March 2022	April 2023
13	Food For Good Limited	Government	"Tsuen Fook Kui" at Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	4,633	April 2022	May 2023
14	Christian Family Service Centre	Government	"Shun Ting Terraced Home" at Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	3,559	April 2022	June 2023
15	Yan Oi Tong Limited	Government	"Yan Oi House" at Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	2,998	May 2022	June 2023

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
16	Yan Chai Hospital Board	Government	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	3,354	July 2022	August 2023
17	Society for Community Organization Limited	Government	“Blossom Residence” at Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung	220	121.00	3,098	May 2022	September 2023
18	Christian Family Service Centre	Government	“Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	384	211.20	3,064	June 2022	September 2023
19	Christian Family Service Centre	Government	“Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	3,339	June 2022	September 2023
20	Sik Sik Yuen	Government	“Ho Yuet Home” at Wong Tai Sin Road	Government Land at Wong Tai Sin Road	227	123.75	4,396	July 2022	November 2023
21	Pumen Foundation Limited	Private	“Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.025	2,070	October 2022	November 2023

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
22	Centre Stage Squarer Limited	Private	Vacant residential flats in Causeway Bay	Leighton Road and Haven Street, Causeway Bay	26	6.00	4,530	April 2023	December 2023
23	New Territories Association of Societies (Community Services) Foundation	Private and Government	“The NAScentT” at Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin	1 028	576.30	No intake yet	July 2022	January 2024
24	Tung Wah Group of Hospitals	Government	“T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B2)	519	285.45	4,775	December 2022	February 2024
25	The Lok Sin Tong Benevolent Society, Kowloon	Private	“Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	February 2024
26	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“Joyard” Transitional Housing Project at Hung Hom	5/F and 6/F, Sheng Kung Hui Holy Carpenter Church & Community Centre, 1 Dyer Avenue, Hung Hom, Kowloon	18	9.80	No intake yet	August 2023	February 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
27	Christian Family Service Centre	Government	“Yap Ting Terraced Home” at Chi Shin Street (Po Yap Road), Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q1 2024
28	The Lutheran Church – Hong Kong Synod Limited	Private and Government	“CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long	Near Ta Shek Wu Tsuen, Fan Kam Road, Pat Heung, Yuen Long	535	298.32	No intake yet	August 2022	Q1 2024
29	Tung Wah Group of Hospitals	Government	“T-Loft@Lok Wo” at Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q1 2024
30	The Society for Community Organization Limited	Government	“Everest Residence” at Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q1 2024
31	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	329	168.62	No intake yet	March 2023	Q1 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
32	The Lutheran Church – Hong Kong Synod Limited	Government	“CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q2 2024
33	Pok Oi Hospital	Government	“Pok Oi Sing Ping Village” at Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q2 2024
34	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B3)	721	385.00	No intake yet	November 2022	Q2 2024
35	The Evangelical Lutheran Church of Hong Kong	Private and Government	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 080	607.94	No intake yet	January 2023	Q2 2024
36	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	“Good Mansion”	Hung Lok Road, Hung Hom	491	268.06	No intake yet	March 2023	Q2 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
37	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.965	No intake yet	June 2023	Q2 2024
38	Social Ventures Hong Kong Foundation Limited	Private	Residential flats in a tenement building in Sham Shui Po, Kowloon	Tenement building at 5 Wong Chuk Street, Sham Shui Po, Kowloon	4	0.80	No intake yet	Q2 2024	Q2 2024
39	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	261	143.55	No intake yet	August 2023	Q3 2024
40	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen, Happy Valley	80	16.00	No intake yet	September 2023	Q4 2024 ⁽²⁾
41	Light Be	Private and Government	“Light Village”	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q4 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
42	Tung Wah Group of Hospitals	Private and Government	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	November 2023	Q4 2024
43	Light Be	Private	“Light Factory”	1 Tung Yuen Street, Yau Tong	166	91.30	No intake yet	Q1 2024	Q4 2024
44	New Territories Association of Societies (Community Services) Foundation	Private and Government	Ngau Tam Mei South (Chun Shin Road), Yuen Long	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	682.52	No intake yet	Q1 2024	Q1 2025
45	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	1,900	October 2022	Q1 2025 ⁽³⁾

Note (1): The operation period of a transitional housing project is mainly subject to when the premises/site concerned will need to be returned for developing its long-term use and the willingness of the operating organisation. Currently, the operation period of the projects ranges from about 3 to 5 years in general.

Note (2): This project has been progressively completed since December 2023 with the anticipated completion in the fourth quarter of 2024. As at mid-February 2024, 20 units were completed.

Note (3): This project has been progressively completed since the first quarter of 2023 with the anticipated completion in the first quarter of 2025. As at mid-February 2024, 89 units were completed.

**Number of Units and Occupancy Rates of the Operating Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	10	76.9%	3	23.1%	81.3%	Urban
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch and Second Batch)	Hong Kong Housing Society	175	165	100.0%	0	0.0%	94.3%	Urban
3	“James’ Garden” at Chatham Road North and Hok Yuen Street	St. James’ Settlement	31	25	86.2%	4	13.8%	93.5%	Urban
4	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	Lok Kwan Social Service	86	69	85.2%	12	14.8%	94.2%	Urban
5	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100.0%	0	0.0%	100.0%	Urban
6	“A Square” at Carmel Road, Stanley	Aberdeen Kai-fong Welfare Association Limited	40	29	76.3%	9	23.7%	95.0%	Urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
7	“James’ Concourse (2nd Phase)” at Yen Chow Street, Sham Shui Po	St. James’ Settlement	76	59	80.8%	14	19.2%	96.1%	Urban
8	“Shun Ting Terraced Home” at Cheung Shun Street, Cheung Sha Wan	Christian Family Service Centre	132	97	78.9%	26	21.1%	93.2%	Urban
9	Vacant residential flats in Causeway Bay	Centre Stage Squarer Limited	26	20	80.0%	5	20.0%	96.2%	Urban
10	Various tenement buildings in Hong Kong Island and Kowloon	The Lok Sin Tong Benevolent Society, Kowloon	20	19	100%	0	0.0%	95.0%	Urban
11	(Recent intake) “Ho Yuet Home” at Wong Tai Sin Road ⁽²⁾	Sik Sik Yuen	227	-	-	-	-	-	Urban
12	(Recent intake) “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak ⁽³⁾	Tung Wah Group of Hospitals	519	-	-	-	-	-	Urban
13	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	The Lok Sin Tong Benevolent Society, Kowloon	145	129	94.2%	8	5.8%	94.5%	Extended urban
14	“LMC Hub • Yip Shing” at Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	90	78.9%	24	21.1%	98.3%	Extended urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
15	“Tsuen Fook Kui” at Luen Yan Street, Tsuen Wan	Food For Good Limited	196	157	80.1%	39	19.9%	100.0%	Extended urban
16	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Yan Chai Hospital Board	212	169	82.0%	37	18.0%	97.2%	Extended urban
17	“Blossom Residence” at Yau Ma Hom Road	Society for Community Organization Limited	220	161	73.2%	59	26.8%	100.0%	Extended urban
18	(Recent intake) “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	384	-	-	-	-	-	Extended urban
19	(Recent intake) “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	282	-	-	-	-	-	Extended urban
20	(Recent intake) “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan ⁽⁵⁾	Pumen Foundation Limited	85	-	-	-	-	-	Extended urban
Sub-total (projects in the urban/extended urban areas)			3 008	1 219	84.8%	240	15.2%	95.2%	

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
21	“United Court” at Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1 800	884	50.2%	878	49.8%	97.9%	New Territories
22	Pok Oi Kong Ha Wai Village	Pok Oi Hospital	1 998	860	47.9%	935	52.1%	89.8%	New Territories
23	The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project	The Salvation Army	123	88	71.5%	35	28.5%	100.0%	New Territories
24	“Yan Oi House” at Hung Shui Kiu	Yan Oi Tong Limited	410	246	61.0%	157	39.0%	98.3%	New Territories
25	(Recent intake) “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po ⁽⁶⁾	The Lok Sin Tong Benevolent Society, Kowloon	1 236	-	-	-	-	-	New Territories
26	(Recent intake) “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long ⁽⁷⁾	New Territories Association of Societies (Community Services) Foundation	1 028	-	-	-	-	-	New Territories
Sub-total (projects in the New Territories)			6 595	2 078	57.7%	2 005	42.3%	96.5 %	

Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
			No. of Units	Percentage	No. of Units	Percentage		
Other projects (including the Community Care Fund or other schemes, e.g. the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing)		2 560	-	-	-	-	-	Across urban, extended urban areas and the New Territories
Total		12 163						

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH and have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data and apply for adjusting the tenant ratio. At present, approval has been given to 8 projects (e.g. Pok Oi Kong Ha Wai Village; “United Court” at Tung Tau, Yuen Long; “The NAScenT” at Lot 2160 in Kam Tin, Yuen Long; The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project; “Yan Oi House” at Hung Shui Kiu; “CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long; “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po and “CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long) for adjusting their tenant ratio to either 60% : 40% or 50% : 50%. Both the number of applicants and occupancy rate are rising steadily after the adjustments.

- Note (2): The “Ho Yuet Home” at Wong Tai Sin Road was completed in end November 2023 with intake started in mid-January 2024. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (3): The “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak was recently completed in mid-February 2024 with intake commencing in March, hence the relevant occupancy figures are not yet available.
- Note (4): The “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O and “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O were completed in end September 2023 with intake started in early October. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (5): The “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan was completed in end November 2023 with intake started in mid-January. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (6): The “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po was recently completed in early February 2024 with phased intake commencing in April. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (7): “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long was recently completed in end January 2024 with intake by batches commencing in end February. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

**Information of the Transitional Housing Projects under the
“Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”
(as at mid-February 2024)**

	Operating Organisation	Land / Property Owner	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Average Monthly Rent (\$)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
1	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing / To Kwa Wan	242 ^{(1) (7)}	31.93	About 3,970 to 4,370	162	48	87%
2	Society for Community Organization Limited	Private	13 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	80 ⁽²⁾	7.81	About 2,515 to 4,440	26	13	100%
3	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I / Kwun Tong	30 ⁽³⁾	3.544	-	-	-	-
4	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	100 ⁽⁴⁾	10.08	About 2,500 to 4,200	49	22	71%
5	St. James' Settlement	Private	James' Residence / Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	41 ⁽³⁾	4.624	-	-	-	-

	Operating Organisation	Land / Property Owner	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Average Monthly Rent (\$)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
6	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II / Sham Shui Po	68 ⁽⁶⁾ ⁽⁷⁾	8.27	About 2,940 to 4,500	39	29	100%
7	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	106 ⁽⁵⁾	10.435	About 2,500 to 4,200	36	37	68.9%
8	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III / Sham Shui Po	72 ⁽⁶⁾ ⁽⁷⁾	8.539	About 3,700 to 4,250	30	35	90.3%
9	Society for Community Organization Limited	Private	12 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	99 ⁽⁶⁾ ⁽⁷⁾	9.567	About 2,515 to 4,440	30	66	97%

Note (1): The tenancy of this project under the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” (the Pilot Scheme) will be completed and the project will cease operation soon. The tenants are also gradually moving out from the units.

Note (2): The tenancies of this project under the Pilot Scheme have been completed. The “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) approved funding in April 2023 for continuing operation. As at mid-February 2024, 39 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 39 rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (3): The tenancy of this project under the Pilot Scheme has been completed and the project has ceased operation.

Note (4): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 11 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 89 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 100 (11+89) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (5): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 102 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 4 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 106 (102+4) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (6): The tenancy of this project under the Pilot Scheme is not yet completed.

Note (7): The tenancy period of these projects is 3 years, which is longer than the usual two-year tenancy period. The number of rooms in these 4 projects is therefore calculated as 1.5 times the number of rooms involved.

**Number of Transitional Housing Successfully Commenced the Second Tenancy Term and
Number of Tenants Successfully Allocated with Public Housing Units
(as at mid-February 2024)**

	Project Name⁽¹⁾	Non-government Organisation (NGO)	No. of Units	Number of Units Successfully Commenced the Second Tenancy Term⁽²⁾	Number of Tenants Successfully Allocated with Public Housing Units⁽³⁾
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	0	4
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch and Second Batch)	Hong Kong Housing Society	175	0	9
3	“James’ Garden” at Chatham Road North and Hok Yuen Street	St. James’ Settlement	31	0	2
4	Peace Avenue, Victory Avenue, Homantin and Peel Street, Central	Lok Kwan Social Service	86	0	9
5	“James’ Concourse (2nd phase)” at Yen Chow Street, Sham Shui Po	St. James’ Settlement	76	0	3
6	“Shun Ting Terraced Home” at Cheung Shun Street, Cheung Sha Wan	Christian Family Service Centre	132	0	22
7	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	The Lok Sin Tong Benevolent Society, Kowloon	145	0	12
8	“LMC Hub ● Yip Shing” at Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	0	9

	Project Name⁽¹⁾	Non-government Organisation (NGO)	No. of Units	Number of Units Successfully Commenced the Second Tenancy Term ⁽²⁾	Number of Tenants Successfully Allocated with Public Housing Units ⁽³⁾
9	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Yan Chai Hospital Board	212	0	3
10	“Blossom Residence” at Yau Ma Hom Road	Society for Community Organization Limited	220	0	2
11	“United Court” at Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1 800	0	151
12	Pok Oi Kong Ha Wai Village	Pok Oi Hospital	1 998	0	117
13	The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project	The Salvation Army	123	0	4
14	“Yan Oi House” at Hung Shui Kiu	Yan Oi Tong Limited	410	0	8
15	“LST Housing” at Lok Sin Tong Primary School	The Lok Sin Tong Benevolent Society, Kowloon	51	51	24
16	“James’ Concourse (1st phase)” at Yen Chow Street , Sham Shui Po	The Hong Kong Council of Social Service (operated by St. James’ Settlement)	205	208 ⁽⁴⁾	54
17	“Tenacity Residence” at Ying Wa Street, Cheung Sha Wan	Society for Community Organization Limited	140	96	47
18	Trackside Villas, Tai Po	Hong Kong Housing Society and Hong Kong Council of Social Service	198	40	142

	Project Name⁽¹⁾	Non-government Organisation (NGO)	No. of Units	Number of Units Successfully Commenced the Second Tenancy Term ⁽²⁾	Number of Tenants Successfully Allocated with Public Housing Units ⁽³⁾
19	“Lok Sin Tong Housing”	The Lok Sin Tong Benevolent Society, Kowloon	161	138	23
20	17 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	100	0	18
21	“The Concordia II”	The Lutheran Church – Hong Kong Synod Limited	68	0	15
22	18 Guesthouses in Yau Tsim Mong District	Ling Nam Medicines Charitable Foundation Limited	106	0	9
23	“The Concordia III”	The Lutheran Church – Hong Kong Synod Limited	72	0	11
24	12 Guesthouses in Yau Tsim Mong District	Society for Community Organization Limited	99	50 ⁽⁴⁾	3
25	13 Guesthouses in Yau Tsim Mong District	Society for Community Organization Limited	39	0	8
26	Nam Cheong 220 ⁽⁵⁾	The Hong Kong Council of Social Service (operated by Tung Wah Group of Hospitals)	89	-	24
27	“LST Housing” at Sung Wong Toi Road, To Kwa Wan ⁽⁵⁾	The Lok Sin Tong Benevolent Society, Kowloon	110	-	59
Total Number of Tenants Successfully Allocated with Public Housing Units:					792

Note (1): Including the transitional housing projects funded by the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” and the Community Care Fund, as well as those under the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”.

Note (2): Currently, the duration of tenancy for the transitional housing projects is about 2 years in general. Subject to when the site/premises concerned will need to be returned for its long-term development, the NGOs may consider whether it is suitable to extend individual tenancies on a case-by-case basis taking into account the tenants’ needs.

Note (3): In general, once a tenant has moved out, if the operation period of that transitional housing project has not yet ended, the operating organisation should arrange an eligible applicant to move into the vacant unit as soon as possible, so as to enhance the turnover rate, thereby benefiting more people in need.

Note (4): According to the information of the operating organisations, tenancy for the transitional housing project is for a one-year term.

Note (5): Nam Cheong 220 and “LST Housing” already ceased operation in end November 2022 and in end July 2023 respectively.

- End -

CONTROLLING OFFICER'S REPLY

HB010

(Question Serial No. 2506)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Government has implemented the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing (the Pilot Scheme) for the provision of transitional housing units since 2021. Please advise this Committee:

1. of the details of all projects, including the amount of funding approved, the operating organisations, the number of units, their locations, the numbers of Category A and Category B tenants, the occupancy rates and the amount of funding;
2. in tabular form, of the hotels or guesthouses having completed service under the Pilot Scheme and those continuing operation upon renewal of tenancies since 2021; and
3. of the way forward for the Pilot Scheme in terms of funding.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 6)

Reply:

The Commission of Poverty (CoP) approved a funding of \$95 million from the Community Care Fund (CCF) in April 2021 to subsidise the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” (the Pilot Scheme), for renting suitable rooms in hotels and guesthouses with relatively low occupancy rates for use as transitional housing through non-government organisations (NGOs). The Pilot Scheme has approved a total funding of about \$94.8 million for 9 projects to provide about 838 units.

Detailed information, including the operating organisation, location, number of units, funding amount, number of tenants and occupancy rate, of the transitional housing projects under the Pilot Scheme is at **Annex**.

With Hong Kong’s tourism industry gradually recovering, and taking into consideration the previous views about prohibition on cooking in the rooms of hotels and guesthouses, which might cause inconvenience to some residents; and given the size of the rooms is relatively small in general, which would be difficult to cater for the needs of large families, the Pilot

Scheme no longer accepts new applications. Nevertheless, since some of the NGOs have indicated their interest to extend their tenancies of hotels/guesthouses with individual owners, so as to extend the project operation for taking care of those people in need, the Housing Bureau would allocate funding from the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”, having regard to the actual situation, to subsidise those hotel/guesthouse projects for continuing operation.

**Information of the Transitional Housing Projects under the “Pilot Scheme to Subsidise
Using Rooms in Hotels and Guesthouses as Transitional Housing”
(as at mid-February 2024)**

	Operating Organisation	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
1	The Lok Sin Tong Benevolent Society, Kowloon	Lok Sin Tong Housing / To Kwa Wan	242 ⁽¹⁾⁽⁷⁾	31.93	162	48	87%
2	Society for Community Organisation Limited	13 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	80 ⁽²⁾	7.81	26	13	100%
3	The Lutheran Church – Hong Kong Synod Limited	The Concordia I / Kwun Tong	30 ⁽³⁾	3.544	-	-	-
4	Ling Nam Medicines Charitable Foundation Limited	17 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	100 ⁽⁴⁾	10.08	49	22	71%

	Operating Organisation	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
5	St. James' Settlement	James' Residence / Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	41 ⁽³⁾	4.624	-	-	-
6	The Lutheran Church – Hong Kong Synod Limited	The Concordia II / Sham Shui Po	68 ^{(6) (7)}	8.27	39	29	100%
7	Ling Nam Medicines Charitable Foundation Limited	18 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	106 ⁽⁵⁾	10.435	36	37	68.9%
8	The Lutheran Church – Hong Kong Synod Limited	The Concordia III / Sham Shui Po	72 ^{(6) (7)}	8.539	30	35	90.3%
9	Society for Community Organisation Limited	12 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	99 ^{(6) (7)}	9.567	30	66	97%

Note (1): The tenancy of this project under the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” (the Pilot Scheme) will be completed and the project will cease operation soon. The tenants are also gradually moving out from the units.

Note (2): The tenancies of this project under the Pilot Scheme have been completed. The “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) approved funding in April 2023 for continuing operation. As at mid-February 2024, 39 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 39 rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time for the remaining units to be put into service has yet to be confirmed.

Note (3): The tenancy of this project under the Pilot Scheme has been completed and the project has ceased operation.

Note (4): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 11 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 89 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 100 (11+89) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time for the remaining units to be put into service has yet to be confirmed.

Note (5): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 102 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 4 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 106 (102+4) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time for the remaining units to be put into service has yet to be confirmed.

Note (6): The tenancy of this project under the Pilot Scheme is not yet completed.

Note (7): The tenancy period of these projects is 3 years, which is longer than the usual two-year tenancy period. The number of rooms in these 4 projects is therefore calculated as 1.5 times the number of rooms involved.

- End -

CONTROLLING OFFICER'S REPLY

HB011

(Question Serial No. 2507)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

It is mentioned by the Financial Secretary in the Budget Speech that the Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years, among which construction of about 105 000 units under the Housing Authority (HA) has commenced. In this connection, please advise this Committee of the following:

1. Please provide the years of completion, locations, project names, estimated numbers of units completed and estimated total numbers of units completed in different districts in respect of the production of all HA and the Housing Society's public rental housing, Green Form Subsidised Home Ownership Scheme flats and other subsidised sale flats in tabular form by year regarding the planning for the coming 5 years.
2. Will Starter Homes units be provided for the coming 1 to 5 years and what is the progress? Please list the locations, project names, years of completion and number of units.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 7)

Reply:

1. Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecast as at December 2023, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2024-25 to 2028-29) is listed at **Annex**. Relevant information has also been uploaded to the Housing Bureau's webpage.
2. Regarding Starter Homes for Hong Kong Residents (SH) projects, apart from the first 2 SH projects of the Urban Renewal Authority (URA) launched for sale (i.e. eResidence Towers 1 and 2, as well as eResidence Tower 3), which provide a total of 753 SH units, the Government is taking forward 4 other SH projects, which will provide over 5 800 SH units in total, including -

- (a) the private residential site at Anderson Road successfully tendered and to be implemented by a private developer, which is expected to provide no fewer than 1 000 SH units by 2026;
- (b) the redevelopment project of Tai Hang Sai Estate jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and URA, which is expected to provide about 2 000 SH units by 2030;
- (c) the redevelopment project by URA at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which is expected to provide about 950 SH units by 2033; and
- (d) the SH project at Yau Kom Tau, Tsuen Wan by HKHS, which is expected to provide about 1 940 SH units.

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 2024-25 to 2028-29)
(Based on the Forecast as at December 2023)**

(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Yuet Court	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	On Ying Court	Other SSFs	1 100
	On Wah Court	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	On Lai Court	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Siu Tsui Court	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 600
	Wang Chiu Road Phase 2 #	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 300
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Tin Court	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 500
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East) (Lai Yuet Court) #	PRH/GSH	2 400
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 300
	Kai Tak Site 2B4	Other SSFs	1 800
Tuen Mun	Wu Shan Road	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			6 200
Yearly Total			21 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path	PRH/GSH	400
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	600
	Shek Li Street	PRH/GSH	1 700
Islands	Tung Chung Area 23 Phase 1^	PRH/GSH	500
	Tung Chung Area 42 Phase 1	PRH/GSH	3 300
North	Kwu Tung North Area 19 Phase 2	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2	PRH/GSH	900
Sub-total of PRH/GSH			18 500
Kwun Tong	Pik Wan Road Site A	Other SSFs	2 400
	Pik Wan Road Site B	Other SSFs	900
Sai Kung	Ying Yip Road	Other SSFs	1 600
Yuen Long	Wang Chau Site B	Other SSFs	1 900
Sub-total of Other SSFs			6 700
Yearly Total			25 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2028-29			
Central and Western	Ka Wai Man Road Phase 1	PRH/GSH	900
Kowloon City	To Kwa Wan Road [^]	PRH/GSH	700
Sham Shui Po	Pak Tin Phase 12	PRH/GSH	1 900
Sha Tin	Mei Tin	PRH/GSH	500
	Sui Fai Factory Estate	PRH/GSH	1 300
Islands	Tung Chung Area 42 Phase 2	PRH/GSH	3 100
	Tung Chung Area 46 [^]	PRH/GSH	900
	Tung Chung Area 114 [^]	PRH/GSH	2 600
	Tung Chung Area 117 [^]	PRH/GSH	2 700
Yuen Long	Wang Chau Site A	PRH/GSH	2 500
	Kam Sheung Road Site 4a Phase 2 [^]	PRH/GSH	1 700
Tuen Mun	Tuen Mun Area 54 Site 4A (South)	PRH/GSH	1 500
North	Fanling Area 48 [^]	PRH/GSH	800
Sub-total of PRH/GSH			21 000
Central and Western	Ka Wai Man Road Phase 1	Other SSFs	300
Kwun Tong	Yip On Factory Estate	Other SSFs	2 300
Sham Shui Po	373 Lai Chi Kok Road [^]	Other SSFs	300
Wong Tai Sin	Junction Road [^]	Other SSFs	200
Islands	Tung Chung Area 119	Other SSFs	1 600
North	Ching Hiu Road [^]	Other SSFs	600
Yuen Long	Shap Pat Heung Road	Other SSFs	700
Tuen Mun	Tuen Mun Area 54 Site 5	Other SSFs	1 000
Sub-total of Other SSFs			7 000
Yearly Total			28 000
Five-year (2024-25 to 2028-29) Total			127 000

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.
- [^] Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3 (Hemma Amber)	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Sub-total of SSFs			3 700
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Estimated Project Completion in 2028-29			
Wong Tai Sin	Chuk Yuen United Village Site B Phase 1	PRH	700
Sub-total of PRH			700
Yearly Total			700
Five-year (2024-25 to 2028-29) Total			17 800

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.

- End -

CONTROLLING OFFICER'S REPLY

HB012

(Question Serial No. 2508)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

The three-year Cash Allowance Trial Scheme (CATS) was put forward by the Government in June 2021 to provide a monthly allowance ranging from \$1,300 to \$3,900 to applicant households with 2 or more persons or single elderly persons who have been waiting for public rental housing (PRH) for 3 years and have not yet been provided with the first flat offer. The Financial Secretary mentioned in this year's Budget that, in view of the fact that CATS is due to expire by mid-2024, the Government has decided to extend the scheme for 1 year. Please inform this Committee:

1. of the respective amounts of cash allowance approved by the Government and the number of beneficiary families or single elderly persons since 2021, with a tabulated breakdown by year;
2. of the distribution of beneficiary households and single elderly persons as well as the respective amounts of cash allowance disbursed, with a tabulated breakdown by waiting time for PRH;
3. of the number of beneficiary households or single elderly persons who were allocated with PRH flats while receiving cash allowance and have thus ceased receiving the allowance, with a breakdown by year; and
4. whether there were cases of abuse during the implementation of CATS in 2021. If yes, what were the number of such cases, the amount of allowance involved and the amount recovered respectively?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 8)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department

(HD) had disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households.

The breakdown of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by financial year is set out in the table below -

Financial year	Cumulative number of beneficiary households*#			Cumulative amount of cash allowance disbursed (\$ billion)
	Single elderly applicants	Applicant households with 2 or more persons	Total	
2021-22	6 400	64 400	70 800	1.30
2022-23	9 500	77 300	86 800	2.91
2023-24	11 600	86 000	97 500	4.25

Remarks:

* The number of beneficiary households is rounded to the nearest hundred.

Figures may not add up to the total due to rounding.

2. As at end of February 2024, the breakdown of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by PRH waiting time is set out in the table below -

PRH waiting time	Number of beneficiary households*	Amount of cash allowance disbursed (\$ billion) #
3 years	11 500	0.18
4 years	16 500	0.61
5 years or above	69 500	3.47
Total	97 500	4.25

Remarks:

* The number of beneficiary households is rounded to the nearest hundred. HD does not keep statistics on the breakdown of single elderly applicants amongst the beneficiary households by PRH waiting time.

Figures may not add up to the total due to rounding.

3. As at end of February 2024, the breakdown of the number of beneficiary households ceased to receive cash allowance under the Scheme upon PRH allocation by financial year is set out in the table below -

Financial year	Number of beneficiary households ceased to receive cash allowance upon PRH allocation*
2021-22	5 000
2022-23	10 000
2023-24	3 900

Remarks:

* The number of beneficiary households is rounded to the nearest hundred.

4. To guard against abuse, HD has been conducting random checks on PRH GA households that have been approved to receive the cash allowance. As at end of February 2024, HD had discovered about 120 suspected abuse cases, involving a total of about \$1.81 million in cash allowance. HD has taken actions against these applicant

households, including cessation of cash allowance disbursements, recovery of any overpaid amount of allowance (some \$1.59 million has been recovered), and cancellation of their PRH applications. HD has also referred some of the cases to the Police for follow-up, and the applicants may be liable to prosecution for making false statements/declarations or for providing false documents.

- End -

CONTROLLING OFFICER'S REPLY

HB013

(Question Serial No. 2509)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

The Financial Secretary mentioned in the Budget that the Cash Allowance Trial Scheme (CATS) will be subject to review in due course. However, the updated average waiting time for public rental housing (PRH) has increased to 5.8 years, and no further substantial increase in the supply of traditional PRH is expected until the second five-year period (i.e. 2029-30 to 2033-34) under the Long Term Housing Strategy. In this connection, please advise this Committee of the following:

1. What is the basis for the Government to determine whether to continue extending CATS during the review?
2. "Successful allocation of PRH flats within 3 years" has long been expected by the public as the target waiting time. Since the supply of PRH is still short in the first 5 years, will the Government consider regularising CATS or extending it year by year during the review?
3. Will the Government consider transferring the relevant expenditure to the Community Care Fund during the review? If yes, what are the details? If no, what are the reasons?
4. A total of 46 time-limited posts for implementing CATS will lapse in 2024-25. Please state the reasons. What are the details of the manpower and total expenditure required for extending CATS for 1 year and conducting the review?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 9)

Reply:

- 1., 2. & 3. In view of the fact that the Cash Allowance Trial Scheme (the Scheme) is due to expire by mid-2024, the Government has decided to extend the Scheme for 1 year until June 2025 to help families on the waiting list for public rental housing (PRH). During the one-year extension of the Scheme, more traditional PRH, Transitional Housing and Light Public Housing projects will be completed gradually, and the

living conditions of the grassroots families on the PRH waiting list will be improved. We will review the Scheme in due course, with regard to such factors as the overall supply of the above-mentioned housing, disbursement of cash allowance and the principle of prudent use of public resources, to decide on the way forward for the Scheme.

4. Since the launch of the Scheme, the Government has been reviewing the internal administrative processes on an ongoing basis, as well as consolidating and planning for the administrative resources required when considering the extension of the Scheme, with a view to streamlining manpower while maintaining the quality of public service. On the manpower for the implementation of the Scheme, 46 time-limited posts will lapse in 2024-25 and it is estimated that there will be 35 time-limited non-directorate posts as at 31 March 2025. The estimated expenditure for personal emoluments for that financial year is \$48.49 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2510)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (5) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

The Housing Bureau has been providing rehousing assistance to eligible clearnees affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents by allocating public rental housing (PRH) units for rehousing. Please inform this Committee:

1. of the respective numbers of households who were relocated due to land clearances and illegal rooftop structure clearances in the past 3 years;
2. of the number of households rehoused in PRH as a result of clearances in the past 3 years;
3. of the assistance provided by the Government to affected clearnees who are ineligible for PRH and the total number of households or persons who have received such assistance;
4. of the number of affected households rehoused in interim housing in the past 3 years, and the total number of interim housing units in operation and their locations; and
5. as regards the Government paying singleton and doubleton allowances / issuing Green Form Certificates to eligible applicants in lieu of rehousing, of the total number of beneficiary singletons or families in the past 3 years and the total amount of allowances granted in each of the past 3 years.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 10)

Reply:

1. In the past 3 years (from 2021-22 to 2023-24), the numbers of households who were relocated due to land clearances and illegal rooftop structure (IRS) clearances are tabulated below –

Year	2021-22	2022-23	2023-24 (as at 29.02.2024)
Number of households who were relocated due to land clearances	218	161	475
Number of households who were relocated due to IRS clearances	23	13	1

2. In the past 3 years (from 2021-22 to 2023-24), the numbers of households rehoused in PRH as a result of clearances are tabulated below –

Year	2021-22	2022-23	2023-24 (as at 29.02.2024)
Number of households rehoused in PRH due to land clearances	185	138	369
Number of households rehoused in PRH due to IRS clearances	2	1	1

3. In accordance with the prevailing rehousing policy, the affected households should find their own accommodation if they are not eligible for rehousing to PRH or interim housing (IH). If they have no other feasible means to solve their housing problems, the Housing Department (HD) would arrange temporary accommodation for them at transit centres (TC). In the past 3 years (from 2021-22 to 2023-24), the numbers of households rendered homeless as a result of Government clearance action and admitted to TC by different categories are tabulated below –

Year	2021-22	2022-23	2023-24 (as at 29.02.2024)
Number of households admitted to TC due to land clearances	71	48	33
Number of households admitted to TC due to IRS clearances	21	12	0

4. In the past 3 years (from 2021-22 to 2023-24), the numbers of households rehoused in IH as a result of clearances are tabulated below –

Year	2021-22	2022-23	2023-24 (as at 29.02.2024)
Number of households rehoused in IH due to land clearances	33	22	4
Number of households rehoused in IH due to IRS clearances	21	12	0

There is an IH at Tuen Mun under the Hong Kong Housing Authority, which is Po Tin Interim Housing, providing a total of 4 521 units.

5. In 2022, the HD has issued 1 Green Form Certificate to an eligible applicant in lieu of rehousing. In the past 3 years, there was no eligible applicants opting for the Singleton and Doubleton Allowances in lieu of rehousing. Therefore, no expenditure of the allowances has been involved.

- End -

CONTROLLING OFFICER'S REPLY

HB015

(Question Serial No. 2511)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Housing Bureau has been implementing and closely monitoring the Light Public Housing (LPH) projects, with a view to providing about 30 000 LPH units by 2027-28 as pledged. Also, application for the LPH projects under the first phase will commence progressively. Please inform this Committee of:

1. the project names, locations, land owners, numbers of units, public expenditure involved, years of completion, estimated dates of commencement of application and tenancy periods with respect to the 30 000 LPH units to be completed by 2027-28 in tabular form;
2. the respective rent for different districts; and
3. how to deal with the residents if they are not yet allocated with public rental housing when the five-year operation period undertaken by the operating organisations nears its end.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 11)

Reply:

1. Details of the Light Public Housing (LPH) projects are at **Annex**.

Among the 13 LPH projects, only the Yau Pok Road, Yuen Long project is on private land, while all the others are on Government land/properties. Apart from the construction period of about 1 to 2 years, it is anticipated that the LPH can be used for 5 years.

LPH mainly caters for applicants who have been on the waiting list for traditional public rental housing (PRH) for not less than 3 years, with priority given to family applicants. We target to announce the arrangement for first phase of LPH application in the second quarter of 2024.

2. The rent of LPH will be pegged to that of traditional PRH, and set at around 90% of the rent of newly completed traditional PRH in the same district. Based on the rent of traditional PRH in October 2023, the rent of LPH units in the urban area is estimated to range from about \$1,110 to \$2,650 per month, and that of units in the New Territories will range from about \$740 to \$1,760 per month.
3. With the supply of traditional PRH increasing in the future, it is anticipated that the LPH residents can be allocated to PRH when moving out of LPH as they have been on the waiting list for more than 3 years. To optimise the utilisation of precious public resources, we also anticipate that the licence period for some of the LPH units may be shorter when the LPH units are allocated to residents for the second time. In such cases, the operating organisation will make clear the relevant arrangement to the residents before signing the licence agreement. The operating organisation will also offer assistance to them to move to other LPH, transitional housing projects or other appropriate accommodation if they have yet to be allocated to PRH when moving out of LPH.

Information on LPH Projects

Project	Anticipated No. of Units	Anticipated / Actual Commencement Date of Works	Anticipated Earliest Completion Date of Works
<u>First Batch Projects</u> (Approved funding at \$14.9119 billion)			
1. Yau Pok Road, Yuen Long	About 2 100	Dec 2023	Q1 2025
2. Choi Hing Road, Ngau Tau Kok	About 2 300	Dec 2023	Q2 2025
3. Area 3A, Tuen Mun	About 1 900	Dec 2023	Q4 2025
4. Olympic Avenue, Kai Tak	About 10 700	Dec 2023	Q4 2025 (Phase 1) Q3 2026 (Phase 2)
<u>Second Batch Projects</u> (Approved funding at \$9.8374 billion)			
5. Sheung On Street / Sheung Ping Street, Chai Wan	About 1 720	Mar 2024	Q2 2026
6. Area 54, Tuen Mun	About 5 620	Mar 2024	Q3 2026 (Phase 1) Q4 2026 (Phase 2)
7. Lok On Pai, Siu Lam	About 4 200	Q2 2024	Q3 2026
8. Hang Kwong Street, Ma On Shan	About 860	Q4 2024	Q4 2026
9. The Mission Covenant Church Holm Glad No. 2 Primary School, Shun On Estate, Kwun Tong	About 130	Q4 2024	Q4 2025
10. TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Choi Yuen Estate, Sheung Shui	About 110	Q4 2024	Q4 2025
11. Former St. Joseph's Anglo-Chinese School, Choi Shek Lane, Kowloon Bay	About 150	Q4 2024	Q1 2026
12. Carmel Leung Sing Tak School, Shun On Estate, Kwun Tong	About 110	Q3 2026	Q1 2027
13. Baptist Rainbow Primary School, Chuk Yuen South Estate, Wong Tai Sin	About 100	Q3 2026	Q1 2027

- End -

CONTROLLING OFFICER'S REPLY

HB016

(Question Serial No. 2513)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Chief Executive announced the establishment of the Task Force on Tackling the Issue of Subdivided Units (the Task Force) in the 2023 Policy Address. The Task Force should conduct an in-depth study on the comprehensive handling of the issue of subdivided units (SDUs) and make recommendations in 10 months' time along certain directions, including setting the minimum standards of living conditions for SDUs and suggesting measures to eradicate substandard SDUs. The Task Force has been in operation for nearly half a year, with secretariat support provided by the Housing Bureau. Please inform this Committee of:

1. the staff establishment of the Task Force and the expenditure involved;
2. the current work progress of the Task Force; and
3. the next stage of work.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 13)

Reply:

The Chief Executive (CE) announced in the Policy Address published on 25 October 2023 the establishment of the Task Force on Tackling the Issue of Subdivided Units (the Task Force), led by the Deputy Financial Secretary, Mr Michael WONG, with the Secretary for Housing, Ms Winnie HO, as the deputy. The Task Force will put forward proposals on minimum standards of the living conditions for subdivided units (SDUs) as well as eradication of substandard SDUs in an orderly manner, etc. Relevant policy bureaux and departments are now discussing and studying the related matters at full steam. We have also commissioned a consultant to visit different types of SDU households across Hong Kong to collect the relevant data, so as to assist the Task Force in understanding the latest situation of existing SDUs and relevant households. Upon completion of the in-depth study, the Task Force targets to come up with a feasible solution that can address the issue of SDUs in an orderly manner and present the report to CE in 10 months' time.

In view of the additional workload arising from the establishment of the Task Force, the Housing Bureau (HB) immediately arranged 2 directorate officers (i.e. 1 Administrative Officer Staff Grade B and 1 Administrative Officer Staff Grade C) and redeployed internal manpower to take up the work of the Task Force in addition to their existing duties. Also, HB will create 3 time-limited non-directorate posts (i.e. 1 Senior Building Surveyor, 1 Structural Engineer and 1 Senior Executive Officer) from 2024-25 for a period of 3 years to provide support to the Task Force and prepare for implementation of the relevant proposals. In 2024-25, the additional expenditure on personal emoluments for these newly created posts is \$5.57 million.

- End -

CONTROLLING OFFICER'S REPLY

HB017

(Question Serial No. 0380)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding “programmed squatter clearances or emergency clearances”, the Government estimates that the “number of rehousing applications processed” will be 1 830 in 2024-25, an increase of more than 3 times as compared to 2023-24 (425 applications). In this connection, will the Government inform this Committee:

1. of the sources of the above estimated 1 830 applications and the number of affected households, with a breakdown by clearance programme;
2. whether additional resources and manpower have been deployed to follow up on rehousing exercises with greater impact (including Cha Kwo Ling Village); if yes, of the details;
3. whether consideration has been given to setting up an “inter-departmental liaison group” with the relevant government departments including the Lands Department, the Social Welfare Department and the Home Affairs Department to co-ordinate the rehousing of occupants, so as to provide timely support to affected occupants while enabling precise use of resources; if yes, of the details; if no, of the reasons?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 15)

Reply:

- 1.&2. The Housing Department (HD) estimates the number of anticipated cases based on the information provided by the Lands Department (LandsD) on its clearance projects and programmes. In 2024, the Government estimates that the number of rehousing applications by affected households due to Government development clearance is about 1 830, which are mainly from Cha Kwo Ling Village (Kowloon East), Chuk Yuen United Village (Wong Tai Sin), Ngau Chi Wan Village (Wong Tai Sin), Remaining Phase of Kwu Tung North/Fanling North New Development Areas and Hung Shui Kiu/Ha Tsuen New Development Area. HD will flexibly deploy resources and liaise closely with LandsD to handle the anticipated increase in the number of cases.

3. Under the prevailing rehousing policy, HD will provide rehousing assistance to eligible clearances affected by Government development clearance exercises, including rehousing them to public rental housing or interim housing. LandsD will refer cases to relevant departments/organisations (i.e. the Social Welfare Department (SWD) or non-governmental organisations) for assistance whenever necessary upon obtaining written consent from the affected clearances. HD will continue its close liaison with relevant departments such as LandsD, SWD, etc., and communication with the affected residents so as to understand their needs and to provide appropriate assistance.

- End -

CONTROLLING OFFICER'S REPLY

HB018

(Question Serial No. 0381)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the matter of “paying singleton and doubleton allowances / issuing Green Form Certificates to eligible applicants in lieu of rehousing”, will the Government inform this Committee:

1. among the 425 rehousing applications processed in 2023, of the number of applications opting for the above arrangement, with a breakdown by clearance programme; and
2. further to the above question, of the expenditure involved in the payment of the subject allowances?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 16)

Reply:

Out of the 425 rehousing applications processed by the Housing Department in 2023, there was no eligible applicant opting for the Singleton and Doubleton Allowances or Green Form Certificate to replace rehousing. Therefore, no expenditure on the allowances was involved.

- End -

CONTROLLING OFFICER'S REPLY

HB019

(Question Serial No. 1389)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

For cases brought about by squatter clearances referred by government departments, the Clearance Housing Unit (CHU) of the Housing Department will arrange the clearances to be admitted to transit centres (TCs) so that they may look for alternative accommodation or wait for eligibility vetting and further rehousing. In recent years, the HKSAR Government has taken a proactive approach in developing transitional housing, with a view to improving the living conditions of grassroots residents in subdivided units (SDUs) as soon as possible. Some transitional housing projects in the New Territories were criticised for their remote locations when the projects were first launched. In this regard, will the Government inform this Committee:

1. of the staffing and expenditure of the CHU involved;
2. of the respective numbers of households and persons affected by the enforcement actions of the Buildings Department in the past 3 years, including the numbers and percentages of affected occupants from SDUs, illegal rooftop structures and factory buildings;
3. further to the above question, of the number of affected occupants admitted to TCs or rehoused to transitional housing upon leaving the above accommodation;
4. of the implementation progress following the Government's announcement last year of providing 21 000 transitional housing units, which exceeds the target of 20 000 units, with the last batch of 1 000 units to be completed in the first quarter of 2025; and
5. as transitional housing projects are operated by non-government organisations on a self-financing basis, whether the Government will consider reviewing the rent setting mechanism of transitional housing, so as to increase the amount of subsidy to the operating organisations?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 19)

Reply:

1. The Clearance Housing Unit (CHU) of the Housing Department (HD) is responsible for carrying out the work on rehousing of occupants upon clearance under Programme (5) of Head 62. In 2024-25, CHU has an establishment of 29 non-directorate staff. Relevant expenditure (including personal emoluments and departmental expenses) is estimated to be \$24.7 million.
2. Taking enforcement actions against unauthorised subdivided units, illegal rooftop structures, industrial buildings etc., are under the purview of the Buildings Department (BD). HD does not have the relevant information and statistics.
3. In the past 3 years (from 2021-22 to 2023-24), the number of persons admitted to transit centres as a result of BD's enforcement actions by different categories is set out below–

Year \ Category	Number of households (Persons)		
	2021-22	2022-23	2023-24 (as at 29 February 2024)
(i) Persons affected by BD's enforcement action against unauthorised building structures	2(3)	1(1)	0
(ii) Persons affected by BD's enforcement action against illegal rooftop structures	19(24)	11(15)	0
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial building)	0	0	0

HD does not have information or statistical data on affected persons admitted to transitional housing as a result of BD's enforcement actions.

4. Transitional housing has been well received by various sectors of the community, and benefited many families and individuals who are waiting for traditional public rental housing (PRH) and inadequately housed. The Government has identified land for providing over 21 000 transitional housing units, exceeding the original target of 20 000 units.

As at mid-February 2024, about 12 200 units have been put into service. It is expected that about 7 700 units will be completed and put into service within this year, while the remaining 1 200 units will be completed in the first quarter of 2025. Among them, under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) of the Housing Bureau (HB), a total

of 53 transitional housing projects have been approved so far. 26 projects have come into operation, providing about 9 600 units. In addition, there are about 2 600 units of another 32 projects which are funded by other sources, including the Community Care Fund or other schemes, such as the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing.

5. Transitional housing is operated by non-government organisations according to their service features and operating principles. The rent is set by themselves in accordance with the principles of non-profit making and self-financing. The rent set by the organisations must be lower than the market rent in the same district; and the ceiling of the rent should not exceed 30% of the prevailing PRH income limit for the corresponding household size. According to the Grant Agreement signed between the operating organisations of transitional housing projects and the Government, the operating organisations are required to submit to HB annual reports and an audited financial statement of the projects' designated operating account certified by an independent auditor until the end of the operation of individual projects. According to the latest audited financial statements submitted by the operating organisations, all the relevant projects could achieve a balance between the income and expenditure. Therefore, we consider that currently there is no need to revise the mechanism for determining the rent for transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

HB020

(Question Serial No. 2731)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

It is mentioned in paragraph 185 of the Budget Speech that the Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years (from 2024-25 to 2033-34). Will the Government inform this Committee:

1. of the projected trend of changes in Hong Kong's housing structure in the coming 10 years; and
2. of the respective projected proportions of public rental housing, subsidised sale flats and private housing in 10 years' time?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 18)

Reply:

1. and 2. At present, the proportions of public rental housing, subsidised sale flats and private housing stock are 29%, 15% and 56% respectively. The Government updates the Long Term Housing Strategy housing demand projections annually and presents a rolling ten-year housing supply target. Based on the latest projection, the gross housing demand for the next ten-year period (i.e. 2024-25 to 2033-34) is 432 000 units. The Government has therefore set the supply target at 440 000 units. Applying a public/private split of 70:30, the public housing supply target will be 308 000 units and the private housing supply target will be 132 000 units. Although the Government has assessed the demand for public and private housing in the coming 10 years for planning purpose, the actual housing supply in the future years will be affected by various factors, such as the supply and demand for private housing, the progress of redevelopment programmes for public and private housing, etc. Therefore, we do not have the forecast of distribution of various housing types 10 years from now.

- End -

CONTROLLING OFFICER'S REPLY

HB021

(Question Serial No. 3181)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

According to the information of the Housing Authority, as at end-December 2023, there were about 129 400 general applications for public rental housing (PRH), and about 92 300 non-elderly one-person applications under the Quota and Points System. In this connection, will the Government inform this Committee of the following:

1. The Government introduced the Cash Allowance Trial Scheme in 2021 to relieve the pressure on livelihood of PRH general applicant households and has recently announced a one-year extension for it. Please provide the number of beneficiary households, the number of new arrivals among them and the amount of cash allowance disbursed each year.
2. What are the main reasons for cases of unsuccessful applications?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 43)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department (HD) had disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households. The breakdown of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by financial year is set out in the table below -

Financial year	Cumulative number of beneficiary households*	Cumulative amount of cash allowance disbursed (\$ billion)
2021-22	70 800	1.30
2022-23	86 800	2.91
2023-24 (as at February 2024)	97 500	4.25

Remarks:

- * 1. *The number of beneficiary households is rounded to the nearest hundred.*
 2. *HD does not keep statistics on the number of new arrivals among the beneficiary households.*
2. As at end of February 2024, about 3 800 applications were rejected under the Scheme, mainly because all members of the applicant households were receiving Comprehensive Social Security Assistance.

- End -

CONTROLLING OFFICER'S REPLY

HB022

(Question Serial No. 3182)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Last year, the Government allowed operating organisations of transitional housing to apply for adjusting the allocation ratio between Category A and Category B tenants subject to the actual circumstances. In this connection, please advise the Committee of the following:

1. What are the names and locations of the operating organisations that have applied for adjusting the allocation ratio between Category A and Category B tenants, and those that have been given approval?
2. With the grant from the Community Care Fund (CCF), the Housing Bureau has launched the "Trial Scheme on Special Allowance for Households of Transitional Housing" in support of the new households of transitional housing for removal and adaptation to the new environment. Could the Government list the number of applications received, the number of applications approved, the number of applications from new arrivals and the amount of allowance disbursed so far, with a breakdown by Category A tenant and Category B tenant?
3. What are the main reasons for unsuccessful applications?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 44)

Reply:

1. Subject to the actual circumstances of individual transitional housing projects in the New Territories, if the number of applications from Category B tenants is still high and there remain vacant units for allocation upon consideration of all applications from Category A tenants, the non-government organisation can submit the relevant data to the Housing Bureau (HB) and apply for adjustment of the Category A and Category B tenant ratio. At present, approval has been given to 8 projects for adjusting their tenant ratio to either 60%:40% or 50%:50%. Both the number of applicants and occupancy rate are rising steadily after the adjustments. Details of the aforementioned 8 projects (including the project name, operating organisation and location) are tabulated below -

Transitional Housing Project	Operating Organisation	Location	Approved Tenant Ratio Adjustment (Category A: Category B)
1. Pok Oi Kong Ha Wai Village	Pok Oi Hospital	Kong Ha Wai, Kam Tin, Yuen Long	50% : 50%
2. “United Court” at Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	Shan Pui Road, Tung Tau, Yuen Long	50% : 50%
3. “The NAScenT” at Lot 2160 in Kam Tin, Yuen Long	New Territories Association of Societies (Community Services) Foundation	Lot 2160 in Kam Tin	50% : 50%
4. The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project	The Salvation Army	Sam Shing Estate, Tuen Mun	60% : 40%
5. “Yan Oi House” at Hung Shui Kiu	Yan Oi Tong Limited	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	60% : 40%
6. “CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long	The Lutheran Church – Hong Kong Synod Limited	Near Ta Shek Wu Tsuen, Fan Kam Road, Pat Heung, Yuen Long	50% : 50%
7. “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po	The Lok Sin Tong Benevolent Society, Kowloon	Various Lots in Demarcation District No. 26, Tai Po	50% : 50%
8. “CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	The Lutheran Church – Hong Kong Synod Limited	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	50% : 50%

2.&3. With the grant from the Community Care Fund (CCF), HB launched the “Trial Scheme on Special Allowance for Households of Transitional Housing” (Trial Scheme) in August 2023, in support of the new households of the transitional housing projects under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (Funding Scheme) by providing a one-off special allowance to alleviate their pressure arising from expenditures during removal and adaptation to the new living environment.

As at early February this year, the operating organisations received a total of 2 661 applications for the Trial Scheme. Among these applications, 2 620 (98.4%) were eligible and approved, 23 (0.9%) were being processed, and 18 (0.7%) were considered ineligible. The amount of special allowance disbursed was about \$10 million, accounting for about 11.7% of the total funding of \$85.2 million approved

by the CCF. Since there will be more transitional housing projects to be completed and ready for intake in the coming few months, we expect that the number of applications for the Trial Scheme will keep increasing.

For the above 18 ineligible applications, the main reason for rejection is that the applicants had moved into the transitional housing unit before the announcement of the Trial Scheme (i.e. before 16 June 2023). Therefore, these applications were considered ineligible.

We do not maintain any statistical breakdown of the applicants by Category A and Category B tenants; or whether the applicants are new arrivals.

- End -

CONTROLLING OFFICER'S REPLY

HB023

(Question Serial No. 3183)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

“Nam Cheong 220”, the first transitional housing project in Hong Kong adopting the Modular Integrated Construction method, has been dismantled, with some of the building modules being relocated to the project in Wong Yue Tan, Tai Po for reassembly. In this connection, will the Government inform this Committee of:

1. the respective costs of dismantling, transportation, touching-up and storage of the building modules of the “Nam Cheong 220” project, and whether these figures are available at the current stage; and
2. how many times the building modules can be re-used in general, and the length of their serviceable lives?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 45)

Reply:

The costs of dismantling, transportation, touching-up and storage of the building modules of the “Nam Cheong 220” project were all included in the building contract for the “Wong Yue Tan Transitional Housing” project in Tai Po, which has already received and re-used those suitable modules. As this transitional housing project is mainly about the design-and-build for the new Modular Integrated Construction (MiC) units, and the tenderers were not required to provide the detailed breakdown of expenditures for dismantling, transportation, touching-up and storage of the building modules, etc., the project consultant advised that, upon detailed review, further breakdown of the relevant figures would be difficult. Therefore, we are not able to provide the relevant figures.

The survey by the Registered Structural Engineer employed by the non-government organisation of the “Nam Cheong 220” project indicated that the wear-and-tear of the MiC building modules of the project is minimal, and all of them can be touched-up and re-used, except for the component parts for connections between the modules and the drainage pipes attached to the external wall. The re-use rate reaches 95%. Meanwhile, the design

expectancy of the major structural components used in transitional housing projects could be up to 50 years.

- End -

CONTROLLING OFFICER'S REPLY

HB024

(Question Serial No. 2256)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Government has set a target of completing the construction of about 30 000 Light Public Housing (LPH) units by 2027-28. In this connection, please inform this Committee:

1. of (i) the current and anticipated commencement and completion dates, (ii) the current and estimated expenditure, and (iii) the current and expected number of occupants and households of various LPH projects, set out in tabular form; and
2. of the reasons for the decrease of about 10% in the revised financial provision as compared with the original estimate, as well as a breakdown and detailed figures of the provision reduction.

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 32)

Reply:

1. Details of the Light Public Housing (LPH) projects are at **Annex**.
2. As stated in the discussion paper (No. PWSC(2023-24)29) on LPH submitted to the Public Works Subcommittee (PWSC) of the Legislative Council in January 2024, the Architectural Services Department (ArchSD) has further lowered the total estimated cost of about 30 000 LPH units after making reference to the tender prices of the first batch of LPH projects. The total construction cost for the second batch of LPH projects can be reduced from the original estimate of around \$11.53 billion to \$9.8374 billion, representing a reduction of around \$1.69 billion (i.e. around 15%). In other words, the latest total estimated cost of about 30 000 LPH units is around \$24.75 billion. Compared with the estimated cost of around \$26.44 billion in the submission to PWSC in early 2023, around \$1.69 billion (i.e. around 6%) has been reduced. While compared with the preliminary estimated cost of around \$27.39 billion in the paper for the Panel on Housing in end 2022, around \$2.64 billion (i.e. close to 10%) has been reduced.

ArchSD has taken into account the situation of each LPH project in preparing the cost estimate of the second batch of LPH projects, including the tender prices of the first batch projects, recent market situation such as the decrease in the steel price, enhancement of the pre-cast modules for Modular Integrated Construction (MiC) approach, replacement of the Sheung Shui Lin Tong Mei project by vacant school premises and Ma On Shan site, reduction of the estimated cost of the additional infrastructure works, etc. The total capital cost of the second batch of LPH projects can be reduced from the original estimate of around \$11.53 billion to \$9.8374 billion, representing a reduction of around \$1.69 billion (i.e. around 15%). The details are tabulated below:

Major Price Reduction Items	Relevant Reduction in %
<p>1. <u>Overall building design</u></p> <p>Taking into account the public's concerns about the construction cost of the first batch of LPH projects, ArchSD has reviewed the marking scheme for the tenders and encouraged the tenderers to submit innovative and cost-effective design solutions to further control the costs. For example, the prefabricated components of the MiC approach have been optimised such that the number of shear walls has decreased, thereby reducing the associated foundation costs.</p>	<p>about 8%</p>
<p>2. <u>Building material prices</u></p> <p>Through the market sounding exercise conducted by ArchSD, contractors and suppliers in the MiC supply chain have been fully prepared for the construction of LPH projects. Coupled with the downward adjustment of steel prices, the cost of which has been reduced by about 10% as compared with the original cost estimate, the cost of prefabricated components of the MiC approach can also be accordingly reduced.</p>	<p>about 3%</p>
<p>3. <u>Adjustment to the projects and locations</u></p> <p>The Housing Bureau and ArchSD have replaced the Sheung Shui Lin Tong Mei project by 5 vacant or to-be-vacant school premises and Ma On Shan site, coupled with the adjustment of the number of units in individual second-batch LPH projects.</p>	<p>about 2%</p>

<p>4. <u>Reduction of additional infrastructure works</u></p> <p>The estimated cost of the additional infrastructure works has been reduced mainly because of the removal of the Sheung Shui Lin Tong Mei project, thus saving the cost of building the required sewage treatment plant.</p>	<p>about 2%</p>
<p>Total:</p>	<p>about 15%</p>

LPH Project Information

Project	Anticipated No. of Units	Anticipated / Actual Commencement Date of Works	Anticipated Earliest Completion Date of Works
<u>First Batch Projects</u> (Approved funding at \$14.9119 billion)			
1. Yau Pok Road, Yuen Long	About 2 100	Dec 2023	Q1 2025
2. Choi Hing Road, Ngau Tau Kok	About 2 300	Dec 2023	Q2 2025
3. Area 3A, Tuen Mun	About 1 900	Dec 2023	Q4 2025
4. Olympic Avenue, Kai Tak	About 10 700	Dec 2023	Q4 2025 (Phase 1) Q3 2026 (Phase 2)
<u>Second Batch Projects</u> (Approved funding at \$9.8374 billion)			
5. Sheung On Street / Sheung Ping Street, Chai Wan	About 1 720	Mar 2024	Q2 2026
6. Area 54, Tuen Mun	About 5 620	Mar 2024	Q3 2026 (Phase 1) Q4 2026 (Phase 2)
7. Lok On Pai, Siu Lam	About 4 200	Q2 2024	Q3 2026
8. Hang Kwong Street, Ma On Shan	About 860	Q4 2024	Q4 2026
9. The Mission Covenant Church Holm Glad No. 2 Primary School, Shun On Estate, Kwun Tong	About 130	Q4 2024	Q4 2025
10. TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Choi Yuen Estate, Sheung Shui	About 110	Q4 2024	Q4 2025
11. Former St. Joseph's Anglo-Chinese School, Choi Shek Lane, Kowloon Bay	About 150	Q4 2024	Q1 2026
12. Carmel Leung Sing Tak School, Shun On Estate, Kwun Tong	About 110	Q3 2026	Q1 2027
13. Baptist Rainbow Primary School, Chuk Yuen South Estate, Wong Tai Sin	About 100	Q3 2026	Q1 2027

- End -

CONTROLLING OFFICER'S REPLY

HB025

(Question Serial No. 0084)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Under the Programme, the Housing Bureau provides efficient and effective support services for housing-related matters and infrastructure projects. In this connection, please inform this Committee:

- a. of the amount of manpower and the estimated expenditure involved in providing secretariat support to the Task Force on Tackling the Issue of Subdivided Units;
- b. further to the above question, whether the efficiency of work has been enhanced after the increase in manpower; if yes, of the details; if not, of the reasons;
- c. of the number of beneficiaries and the expenditure involved each year since the implementation of the Cash Allowance Trial Scheme, as well as the estimated increase in the number of beneficiaries for the next 5 years; and
- d. further to the above question, whether the Bureau will review the amount of allowance under the scheme; if yes, of the details; if not, of the reasons.

Asked by: Hon KWOK Ling-lai, Lillian (LegCo internal reference no.: 15)

Reply:

- a. & b. The Chief Executive (CE) announced in the Policy Address published on 25 October 2023 the establishment of the Task Force on Tackling the Issue of Subdivided Units (the Task Force), led by the Deputy Financial Secretary, Mr Michael WONG, with the Secretary for Housing, Ms Winnie HO, as the deputy. The Task Force will put forward proposals on minimum standards of the living conditions for subdivided units (SDUs) as well as eradication of substandard SDUs in an orderly manner, etc. Relevant policy bureaux and departments are now discussing and studying the related matters at full steam. We have also commissioned a consultant to visit different types of SDU households across Hong Kong to collect the relevant data, so as to assist the Task Force in understanding the latest situation of existing SDUs and relevant households. Upon completion of the in-depth study, the Task Force targets

to come up with a feasible solution that can address the issue of SDUs in an orderly manner and present the report to CE in 10 months' time.

In view of the additional workload arising from the establishment of the Task Force, the Housing Bureau (HB) immediately arranged 2 directorate officers (i.e. 1 Administrative Officer Staff Grade B and 1 Administrative Officer Staff Grade C) and redeployed internal manpower to take up the work of the Task Force in addition to their existing duties. Also, HB will create 3 time-limited non-directorate posts (i.e. 1 Senior Building Surveyor, 1 Structural Engineer and 1 Senior Executive Officer) from 2024-25 for a period of 3 years to provide support to the Task Force and prepare for implementation of the relevant proposals. In 2024-25, the additional expenditure on personal emoluments for these newly created posts is \$5.57 million.

- c. & d. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department had disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households, benefitting about 269 300 people. The breakdown of the number of beneficiary households/persons and the amount of cash allowance disbursed under the Scheme by financial year is set out in **Table 1** below —

Table 1: Number of Beneficiary Households/Persons and Amount of Cash Allowance Disbursed by Financial Year
(As at 29 February 2024)

Financial year	*Cumulative number of beneficiary households (persons)	Cumulative amount of cash allowance disbursed (\$ billion)
2021-22	70 800 (187 600)	1.30
2022-23	85 700 (237 200)	2.91
2023-24	97 500 (269 300)	4.25

Remarks:

* The number of beneficiary households / persons is rounded to the nearest hundred.

The Financial Secretary has announced in the 2024-25 Budget that the Scheme will be extended for 1 year until June 2025 to help grassroots families on the waiting list for PRH, and it would be subject to further review in due course. During the extension period, the eligibility criteria and cash allowance levels of the Scheme will remain unchanged. The number of beneficiaries under the Scheme depends on various factors, such as the completion of public housing (including traditional PRH and Light Public Housing) in the next few years, the number of PRH households on the waiting list eligible for cash allowance, etc. It is thus difficult to predict the change in the number of beneficiaries in future.

- End -

CONTROLLING OFFICER'S REPLY

HB026

(Question Serial No. 1296)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As stated in the paper on “Light Public Housing” (CB(1)1123/2023(02)) submitted by the Bureau to the Legislative Council Panel on Housing on 15 December 2023, the number of units in the Lok On Pai project in Siu Lam will be 800 units less than the original plan. In this connection, will the Government inform this Committee:

1. of the additional (a) manpower, (b) number of working hours and (c) expenditure on emoluments involved in redesigning the project;
2. whether the Bureau has made any estimation for (a) the original plan and (b) the revised plan in respect of (i) the total cost and (ii) the total construction cost of the gross floor area of the project; if yes, of the details; if no, of the reasons; and
3. given that the project is situated adjacent to a desalting plant that has been decommissioned for many years, namely the Lok On Pai Desalting Plant in Siu Lam, of the measures to be taken by the Bureau to prevent the plant's potential residual pollution from affecting the health of the residents?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 1)

Reply:

1. The revision in design of individual Light Public Housing (LPH) projects, including reduction of number of units in Lok On Pai, Siu Lam, did not incur extra expenditure on manpower, emoluments or consultancies.
2. As one of the second batch of LPH projects, the estimated cost of construction and relevant works of Lok On Pai, Siu Lam (providing about 4 200 units) was reviewed by the Architectural Services Department by making reference to the tender prices of the first batch of LPH projects. As stated in Enclosure 6 of the discussion paper (No. PWSC(2023-24)29) submitted to the Public Works Subcommittee of the Legislative Council in January 2024, the estimated cost of construction and relevant works of Lok On Pai, Siu Lam is \$3,105.2 million. Comparing with transitional housing with similar

design as a reference, the average construction cost of high-rise LPH (including Lok On Pai, Siu Lam) is about \$0.59 million per unit (in money-of-the-day prices). The unit cost of total construction cost is about \$19,300 per square metre of the construction floor area.

3. Investigation on asbestos-containing materials has already been conducted in the premises of Lok On Pai Desalting Plant in Siu Lam as early as in 2012. The Registered Asbestos Consultant has taken samples and ascertained the presence of asbestos-containing materials in some parts of the premises. There are appropriate security measures provided in the Plant to protect the asbestos-containing materials from being disturbed, and hence avoiding posing any impact on the public and environment. The removal works of asbestos-containing materials will be completed before resident in-take of the LPH project in Lok On Pai, Siu Lam by Registered Asbestos Contractor in accordance with the Air Pollution Control Ordinance. The asbestos-containing materials will also be handled properly in accordance with the Waste Disposal (Chemical Waste) (General) Regulation. Air monitoring will be conducted in the course of the removal works to ensure that there is no leakage of asbestos fibres. The concerned removal works of asbestos-containing materials will be co-ordinated by the Water Supplies Department.

- End -

CONTROLLING OFFICER'S REPLY

HB027

(Question Serial No. 1297)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In its paper on "Light Public Housing" (CB(1)1123/2023(02)) submitted to the Legislative Council Panel on Housing on 15 December 2023, the Bureau proposes to add a government site at Hang Kwong Street in Ma On Shan for the development of Light Public Housing (LPH) to provide about 860 units. In this connection, will the Government inform this Committee:

1. why the site was not selected when the Government announced the construction of LPH in 2022;
2. whether the site thus identified involves additional (a) manpower, (b) expenditure on emoluments and (c) expenditure on consultancy fee; if yes, of the details;
3. of the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units in the project; and
4. of the ancillary facilities (with an area of about 130 m² as indicated in the paper) to be provided under the project according to the tentative plan?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 2)

Reply:

- 1.&2. While taking forward the Light Public Housing (LPH), we have listened to different views of the Legislative Council Members and members of the community on the choices of sites. In particular, there are voices urging the Government to provide more units in the urban area, and to proactively consider utilising vacant school premises. Therefore, we have identified a piece of government land at Hang Kwong Street in Ma On Shan which is suitable for construction of LPH and it is anticipated that about 860 units can be provided. The Government's target of providing about 30 000 LPH units before 2027-28 remains unchanged. The adjustment in individual LPH projects, including addition of the LPH project at Hang Kwong Street, Ma On Shan, did not incur extra expenditure on manpower, emoluments or consultancies.

3.&4. According to the preliminary design of the LPH project at Hang Kwong Street, Ma On Shan, the proportion of the LPH units for 1 to 2 persons, 3 to 4 persons, and 4 to 5 persons are about 70%, 20% and 10% respectively. The actual number of units and flat mix may be adjusted subject to the detailed design in future. As regards ancillary facilities, the current plan is to include retail shops, laundrettes, community services, etc.

- End -

CONTROLLING OFFICER'S REPLY

HB028

(Question Serial No. 1323)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Under Programme (6), the estimated expenditure for 2024-25 is \$3.6021 billion, which is 42.8% lower than the revised estimate of \$6.2956 billion for 2023-24. The Bureau stated that this is partly due to the aggregate decrease in cash flow requirement for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme). In this connection, will the Government inform this Committee of:

1. the respective cash flow requirements for the Funding Scheme in (a) 2022-23; (b) 2023-24; and (c) 2024-25 as estimated; and
2. the respective numbers of approved projects under the Funding Scheme involving (i) construction on vacant sites, or (ii) conversion of unused school premises in (a) 2022-23; (b) 2023-24; and (c) 2024-25 as estimated?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 28)

Reply:

1. and 2.

Under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme), the approved funding will only be disbursed, by instalments, to the non-government organisations operating the subsidised projects upon fulfilment of project milestones as stated in the funding agreement, completion of the verification or certification of invoices or bills, as well as the completion of relevant work.

The actual expenditure under the Funding Scheme in 2022-23, and the estimated cash flow requirements for 2023-24 and 2024-25 with reference to the latest progress of projects are \$1.888 billion, \$4.445 billion and \$1.599 billion respectively. Different categories of projects for which funding has been / will be disbursed in the relevant financial years are tabulated below:

Project Category	2022-23	2023-24	2024-25
(i) Construction on vacant sites	26	31	29
(ii) Conversion of school premises	3	3	2
(iii) Others (e.g. conversion of existing residential/non-residential buildings, use of hotels and guesthouses, etc.)	6	13	14

- End -

CONTROLLING OFFICER'S REPLY

HB029

(Question Serial No. 0143)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

To raise public awareness of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) that implements tenancy control on subdivided units (SDUs), the Government has engaged non-governmental organisations (NGOs) to set up 6 District Service Teams (DSTs), which have been reaching out to the grassroots since 2022 through various publicity activities such as street counters, home visits, talks and briefing sessions as well as via their connection networks to promote the Ordinance at district level. In this connection, will the Government inform this Committee of:

1. the details of the 6 DSTs, including the NGOs responsible, their service regions, the service boundaries in the 18 districts and the funding involved; and
2. the annual numbers of street counters set up, publicity leaflets distributed/mailed, online talks / briefing sessions conducted, physical talks / briefing sessions conducted, SDU households arranged with home visits, and enquiries handled with a breakdown by the 6 DSTs in the past 2 years?

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 30)

Reply:

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap.7) (the Ordinance) which implements tenancy control on subdivided units (SDUs) came into force in January 2022. The Rating and Valuation Department (RVD) is responsible for the implementation work of the Ordinance. Also, the Housing Bureau has engaged non-governmental organisations (NGOs) to set up 6 District Service Teams (DSTs) which have since 2022 been assisting RVD in promoting tenancy control on SDUs at district level by reaching out to the grassroots through their networks as well as handling general enquiries and referral cases, etc. These 6 DSTs involve 6 service contracts, each with a contract period of 3 years, and the total contract sum is about \$18 million. The responsible NGOs, service regions and districts of the 6 DSTs are tabulated below –

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

Having regard to the SDU situation in the respective districts, the 6 DSTs have been arranging appropriate promotion and publicity activities, and the cumulative numbers of relevant work done by the 6 DSTs since January 2022 are tabulated below –

	As at end-February 2024
1. Enquiries handled	about 22 000
2. Street counters set up	512
3. Leaflets distributed / mailed	about 474 000
4. Online / physical talks / briefing sessions conducted	267
5. SDU households visited	3 723

- End -

CONTROLLING OFFICER'S REPLY

HB030

(Question Serial No. 0468)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the monitoring of the subsidised housing projects entrusted to the Hong Kong Housing Society (HKHS) and the implementation of Starter Homes projects, please advise this Committee:

1. of the number of flats to be provided under various subsidised home ownership schemes in each of the coming years based on the information available, as well as the types, locations and launch dates of the projects under each of these schemes; and
2. of the latest development approach and other details of the Starter Homes project at Yau Kom Tau, Tsuen Wan.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 16)

Reply:

1. According to the forecasts as at December 2023, the information of subsidised sale flat projects to be completed by the Hong Kong Housing Society (HKHS)¹ in the next 5 years (from 2024-25 to 2028-29) is listed at Annex. The information has also been uploaded to the Housing Bureau's webpage.

Regarding Starter Homes for Hong Kong Residents (SH) projects, apart from the first 2 SH projects of the Urban Renewal Authority (URA) launched for sale (i.e. eResidence Towers 1 and 2, as well as eResidence Tower 3), which provide a total of 753 SH units, the Government is taking forward 4 other SH projects, which will provide over 5 800 SH units in total, including –

- (a) the private residential site at Anderson Road successfully tendered and to be implemented by a private developer, which is expected to provide no fewer than 1 000 SH units by 2026;

- (b) the redevelopment project of Tai Hang Sai Estate jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and URA, which is expected to provide about 2 000 SH units by 2030;
 - (c) the redevelopment project by URA at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which is expected to provide about 950 SH units by 2033; and
 - (d) the SH project at Yau Kom Tau, Tsuen Wan by HKHS, which is expected to provide about 1 940 SH units.
2. The Government has been in discussion with HKHS on the detailed arrangements in taking forward the SH project at Yau Kom Tau. HKHS has commissioned engineering consultants to undertake certain feasibility studies, including offering initial views on the layout design of infrastructure and supporting facilities as well as traffic assessment and planning in the vicinity, etc. A civil engineering consultant has also been appointed to make plans for site formation and advance works.

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

**Subsidised Sale Flat (SSF) Production Forecast of the Hong Kong Housing Society
(from 2024-25 to 2028-29)
(Based on the Forecast as at December 2023)**

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Sai Kung	Anderson Road Quarry Site R2-3 (Hemma Amber)	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Yearly Total			1 400
Estimated Project Completion in 2025-26			
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Yearly Total			2 700
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Yearly Total			3 700
Estimated Project Completion in 2027-28			
Kowloon City	Ma Tau Kok	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Yearly Total			2 800
Estimated Project Completion in 2028-29			
No SSF project			
Yearly Total			/
Five-year (2024-25 to 2028-29) Total			10 700

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.

- End -

CONTROLLING OFFICER'S REPLY

HB031

(Question Serial No. 2707)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In 2023, did the Housing Bureau engage external lawyers for consultancy services in accordance with the Stores and Procurement Regulations of the Government without first seeking assistance from the Department of Justice? If so, what were the nature of such services and the expenditure incurred?

Asked by: Hon LAM San-keung (LegCo internal reference no.: 31)

Reply:

In 2023, the Housing Bureau did not engage external lawyers for consultancy services and no such related expenses were incurred.

- End -

CONTROLLING OFFICER'S REPLY

HB032

(Question Serial No. 0586)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As regards the provision of secretarial support to the Task Force on Tackling the Issue of Subdivided Units (the Task Force), please inform this Committee of:

1. (i) the current work progress,
(ii) the current manpower, and
(iii) the current estimated expenditure of the Task Force; and
2. whether the target of studying the issue in detail within 10 months remains unchanged and, if yes, the details.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 8)

Reply:

The Chief Executive (CE) announced in the Policy Address published on 25 October 2023 the establishment of the Task Force on Tackling the Issue of Subdivided Units (the Task Force), led by the Deputy Financial Secretary, Mr Michael WONG, with the Secretary for Housing, Ms Winnie HO, as the deputy. The Task Force will put forward proposals on minimum standards of the living conditions for subdivided units (SDUs) as well as eradication of substandard SDUs in an orderly manner, etc. Relevant policy bureaux and departments are now discussing and studying the related matters at full steam. We have also commissioned a consultant to visit different types of SDU households across Hong Kong to collect the relevant data, so as to assist the Task Force in understanding the latest situation of existing SDUs and relevant households. Upon completion of the in-depth study, the Task Force targets to come up with a feasible solution that can address the issue of SDUs in an orderly manner and present the report to CE in 10 months' time.

In view of the additional workload arising from the establishment of the Task Force, the Housing Bureau (HB) immediately arranged 2 directorate officers (i.e. 1 Administrative Officer Staff Grade B and 1 Administrative Officer Staff Grade C) and redeployed internal manpower to take up the work of the Task Force in addition to their existing duties. Also, HB will create 3 time-limited non-directorate posts (i.e. 1 Senior Building Surveyor,

1 Structural Engineer and 1 Senior Executive Officer) from 2024-25 for a period of 3 years to provide support to the Task Force and prepare for implementation of the relevant proposals. In 2024-25, the additional expenditure on personal emoluments for these newly created posts is \$5.57 million.

- End -

CONTROLLING OFFICER'S REPLY

HB033

(Question Serial No. 2030)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the abolition of all demand-side management measures for residential properties, does the Government have any plan to monitor the market situation so as to prevent the resurgence of speculative activities?

Asked by: Hon LAU Chi-pang (LegCo internal reference no.: 6)

Reply:

As announced in the 2024-25 Budget, after prudent consideration of the latest overall situation, the Government has abolished all demand-side management measures (DSMMs) for residential properties with effect from 28 February 2024 (i.e. the 2024-25 Budget date). In other words, the Special Stamp Duty (SSD), the Buyer's Stamp Duty (BSD) and the New Residential Stamp Duty (NRSD) are no longer charged on all residential property transactions from 28 February 2024 onwards. As compared to the time when the DSMMs were introduced in the face of market exuberance and housing demand-supply imbalance, the prevailing market conditions as well as the housing demand-supply balance have changed substantially. The Government considers the DSMMs no longer necessary amid the current economic and market conditions.

The aforementioned abolition will be implemented through the Stamp Duty (Amendment) Bill 2024 (the Bill). In the Bill, the Government proposes to amend the respective stamp duty rates in the First Schedule to the Stamp Duty Ordinance (Cap. 117) (SDO), but to retain the framework and relevant provisions for SSD, BSD and NRSD embedded in the SDO. This will enable the Government to, as and when necessary in future, reinstate the required DSMM(s) more readily by adjusting the relevant stamp duty rates, having regard to the market situation. The Government will continue to closely monitor the residential property market situation with reference to various factors (including the pace and magnitude of property price changes, transaction volume of residential properties, future supply, economic conditions and outlook, market sentiment, etc.) and take appropriate measures as and when necessary in response to the market development.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2576)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In Matters Requiring Special Attention in 2024-25 under this Programme, it is mentioned that the Bureau will implement and closely monitor the Light Public Housing (LPH) projects to complete the construction of about 30 000 LPH units by 2027-28 as pledged, and commence the application for the first batch of LPH projects gradually. In this connection, please advise this Committee of the following:

1. Please set out in tabular form the staff establishment, estimated expenditure and construction progress regarding the implementation of various LPH projects. Can all projects be completed by 2027-28?
2. The first LPH project is anticipated to be completed in the first quarter of 2025. When will the application process commence at the earliest and what are the details and procedures? What is the anticipated earliest intake time for the first project?
3. Some LPH projects are located at remote areas. What is the Government's plan to address the travel needs of the residents?
4. The Government has earlier invited tenders for the operation contract of the first LPH project and set performance indicators for the operators including the occupancy rate of the project. If the performance of the contractor fails to meet the standard, the operation fees will be duly adjusted in accordance with the contract. Will the above tender arrangement be applied to other LPH projects? If the occupancy rate falls below a certain percentage, will the Government consider terminating the operator's services?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 31)

Reply:

1. With the aim of implementing the Light Public Housing (LPH) projects in a holistic and efficient manner, the Dedicated Team on Light Public Housing (DTLPH), led by the Under Secretary for Housing, has been set up in the Housing Bureau (HB) to take forward the various LPH-related work as a one-stop shop. The DTLPH currently

comprises a total of 15 time-limited non-directorate posts involving professional, executive, clerical and secretarial grades. Besides, the HB had obtained approval from the Legislative Council on 26 February 2024 for creation of 2 time-limited directorate posts, which include a time-limited Administrative Officer Staff Grade C (AOSGC) post for a period of about 2 years up to 31 March 2026; and a time-limited Chief Architect post for a period of about 6 years up to 31 March 2030, to lead the DTLPH in planning and implementing the LPH projects effectively. Meanwhile, the HB will create a total of 8 time-limited non-directorate posts in 2024-25, and about 10 staff of non-civil service posts will be engaged, for handling the expected large number of LPH applications.

Besides, the Architectural Services Department engages about 36 staff, on post-retirement service contracts or non-civil service contracts, starting from 2023-24 for a period of 5 years until 31 March 2028 to take forward the LPH projects. They include 25 professional grade staff, 4 technical staff and 7 full-time site staff, providing support for the planning, design and construction of the LPH projects, as well as supervising the works during the construction stage.

The total emoluments for taking forward the LPH projects as mentioned above are about \$390 million.

Details of the LPH projects are at [Annex](#). The Government's target of building about 30 000 LPH units by 2027-28 remains unchanged.

2. The LPH will mainly cater for those who have been waiting for traditional public rental housing for not less than 3 years, with priority given to family applicants. Resident intake for the first LPH project at Yau Pok Road in Yuen Long is anticipated in the first quarter of 2025 and the arrangements for the first phase application will be announced in the second quarter of 2024.
3. Together with the Transport Department (TD), we have proactively started knocking out the necessary ancillary transport arrangements for different projects, including the addition of suitable alighting and boarding facilities and enhancement of public transport services for the LPH projects so as to cater for the travel needs of future LPH residents. Public transport terminus will be set up for LPH projects at Yau Pok Road in Yuen Long and Lok On Pai in Siu Lam to provide appropriate public transport services in response to the increased demand. We will also conduct traffic impact assessment for respective LPH projects, including the impact on local traffic during construction and upon completion for intake. We will take forward the recommended traffic improvement measures with the TD and relevant works departments based on the assessment findings, and arrange necessary public transport services with a view to providing suitable ancillary transport facilities for the LPH residents.
4. The Government will continuously 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, the 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, 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. If such non-compliance persists and no improvement is made, the Government may suspend or terminate its service contract after giving a one-month notice period.

We are now inviting tenders for the operation and management contract of the first LPH project (i.e. Yau Pok Road in Yuen Long), for which a series of key performance indicators had been formulated. 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.

Information on LPH Projects

Project	Anticipated No. of Units	Anticipated / Actual Commencement Date of Works	Anticipated Earliest Completion Date of Works
<u>First Batch Projects</u>			
1. Yau Pok Road, Yuen Long	About 2 100	Dec 2023	Q1 2025
2. Choi Hing Road, Ngau Tau Kok	About 2 300	Dec 2023	Q2 2025
3. Area 3A, Tuen Mun	About 1 900	Dec 2023	Q4 2025
4. Olympic Avenue, Kai Tak	About 10 700	Dec 2023	Q4 2025 (Phase 1) Q3 2026 (Phase 2)
<u>Second Batch Projects</u>			
5. Sheung On Street / Sheung Ping Street, Chai Wan	About 1 720	Mar 2024	Q2 2026
6. Area 54, Tuen Mun	About 5 620	Mar 2024	Q3 2026 (Phase 1) Q4 2026 (Phase 2)
7. Lok On Pai, Siu Lam	About 4 200	Q2 2024	Q3 2026
8. Hang Kwong Street, Ma On Shan	About 860	Q4 2024	Q4 2026
9. The Mission Covenant Church Holm Glad No. 2 Primary School, Shun On Estate, Kwun Tong	About 130	Q4 2024	Q4 2025
10. TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Choi Yuen Estate, Sheung Shui	About 110	Q4 2024	Q4 2025
11. Former St. Joseph's Anglo-Chinese School, Choi Shek Lane, Kowloon Bay	About 150	Q4 2024	Q1 2026
12. Carmel Leung Sing Tak School, Shun On Estate, Kwun Tong	About 110	Q3 2026	Q1 2027
13. Baptist Rainbow Primary School, Chuk Yuen South Estate, Wong Tai Sin	About 100	Q3 2026	Q1 2027

- End -

CONTROLLING OFFICER'S REPLY

HB035

(Question Serial No. 1917)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

To alleviate the problem of housing shortage in Hong Kong, the Government has proposed to complete the construction of about 30 000 Light Public Housing (LPH) units under a government-led initiative by 2027-28. It has also stated that the Modular Integrated Construction (MiC) approach, which allows the demounting and relocation of modules to other projects, would be adopted in the construction of LPH in order to fully utilise resources and reduce wastage. In this connection, will the Government inform this Committee:

1. of the modules that are re-usable materials, together with the respective percentages out of the total in respect of the LPH units built with the MiC approach;
2. of the cost and time saved on average by adopting the MiC approach, as compared with traditional construction methods;
3. of the usage of the re-usable materials after demolition of LPH adopting the MiC approach in the future;
4. of the feasibility studies and comparative studies that it has conducted on the MiC method; and
5. whether it will streamline and improve the vetting procedures, so as to enhance the construction efficiency of LPH built with the MiC approach; if yes, of the details?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 1)

Reply:

- 1.&3. By adopting the Modular Integrated Construction (MiC) approach in Light Public Housing (LPH), the MiC modules used for constructing the buildings can be demounted for re-use in other projects in order to optimise the use of resources and minimise wastage. The Architectural Services Department will allow suitable demounting details and accessories in LPH's design to ensure that the modules can be demounted to facilitate future relocation and reconstruction. If the design

requirements of the MiC modules for the future project are comparable to those of LPH, the modules can be re-used in suitable projects in future and the cost for purchasing new components can be saved. It is estimated that the reusability of the building materials of MiC modules can reach 95%, subject to the design of future projects.

In respect of the re-use arrangement, consideration could be given to using the modules from LPH in various areas, including quarters, material storage rooms, site offices of large-scale development projects in future, etc. As the LPH projects are still under construction, we will closely monitor the future operation of LPH projects and the need of different projects in future, with the facilitation in functions and design as far as practicable, in order to prepare for suitable arrangements early, thereby achieving the optimal use of resources upon modifications.

- 2.&4. LPH projects (except vacant school premises projects) will adopt standardised simple design and the MiC approach. After deducting the time required for the advance design works, technical assessments and the necessary additional infrastructural works, it is estimated that the construction period of LPH will be 1 to some 2 years in general (subject to the number of storeys and whether piling works are required). According to the current estimates, the design and construction works for the LPH projects, including technical assessments, detailed design, infrastructure and construction works, can be vigorously compressed for more than 2 years as compared with the public works in general. Taking the example of the first LPH project at Yau Pok Road, Yuen Long, the construction works commenced in December 2023 and will be completed in the first quarter of 2025 tentatively, for which the construction period will be compressed to around 1 year only.

For reference, according to the University of Hong Kong's study on 2 MiC pilot projects (i.e. InnoCell in the Hong Kong Science and Technology Park, and the Fire Services Department Pak Shing Kok Married Quarters), the adoption of MiC can reduce the construction time by about 30% to 50% and save the construction costs by at least 10%, as compared with traditional construction methods.

5. Regarding the MiC approach, the Buildings Department (BD) has formulated relevant practice notes as early as in 2017, which set out the relevant design considerations and requirements for compliance with the Buildings Ordinance for building professionals' reference. At the same time, BD has set up a pre-acceptance mechanism for granting in-principle acceptance to MiC systems/components, with a view to facilitating the wider use of MiC approach in Hong Kong. The pre-accepted list includes MiC systems/components of steel or concrete as the main structural materials, and a considerable number of MiC systems/components of various manufacturers have been pre-accepted.

Moreover, several construction projects adopting the MiC approach have been completed one after another, including the InnoCell in the Hong Kong Science and Technology Park, the Fire Services Department Pak Shing Kok Married Quarters in Tseung Kwan O, the Hong Kong Infection Control Centre of the North Lantau Hospital, as well as the various transitional housing projects, isolation and quarantine facilities at different locations of Hong Kong. Through the various projects, it is

believed that the industry has accumulated experience in the application of MiC approach, and is capable of further enhancing productivity, cost-effectiveness and site safety with this technology, while completing the projects in a much shorter time.

Besides, the Development Bureau has set up a MiC Dedicated Section to provide technical support to the industry and strengthen the communication and collaboration with relevant departments in facilitating project approval, and to further promote the adoption of high productivity construction such as MiC and Multi-trade Integrated Mechanical, Electrical and Plumbing in both public and private sectors to expedite housing supply.

- End -

CONTROLLING OFFICER'S REPLY

HB036

(Question Serial No. 1918)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

It is stated in paragraph 186 of the Budget that for private housing, the completion of private residential units will average over 19 000 units annually in the 5 years from 2024. Will the Government inform this Committee of:

1. the estimated number of private residential units to be completed each year;
2. the ratio between public and private housing units to be completed in the coming 5 years; and
3. whether there is any plan to provide Starter Homes units again in the coming 5 years? Please provide the details including locations, project names, years of completion and numbers of units.

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 2)

Reply:

1. Based on the private residential developments on disposed sites as known to us with construction works already commenced or to be commenced, it is estimated that the private sector will, on average, complete about 19 400 private domestic units each year in the next 5 years (i.e. from 2024 to 2028). Details are set out in Annex.
2. According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target to capture social, economic and market changes over time, and makes timely adjustments where necessary.

With a view to strengthening our policy effort to provide more public housing to meet the housing needs of the public, the Government revised the public/private split of total housing supply target under LTHS from 60:40 to 70:30 in 2018. As the demand for various types of public housing remains strong, for balancing the Government's commitment to increase public housing supply substantially to meet the community's

demand and the demand for private housing, we will maintain the public/private split of total housing supply target of 70:30 for the next ten-year period from 2024-25 to 2033-34.

In line with the established practice, having regard to the current socio-economic conditions and the demand for various housing types, the Government will continue to review above-mentioned public/private split in the annual update under LTHS.

3. Regarding Starter Homes for Hong Kong Residents (SH) projects, apart from the first 2 SH projects of the Urban Renewal Authority (URA) launched for sale (i.e. eResidence Towers 1 and 2, as well as eResidence Tower 3), which provide a total of 753 SH units, the Government is taking forward 4 other SH projects, which will provide over 5 800 SH units in total, including -
 - (a) the private residential site at Anderson Road successfully tendered and to be implemented by a private developer, which is expected to provide no fewer than 1 000 SH units by 2026;
 - (b) the redevelopment project of Tai Hang Sai Estate jointly undertaken by the Hong Kong Settlers Housing Corporation Limited and URA, which is expected to provide about 2 000 SH units by 2030;
 - (c) the redevelopment project by URA at Kau Pui Lung Road/Chi Kiang Street in To Kwa Wan, which is expected to provide about 950 SH units by 2033; and
 - (d) the SH project at Yau Kom Tau, Tsuen Wan by the Hong Kong Housing Society, which is expected to provide about 1 940 SH units.

Forecast completions of private domestic flats in the next 5 years

(Number of flats)

Year	Forecast completions
2024	22 300
2025	25 500
2026-2028	49 000
Total	96 800
Five-year average	19 400

Remarks

The figures are rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY

HB037

(Question Serial No. 1919)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

It is stated in paragraph 185 of the Budget that the Government has decided to extend the Cash Allowance Trial Scheme (CATS) until June 2025 and that the scheme will be subject to further review in due course. Will the Government inform this Committee:

1. of the manpower expenditure for the disbursement of cash allowance in this year's Estimates;
2. of the total number of applications received by the Government each year since the launch of CATS, specifying the number of approved applications and the amount of allowance involved;
3. of the numbers of beneficiary households, with a breakdown by number of eligible members in a household and by waiting time for public rental housing as well as their respective percentages in the total number of beneficiary households; and
4. whether the Government has considered regularising CATS so as to benefit more grassroots families in need; if yes, of the details; if not, of the reasons?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 3)

Reply:

1. The estimated expenditure for personal emoluments for implementation of the Cash Allowance Trial Scheme (the Scheme) in 2024-25 is \$48.49 million.
2. The Government launched the Scheme in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant households. As at end of February 2024, the breakdown of the number of applications, approved applications and the amount of cash allowance disbursed by financial year are tabulated below –

Financial year	Cumulative number of applications*	Cumulative number of approved applications*	Cumulative amount of cash allowance disbursed
2021-22	75 000	70 800	\$1.30 billion
2022-23	90 600	86 800	\$2.91 billion
2023-24 (as at February 2024)	101 700	97 500	\$4.25 billion

Remarks:

* The number of applications is rounded to the nearest hundred.

3. The breakdowns of the number of beneficiary households and the percentage of the total number of beneficiary households under the Scheme by number of eligible members within the household and by PRH waiting time are set out in **Table 1** and **Table 2** below –

Table 1: Number of Beneficiary Households by Number of Eligible Members within the Household

Number of eligible members within the household	Number of beneficiary households* (as % of the total)
1	15 500 (15.9%)
2	34 700 (35.6%)
3	24 800 (25.4%)
4	18 100 (18.5%)
5	3 800 (3.9%)
6 or above	700 (0.8%)
Total	97 500 (100%)

Table 2: Number of Beneficiary Households by PRH Waiting Time

PRH waiting time	Number of beneficiary households* (as % of the total)
3 years	11 500 (11.8%)
4 years	16 500 (17.0%)
5 years or above	69 500 (71.2%)
Total	97 500 (100%)

Remarks:

* The number of beneficiary households is rounded to the nearest hundred. Figures may not add up to the total due to rounding.

4. In view of the fact that the Scheme is due to expire by mid-2024, the Government has decided to extend the Scheme for 1 year until June 2025 to help families on the waiting list for PRH. During the one-year extension of the Scheme, more traditional PRH, Transitional Housing and Light Public Housing projects will be completed gradually, and the living conditions of the grassroots families on the PRH waiting list will be improved. We will review the Scheme in due course, with regard to such factors as the overall supply of the above-mentioned housing, disbursement of cash allowance and the principle of prudent use of public resources, to decide on the way forward for the Scheme.

- End -

CONTROLLING OFFICER'S REPLY

HB038

(Question Serial No. 2558)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The transitional housing initiative currently taken forward by the Government covers the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) and the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing (the Pilot Scheme). In this connection, will the Government inform this Committee of:

1. the latest numbers of units provided under the Funding Scheme and the Pilot Scheme respectively;
2. the latest details of the projects under the Funding Scheme and the Pilot Scheme, including the operating organisation, land/property owner, project name, project location, number of units, amount of funding, average monthly rent, estimated/actual date of commencement of works, estimated/actual date of completion, and estimated/actual operation period of each project; and
3. the latest details of the projects in operation under the Funding Scheme and the Pilot Scheme, including the project name, name of non-government organisation, number of units, occupancy rate, and the funding scheme involved of each project?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 26)

Reply:

Detailed information (including the operating organisation, land/property owner, location, number of units, funding amount, average monthly rent, works commencement and completion dates, and operation period) of the transitional housing projects funded by the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations is at **Annex 1**; while the occupancy rate for the projects already put into operation is at **Annex 2**.

Detailed information and occupancy rate of the transitional housing projects funded under the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing are at **Annex 3**.

**Information of the Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31 North Street and 39-45 Hau Wo Street, Kennedy Town	16	3.20	5,163	January 2022	March 2022
2	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“United Court” at Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	990.00	2,968	May 2021	April 2022
3	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	Cheung Shan Estate, Tsuen Wan	145	71.93	3,932	October 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	1,098.90	2,232	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217			September 2021	December 2022

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	8.60	1,900	December 2021	August 2022
6	St. James' Settlement	Government	"James' Garden" at Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	16.15	4,944	January 2022	August 2022
7	The Salvation Army	Government	The Salvation Army "To · Gather" @Sam Shing Transitional Housing Project	Sam Shing Estate, Tuen Mun	123	61.63	4,307	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	"LMC Hub • Yip Shing" at Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	60.89	2,515	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	11-19 Peace Avenue and 22-24 Victory Avenue, Ho Man Tin and 72 Peel Street, Central	86	17.20	5,742	July 2022	December 2022

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	4.00	4,062	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	"A Square" at Carmel Road, Stanley	5 Carmel Road, Stanley	40	22.00	4,695	July 2022	March 2023
12	St. James' Settlement	Government	"James' Concourse (2nd phase)" at Yen Chow Street, Sham Shui Po	1A Yen Chow Street, Sham Shui Po	76	41.80	2,107	March 2022	April 2023
13	Food For Good Limited	Government	"Tsuen Fook Kui" at Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	105.05	4,633	April 2022	May 2023
14	Christian Family Service Centre	Government	"Shun Ting Terraced Home" at Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	72.60	3,559	April 2022	June 2023
15	Yan Oi Tong Limited	Government	"Yan Oi House" at Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	222.20	2,998	May 2022	June 2023

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
16	Yan Chai Hospital Board	Government	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	116.60	3,354	July 2022	August 2023
17	Society for Community Organization Limited	Government	“Blossom Residence” at Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung	220	121.00	3,098	May 2022	September 2023
18	Christian Family Service Centre	Government	“Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	384	211.20	3,064	June 2022	September 2023
19	Christian Family Service Centre	Government	“Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	155.10	3,339	June 2022	September 2023
20	Sik Sik Yuen	Government	“Ho Yuet Home” at Wong Tai Sin Road	Government Land at Wong Tai Sin Road	227	123.75	4,396	July 2022	November 2023
21	Pumen Foundation Limited	Private	“Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	48.025	2,070	October 2022	November 2023

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
22	Centre Stage Squarer Limited	Private	Vacant residential flats in Causeway Bay	Leighton Road and Haven Street, Causeway Bay	26	6.00	4,530	April 2023	December 2023
23	New Territories Association of Societies (Community Services) Foundation	Private and Government	“The NAScentT” at Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin	1 028	576.30	No intake yet	July 2022	January 2024
24	Tung Wah Group of Hospitals	Government	“T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B2)	519	285.45	4,775	December 2022	February 2024
25	The Lok Sin Tong Benevolent Society, Kowloon	Private	“Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	679.80	No intake yet	August 2022	February 2024
26	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“Joyard” Transitional Housing Project at Hung Hom	5/F and 6/F, Sheng Kung Hui Holy Carpenter Church & Community Centre, 1 Dyer Avenue, Hung Hom, Kowloon	18	9.80	No intake yet	August 2023	February 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
27	Christian Family Service Centre	Government	“Yap Ting Terraced Home” at Chi Shin Street (Po Yap Road), Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	227.15	No intake yet	June 2022	Q1 2024
28	The Lutheran Church – Hong Kong Synod Limited	Private and Government	“CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long	Near Ta Shek Wu Tsuen, Fan Kam Road, Pat Heung, Yuen Long	535	298.32	No intake yet	August 2022	Q1 2024
29	Tung Wah Group of Hospitals	Government	“T-Loft@Lok Wo” at Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	436	246.34	No intake yet	September 2022	Q1 2024
30	The Society for Community Organization Limited	Government	“Everest Residence” at Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	56.65	No intake yet	December 2022	Q1 2024
31	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	329	168.62	No intake yet	March 2023	Q1 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
32	The Lutheran Church – Hong Kong Synod Limited	Government	“CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	499.95	No intake yet	October 2022	Q2 2024
33	Pok Oi Hospital	Government	“Pok Oi Sing Ping Village” at Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	336.74	No intake yet	November 2022	Q2 2024
34	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B3)	721	385.00	No intake yet	November 2022	Q2 2024
35	The Evangelical Lutheran Church of Hong Kong	Private and Government	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 080	607.94	No intake yet	January 2023	Q2 2024
36	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	“Good Mansion”	Hung Lok Road, Hung Hom	491	268.06	No intake yet	March 2023	Q2 2024
37	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	154.965	No intake yet	June 2023	Q2 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
38	Social Ventures Hong Kong Foundation Limited	Private	Residential flats in a tenement building in Sham Shui Po, Kowloon	Tenement building at 5 Wong Chuk Street, Sham Shui Po, Kowloon	4	0.80	No intake yet	Q2 2024	Q2 2024
39	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	261	143.55	No intake yet	August 2023	Q3 2024
40	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen, Happy Valley	80	16.00	No intake yet	September 2023	Q4 2024 ⁽²⁾
41	Light Be	Private and Government	“Light Village”	Sheung Cheung Wai, Yuen Long	68	37.40	No intake yet	September 2023	Q4 2024
42	Tung Wah Group of Hospitals	Private and Government	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	678.15	No intake yet	November 2023	Q4 2024
43	Light Be	Private	“Light Factory”	1 Tung Yuen Street, Yau Tong	166	91.30	No intake yet	Q1 2024	Q4 2024

	Operating Organisation	Land/ Property Owner (Private/ Government)	Project Name ⁽¹⁾	Location	No. of Units	Amount of Funding (Around) (\$ Million)	Average Monthly Rent (\$)	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
44	New Territories Association of Societies (Community Services) Foundation	Private and Government	Ngau Tam Mei South (Chun Shin Road), Yuen Long	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	682.52	No intake yet	Q1 2024	Q1 2025
45	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	11.40	1,900	October 2022	Q1 2025 ⁽³⁾

Note (1): The operation period of a transitional housing project is mainly subject to when the premises/site concerned will need to be returned for developing its long-term use and the willingness of the operating organisation. Currently, the operation period of the projects ranges from about 3 to 5 years in general.

Note (2): This project has been progressively completed since December 2023 with the anticipated completion in the fourth quarter of 2024. As at mid-February 2024, 20 units were completed.

Note (3): This project has been progressively completed since the first quarter of 2023 with the anticipated completion in the first quarter of 2025. As at mid-February 2024, 89 units were completed.

**Number of Units and Occupancy Rates of the Operating Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	10	76.9%	3	23.1%	81.3%	Urban
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch and Second Batch)	Hong Kong Housing Society	175	165	100.0%	0	0.0%	94.3%	Urban
3	“James’ Garden” at Chatham Road North and Hok Yuen Street	St. James’ Settlement	31	25	86.2%	4	13.8%	93.5%	Urban
4	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	Lok Kwan Social Service	86	69	85.2%	12	14.8%	94.2%	Urban
5	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100.0%	0	0.0%	100.0%	Urban
6	“A Square” at Carmel Road, Stanley	Aberdeen Kai-fong Welfare Association Limited	40	29	76.3%	9	23.7%	95.0%	Urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
7	“James’ Concourse (2nd Phase)” at Yen Chow Street, Sham Shui Po	St. James’ Settlement	76	59	80.8%	14	19.2%	96.1%	Urban
8	“Shun Ting Terraced Home” at Cheung Shun Street, Cheung Sha Wan	Christian Family Service Centre	132	97	78.9%	26	21.1%	93.2%	Urban
9	Vacant residential flats in Causeway Bay	Centre Stage Squarer Limited	26	20	80.0%	5	20.0%	96.2%	Urban
10	Various tenement buildings in Hong Kong Island and Kowloon	The Lok Sin Tong Benevolent Society, Kowloon	20	19	100%	0	0.0%	95.0%	Urban
11	(Recent intake) “Ho Yuet Home” at Wong Tai Sin Road ⁽²⁾	Sik Sik Yuen	227	-	-	-	-	-	Urban
12	(Recent intake) “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak ⁽³⁾	Tung Wah Group of Hospitals	519	-	-	-	-	-	Urban
13	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	The Lok Sin Tong Benevolent Society, Kowloon	145	129	94.2%	8	5.8%	94.5%	Extended urban
14	“LMC Hub • Yip Shing” at Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	90	78.9%	24	21.1%	98.3%	Extended urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
15	“Tsuen Fook Kui” at Luen Yan Street, Tsuen Wan	Food For Good Limited	196	157	80.1%	39	19.9%	100.0%	Extended urban
16	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Yan Chai Hospital Board	212	169	82.0%	37	18.0%	97.2%	Extended urban
17	“Blossom Residence” at Yau Ma Hom Road	Society for Community Organization Limited	220	161	73.2%	59	26.8%	100.0%	Extended urban
18	(Recent intake) “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	384	-	-	-	-	-	Extended urban
19	(Recent intake) “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	282	-	-	-	-	-	Extended urban
20	(Recent intake) “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan ⁽⁵⁾	Pumen Foundation Limited	85	-	-	-	-	-	Extended urban
Sub-total (projects in the urban/extended urban areas)			3 008	1 219	84.8%	240	15.2%	95.2%	

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
21	“United Court” at Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1 800	884	50.2%	878	49.8%	97.9%	New Territories
22	Pok Oi Kong Ha Wai Village	Pok Oi Hospital	1 998	860	47.9%	935	52.1%	89.8%	New Territories
23	The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project	The Salvation Army	123	88	71.5%	35	28.5%	100.0%	New Territories
24	“Yan Oi House” at Hung Shui Kiu	Yan Oi Tong Limited	410	246	61.0%	157	39.0%	98.3%	New Territories
25	(Recent intake) “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po ⁽⁶⁾	The Lok Sin Tong Benevolent Society, Kowloon	1 236	-	-	-	-	-	New Territories
26	(Recent intake) “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long ⁽⁷⁾	New Territories Association of Societies (Community Services) Foundation	1 028	-	-	-	-	-	New Territories
Sub-total (projects in the New Territories)			6 595	2 078	57.7%	2 005	42.3%	96.5 %	

Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
			No. of Units	Percentage	No. of Units	Percentage		
Other projects (including the Community Care Fund or other schemes, e.g. the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing)		2 560	-	-	-	-	-	Across urban, extended urban areas and the New Territories
Total		12 163						

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH and have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data and apply for adjusting the tenant ratio. At present, approval has been given to 8 projects (e.g. Pok Oi Kong Ha Wai Village; “United Court” at Tung Tau, Yuen Long; “The NAScenT” at Lot 2160 in Kam Tin, Yuen Long; The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project; “Yan Oi House” at Hung Shui Kiu; “CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long; “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po and “CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long) for adjusting their tenant ratio to either 60% : 40% or 50% : 50%. Both the number of applicants and occupancy rate are rising steadily after the adjustments.

- Note (2): The “Ho Yuet Home” at Wong Tai Sin Road was completed in end November 2023 with intake started in mid-January 2024. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (3): The “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak was recently completed in mid-February 2024 with intake commencing in March, hence the relevant occupancy figures are not yet available.
- Note (4): The “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O and “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O were completed in end September 2023 with intake started in early October. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (5): The “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan was completed in end November 2023 with intake started in mid-January. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (6): The “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po was recently completed in early February 2024 with phased intake commencing in April. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.
- Note (7): “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long was recently completed in end January 2024 with intake by batches commencing in end February. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

**Information of the Transitional Housing Projects under the
“Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing”
(as at mid-February 2024)**

	Operating Organisation	Land / Property Owner	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Average Monthly Rent (\$)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
1	The Lok Sin Tong Benevolent Society, Kowloon	Private	Lok Sin Tong Housing / To Kwa Wan	242 ^{(1) (7)}	31.93	About 3,970 to 4,370	162	48	87%
2	Society for Community Organization Limited	Private	13 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	80 ⁽²⁾	7.81	About 2,515 to 4,440	26	13	100%
3	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia I / Kwun Tong	30 ⁽³⁾	3.544	-	-	-	-
4	Ling Nam Medicines Charitable Foundation Limited	Private	17 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	100 ⁽⁴⁾	10.08	About 2,500 to 4,200	49	22	71%

	Operating Organisation	Land / Property Owner	Project Name / Location	No. of Units	Amount of Funding (\$ Million)	Average Monthly Rent (\$)	Current No. of Category A Tenants	Current No. of Category B Tenants	Occupancy Rate
5	St. James' Settlement	Private	James' Residence / Sham Shui Po, Yau Tsim Mong, Wanchai and North Point	41 ⁽³⁾	4.624	-	-	-	-
6	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia II / Sham Shui Po	68 ^{(6) (7)}	8.27	About 2,940 to 4,500	39	29	100%
7	Ling Nam Medicines Charitable Foundation Limited	Private	18 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	106 ⁽⁵⁾	10.435	About 2,500 to 4,200	36	37	68.9%
8	The Lutheran Church – Hong Kong Synod Limited	Private	The Concordia III / Sham Shui Po	72 ^{(6) (7)}	8.539	About 3,700 to 4,250	30	35	90.3%
9	Society for Community Organization Limited	Private	12 Guesthouses in Yau Tsim Mong District / Yau Tsim Mong	99 ^{(6) (7)}	9.567	About 2,515 to 4,440	30	66	97%

Note (1): The tenancy of this project under the “Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing” (the Pilot Scheme) will be completed and the project will cease operation soon. The tenants are also gradually moving out from the units.

Note (2): The tenancies of this project under the Pilot Scheme have been completed. The “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) approved funding in April 2023 for continuing operation. As at mid-February 2024, 39 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 39 rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (3): The tenancy of this project under the Pilot Scheme has been completed and the project has ceased operation.

Note (4): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 11 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 89 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 100 (11+89) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (5): The tenancies of this project under the Pilot Scheme are gradually completed. As at mid-February 2024, tenancies for 102 units were yet to be completed. At the same time, the Funding Scheme approved funding in April 2023 for continuing operation, and 4 rooms had been extended for service. The occupancy rate in the above table is calculated based on currently available units, i.e. 106 (102+4) rooms. The operating organisation is liaising with the relevant guesthouses for the extension of other tenancies. The time and operation period for the remaining units to be put into service have yet to be confirmed.

Note (6): The tenancy of this project under the Pilot Scheme is not yet completed.

Note (7): The tenancy period of these projects is 3 years, which is longer than the usual two-year tenancy period. The number of rooms in these 4 projects is therefore calculated as 1.5 times the number of rooms involved.

- End -

CONTROLLING OFFICER'S REPLY

HB039

(Question Serial No. 2176)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Government launched the three-year Cash Allowance Trial Scheme (CATS) in 2021 to alleviate the difficulties on livelihood faced by grassroots families who have been waiting for public rental housing for a prolonged period of time. A one-year extension until June 2025 has been recommended in the Budget. Will the Government inform this Committee of:

1. the respective numbers of beneficiary households as “applicant households with 2 or more persons” and as “applicant households under the Single Elderly Persons Priority Scheme” since the launch of CATS, as well as the respective total amounts of allowance disbursed; and
2. the number of applications involving deliberate provision of false information or omission of information and the number of persons prosecuted since the launch of CATS?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 25)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide a cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department (HD) had disbursed a total of about \$4.25 billion in cash allowance to about 86 000 applicant households with 2 or more persons and 11 600 applicants under the Single Elderly Persons Priority Scheme respectively.
2. To guard against abuse, HD has been conducting random checks on PRH GA households that have been approved to receive the cash allowance. As at end of February 2024, HD had discovered about 120 suspected abuse cases. HD has taken actions against these applicant households, including cessation of cash allowance disbursements, recovery of any overpaid amount of allowance, and cancellation of their PRH applications. HD has also referred some of the cases to the Police for follow-up,

and the applicants may be liable to prosecution for making false statements/declarations or for providing false documents.

- End -

CONTROLLING OFFICER'S REPLY

HB040

(Question Serial No. 2188)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The Government has identified sufficient land for the provision of about 360 000 public housing units, which will be able to meet the demand for about 300 000 public housing units in the next 10 years. Please advise this Committee of the following:

1. In respect of the various types of subsidised public housing projects (including rental and sales flats) that are expected to commence or to be completed in the coming 5 years, please list the locations, estimated numbers of units built each year and estimated years of completion.

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 37)

Reply:

The Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years (from 2024-25 to 2033-34).

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecast as at December 2023, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2024-25 to 2028-29) is listed at **Annex**. Relevant information has also been uploaded to the Housing Bureau's webpage. As at end-December 2023, over 80% of public housing under the first five-year period (from 2024-25 to 2028-29) are under construction.

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 2024-25 to 2028-29)
(Based on the Forecast as at December 2023)**

(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Yuet Court	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	On Ying Court	Other SSFs	1 100
	On Wah Court	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	On Lai Court	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Siu Tsui Court	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 600
	Wang Chiu Road Phase 2 #	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 300
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Tin Court	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 500
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East) (Lai Yuet Court) #	PRH/GSH	2 400
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 300
	Kai Tak Site 2B4	Other SSFs	1 800
Tuen Mun	Wu Shan Road	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			6 200
Yearly Total			21 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path	PRH/GSH	400
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	600
	Shek Li Street	PRH/GSH	1 700
Islands	Tung Chung Area 23 Phase 1^	PRH/GSH	500
	Tung Chung Area 42 Phase 1	PRH/GSH	3 300
North	Kwu Tung North Area 19 Phase 2	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2	PRH/GSH	900
Sub-total of PRH/GSH			18 500
Kwun Tong	Pik Wan Road Site A	Other SSFs	2 400
	Pik Wan Road Site B	Other SSFs	900
Sai Kung	Ying Yip Road	Other SSFs	1 600
Yuen Long	Wang Chau Site B	Other SSFs	1 900
Sub-total of Other SSFs			6 700
Yearly Total			25 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2028-29			
Central and Western	Ka Wai Man Road Phase 1	PRH/GSH	900
Kowloon City	To Kwa Wan Road [^]	PRH/GSH	700
Sham Shui Po	Pak Tin Phase 12	PRH/GSH	1 900
Sha Tin	Mei Tin	PRH/GSH	500
	Sui Fai Factory Estate	PRH/GSH	1 300
Islands	Tung Chung Area 42 Phase 2	PRH/GSH	3 100
	Tung Chung Area 46 [^]	PRH/GSH	900
	Tung Chung Area 114 [^]	PRH/GSH	2 600
	Tung Chung Area 117 [^]	PRH/GSH	2 700
Yuen Long	Wang Chau Site A	PRH/GSH	2 500
	Kam Sheung Road Site 4a Phase 2 [^]	PRH/GSH	1 700
Tuen Mun	Tuen Mun Area 54 Site 4A (South)	PRH/GSH	1 500
North	Fanling Area 48 [^]	PRH/GSH	800
Sub-total of PRH/GSH			21 000
Central and Western	Ka Wai Man Road Phase 1	Other SSFs	300
Kwun Tong	Yip On Factory Estate	Other SSFs	2 300
Sham Shui Po	373 Lai Chi Kok Road [^]	Other SSFs	300
Wong Tai Sin	Junction Road [^]	Other SSFs	200
Islands	Tung Chung Area 119	Other SSFs	1 600
North	Ching Hiu Road [^]	Other SSFs	600
Yuen Long	Shap Pat Heung Road	Other SSFs	700
Tuen Mun	Tuen Mun Area 54 Site 5	Other SSFs	1 000
Sub-total of Other SSFs			7 000
Yearly Total			28 000
Five-year (2024-25 to 2028-29) Total			127 000

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.

[^] Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3 (Hemma Amber)	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Sub-total of SSFs			3 700
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Estimated Project Completion in 2028-29			
Wong Tai Sin	Chuk Yuen United Village Site B Phase 1	PRH	700
Sub-total of PRH			700
Yearly Total			700
Five-year (2024-25 to 2028-29) Total			17 800

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.

- End -

CONTROLLING OFFICER'S REPLY

HB041

(Question Serial No. 0018)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As stated in Matters Requiring Special Attention in 2024-25, the Government will continue to implement the Private Subsidised Sale Flat – Pilot Scheme (the Pilot Scheme). The tender exercise for Tung Chung Area 122 originally scheduled to be held in end-2023 under this scheme has however been postponed. In this connection, please inform this Committee of the following:

1. the latest timetable for putting the sites in Tung Chung Area 122 and Cheung Man Road, Chai Wan up for tender under the Pilot Scheme; and
2. as flats under the Pilot Scheme are to be sold at a 35% discount of the market price and the Government will not buy back the unsold flats, there are views that it will hinder the tapping of market forces for housing production. Will the Government review and relax the relevant requirements?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 14)

Reply:

1. The Government launched the policy framework for the Private Subsidised Sale Flat - Pilot Scheme (the Pilot Scheme) in June 2023, with a view to encouraging the participation of private developers in the construction of subsidised sale flats (SSFs) by leveraging on market forces and promoting public-private partnership.

There are 2 approaches under the Pilot Scheme, namely the “public tendering approach” and the “private land approach”. Under the “public tendering approach”, the Government has announced earlier that 3 sites will be put up for tender from 2023-24 onwards, including the 2 sites in Tung Chung and Chai Wan respectively. In light of the recent market and land tender situation, we will keep in view the property market condition and announce details of the tenders in due course.

2. As private SSFs under the Pilot Scheme are in the same housing rung as Home Ownership Scheme (HOS) flats, the discount rate for the sale prices of the private SSFs is fixed at 35% of the market price (i.e. flats are sold at 65% of the market price) with reference to the average discount rates adopted in different HOS sale exercises since the resumption of HOS sale in 2014. In addition, drawing on the experience of the Private Sector Participation Scheme implemented in the past, the developers will be responsible for the sale of all private SSFs in the development, and neither the Government nor the Hong Kong Housing Authority will buy back any unsold flats from the developers. This will provide stronger incentives for developers to ensure flat quality for better sale outcome and to uphold their business reputation.

The policy framework of the Pilot Scheme has been formulated after taking into account the views of different stakeholders and considering various key parameters. The Government will continue to encourage private developers to participate in the development of SSFs.

- End -

CONTROLLING OFFICER'S REPLY

HB042

(Question Serial No. 0019)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

According to Matters Requiring Special Attention in 2024-25, the Government will implement the Light Public Housing (LPH) projects with a view to completing the construction of about 30 000 LPH units by 2027-28. The Government indicates that the units will be constructed using the Modular Integrated Construction (MiC) approach, under which the MiC modules can be re-used. In this connection, please inform this Committee of the following:

1. with regard to the 4 projects in the first batch of LPH, the percentage of units that are re-usable in future; and
2. whether there is any comprehensive plan on the re-use arrangement. If yes, what are the details; if no, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 17)

Reply:

1. By adopting the Modular Integrated Construction (MiC) approach in Light Public Housing (LPH), the MiC modules used for constructing the buildings can be demounted for re-use in other projects in order to optimise the use of resources and minimise wastage.

With regard to the 4 projects in the first batch of LPH, the Architectural Services Department has allowed suitable demounting details and accessories in the design to ensure that the modules can be demounted to facilitate future relocation and reconstruction. If the design requirements of the MiC modules for the future projects are comparable to those of LPH, the modules can be re-used in such suitable projects. Our preliminary estimate is that the reusability of MiC modules can reach 95%, subject to the design of future projects.

2. In respect of the re-use arrangement, consideration could be given to using the modules from LPH in various areas, including quarters, material storage rooms and site offices

of large-scale development projects in future, etc. As the LPH projects are still under construction, we will closely monitor the future operation of LPH projects and the need of different projects in future, with the facilitation in functions and design as far as practicable, in order to prepare for suitable arrangements early, thereby achieving the optimal use of resources upon modifications.

- End -

CONTROLLING OFFICER'S REPLY

HB043

(Question Serial No. 0441)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (5) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

According to the key performance indicators under this Programme in respect of the programmed squatter clearances or emergency clearances, the estimated number of rehousing applications processed and the estimated number of offers made for public rental housing (PRH) will be 1 830 and 1 490 respectively, which are higher than the actual numbers in 2023 by more than 300%. However, the provision for 2024-25 under this Programme is slightly lower than the revised estimate for 2023-24 by 1.2%. In this connection, will the Government inform this Committee of:

- a. the basis on which the estimation of increase in numbers of rehousing applications processed and offers made for public rental housing in 2024-25 is made; and
- b. the manpower and resources allocated for 2023-24 and 2024-25 in processing rehousing applications and making offers for PRH?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 21)

Reply:

- a. The Housing Department (HD) estimates the number of anticipated cases based on the information provided by the Lands Department (LandsD) on its clearance projects and programmes. In 2024-25, the HD will handle rehousing applications in accordance with the clearance/rehousing plan of the Government, which are mainly from several large-scale development clearance programmes, including the Cha Kwo Ling Village, Ngau Chi Wan Village, Kwu Tung North/Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area, etc.
- b. The Clearance Housing Unit (CHU) of HD is responsible for carrying out the work on rehousing of occupants upon clearance under Programme (5) of Head 62. CHU has an establishment of 29 non-directorate staff. In 2023-24 and 2024-25, relevant expenditures (including personal emoluments and departmental expenses) are estimated to be \$25 million and \$24.7 million respectively. Despite an increase in the number of anticipated cases to be handled, HD has reviewed and streamlined the relevant workflow

with a view to enhancing the efficiency of handling cases. The HD will, based on the information provided by LandsD on its clearance projects and programmes, flexibly deploy resources in order to provide appropriate rehousing assistance to residents affected by government development clearance projects with existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

HB044

(Question Serial No. 0442)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In Matters Requiring Special Attention in 2024-25, the Government states that it will continue to implement the Cash Allowance Trial Scheme (CATS) to provide cash allowance to eligible General Applicant households, who have been waiting for public rental housing for over 3 years. The provision for 2024-25 under this Programme is \$3,602.1 million, which is considerably lower than the revised provision for 2023-24 by 42.8%. According to the Controlling Officer's explanation, the change is due to various factors including the lapse of 46 time-limited posts for implementing the CATS. In this connection, will the Government inform this Committee of:

- a. the number of time-limited posts in 2023-24 and 2024-25 for implementing the CATS;
- b. the manpower and resources allocated for 2023-24 and 2024-25 for implementing the CATS; and
- c. the number of applications received, number of applications approved, and expenditure involved since the launch of the CATS in 2021?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 22)

Reply:

- a.&b. The Housing Department (HD) has created time-limited non-directorate civil service posts for the implementation of the Cash Allowance Trial Scheme (the Scheme). The number of time-limited posts and recurrent expenditure for 2023-24 and 2024-25 are set out in the table below –

Financial year	Number of posts	Recurrent Expenditure	
		Personal Emoluments	Departmental Expenses
2023-24	81@	\$60.13 million	\$17.08 million
2024-25	35*	\$48.49 million	\$15.16 million

@ In 2023-24, 5 time-limited posts lapsed and 81 posts were kept as at 31 March 2024.

* In 2024-25, 46 time-limited posts will lapse and it is estimated that there will be 35 time-limited non-directorate posts as at 31 March 2025.

- c. The Government launched the Scheme in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, HD had received a total of about 101 700 applications, and disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households.

- End -

CONTROLLING OFFICER'S REPLY

HB045

(Question Serial No. 2680)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In the paper (CB(1)1123/2023(02)) on Light Public Housing (LPH) submitted to the Legislative Council Panel on Housing on 15 December 2023, the Bureau proposed converting 5 vacant or to-be-vacant school premises into LPH to provide totally 600 units. In this connection, will the Government inform this Committee of:

1. whether the Bureau has estimated the cost of converting each of the school premises; if yes, the details;
2. the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units to be provided under each project;
3. the ancillary facilities (with an area ranging from about 70 m² to 250 m² for the 5 projects as indicated in the paper) to be provided under each project according to its preliminary plan; and
4. whether the Bureau will consider allowing the projects to operate for more than 5 years before confirmation of the redevelopment plans for the school premises so as to enhance their cost effectiveness and help more tenants of subdivided units to improve their living conditions?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 24)

Reply:

1. According to the preliminary estimates of the Architectural Services Department, the average unit cost for Light Public Housing (LPH) projects involving the conversion of school premises is around \$500,000, which is comparable to that of similar transitional housing projects at present.
2. Similar to other LPH projects, LPH projects involving the conversion of school premises in urban areas will provide more large units, while those located in the New Territories will provide more small units. According to the preliminary design, about 70% of units

in the 5 projects concerned as a whole would be large units for 3 to 4 persons or 4 to 5 persons.

3. For the ancillary facilities, 4 of the LPH projects involving conversion of school premises are located within the public housing estates (i.e. the Mission Covenant Church Holm Glad No. 2 Primary School, Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School (Choi Yuen Annex), Carmel Leung Sing Tak School and Baptist Rainbow Primary School), in which relatively comprehensive livelihood facilities are readily available nearby. Also, in view of the limited space and structural constraints of the existing school premises, retail facilities are not included in the current design. As regards ancillary facilities of the LPH projects, the current plan is to include function rooms, community service facilities, etc.

For the Former St. Joseph's Anglo-Chinese School, the school premise is relatively more spacious compared with the other 4 school premises, and therefore certain portion of the school premise can be reserved for accommodating retail facilities (e.g. convenience store) in addition to the aforesaid function rooms and community service facilities.

4. Similar to other LPH projects, the 5 LPH projects involving conversion of school premises will be operated for 5 years as the basis. Subject to the long-term use of the school sites in future, we will further explore the feasibility of extending the operation period of individual projects in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

HB046

(Question Serial No. 2681)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

In the paper (CB(1)1123/2023(02)) on Light Public Housing (LPH) submitted to the Legislative Council Panel on Housing on 15 December 2023, the Bureau indicated that the number of units to be provided under the project at Sheung On Street / Sheung Ping Street in Chai Wan will increase by 120 as compared with the original plan. In this connection, will the Government inform this Committee of:

1. the additional (a) manpower; (b) working hours and (c) emolument expenditure involved in redesigning the project;
2. whether the Bureau has estimated (i) the total cost and (ii) the total construction costs based on the construction floor area for the project under (a) the original plan and (b) the new plan; if yes, the details; if no, the reasons;
3. the respective numbers of (a) one-to-two-person units, (b) three-to-four-person units and (c) four-to-five-person units to be provided under the new plan; and
4. (a) whether the Bureau is aware of the frequency of the Drainage Services Department accessing the drainage reserve area (DRA) stretching across the project as indicated in the paper; and (b) whether open-air facilities such as flower beds and ball courts can be provided on the DRA under the project to optimise the use of the site?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 25)

Reply:

1. The increase of about 120 numbers of flats, as compared with the original design, under the project at Sheung On Street / Sheung Ping Street in Chai Wan did not incur extra expenditure on manpower, emoluments or consultancies.
2. The project at Sheung On Street / Sheung Ping Street in Chai Wan is one of the projects under the second batch of the Light Public Housing (LPH), which will provide about 1 720 units. Its estimated cost of the construction works and relevant infrastructural

works were re-assessed by the Architectural Services Department after making reference to the tender prices of the first batch of LPH projects. As stated in Enclosure 6 of the discussion paper (No. PWSC(2023-24)29) submitted to the Public Works Subcommittee of the Legislative Council in January 2024, the estimated cost of the construction works and relevant infrastructural works for the LPH project at Sheung On Street / Sheung Ping Street in Chai Wan is around \$1,436.1 million. Comparing with transitional housing with similar design as a reference, the average construction cost of high-rise LPH buildings (including Sheung On Street / Sheung Ping Street in Chai Wan) is about \$0.59 million per unit (in money-of-the-day prices). The unit cost of total construction cost is about \$19,300 per square metre of the construction floor area.

3. The proportion of the LPH units for 1 to 2 persons in the LPH projects as a whole (including Sheung On Street / Sheung Ping Street in Chai Wan) is about 70%, and that for 3 to 4 persons and 4 to 5 persons are about 20% and 10% respectively. In planning individual projects, we will also consider their locations and site conditions in order to determine a suitable unit ratio.
4. To optimise the use of the drainage reserve area in the LPH project at Sheung On Street / Sheung Ping Street in Chai Wan, the concerned area will be utilised as landscape garden and carriageways, and the associated design will also tie in with the drainage works carried out by the Drainage Services Department as appropriate.

- End -

CONTROLLING OFFICER'S REPLY**HB047****(Question Serial No. 2683)**

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (5) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As regards the co-ordination of the use of transit centres, will the Government inform this Committee of the number of persons rehoused to transit centres through the co-ordination of the Bureau in each of the past 3 years in tabular form with a breakdown by reason, i.e. (a) natural disaster, (b) squatter clearance ((i) programmed and (ii) emergency), (c) illegal rooftop structure clearance, and (d) others?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.:27)

Reply:

In the past 3 years (2021-22, 2022-23 and 2023-24), the number of persons rehoused to transit centres as a result of Government clearance operations or enforcement actions by different categories is set out below –

Reasons for rehousing	Year		
	2021-22	2022-23	2023-24 (as at 29 February 2024)
(a) Persons affected by natural disasters	10	33	2
(b) (i) Squatter occupants affected by programmed development clearance projects of the Government	45	15	12
(ii) Persons affected by Lands Department's enforcement action in squatter control	26	33	21
(c) Persons affected by Buildings Department's enforcement action against illegal rooftop structures	21	12	0
(d) Persons affected by other reasons ¹	16	28	4
Total	118	121	39

¹ Persons affected by other reasons include repossession of private housing unit by Court Baliff in execution of court order.

– End –

CONTROLLING OFFICER'S REPLY

HB048

(Question Serial No. 2688)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As mentioned in Programme (2), the Bureau has provided secretariat support to the Task Force on Tackling the Issue of Subdivided Units (the Task Force) in 2023. In this connection, will the Government inform this Committee of:

1. the outcome of the major work of the Task Force in 2023;
2. for support provided to the Task Force in (a) 2023-24 and (b) 2024-25 as estimated, the details of (i) dedicated manpower and (ii) salary expenditure; and
3. whether the Task Force has formulated performance indicators for its work in 2024; if yes, the details; if not, the reasons?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 32)

Reply:

1.-3. The Chief Executive (CE) announced in the Policy Address published on 25 October 2023 the establishment of the Task Force on Tackling the Issue of Subdivided Units (the Task Force), led by the Deputy Financial Secretary, Mr Michael WONG, with the Secretary for Housing, Ms Winnie HO, as the deputy. The Task Force will put forward proposals on minimum standards of the living conditions for subdivided units (SDUs) as well as eradication of substandard SDUs in an orderly manner, etc. Relevant policy bureaux and departments are now discussing and studying the related matters at full steam. We have also commissioned a consultant to visit different types of SDU households across Hong Kong to collect the relevant data, so as to assist the Task Force in understanding the latest situation of existing SDUs and relevant households. Upon completion of the in-depth study, the Task Force targets to come up with a feasible solution that can address the issue of SDUs in an orderly manner and present the report to CE in 10 months' time.

In view of the additional workload arising from the establishment of the Task Force, the Housing Bureau (HB) immediately arranged 2 directorate officers (i.e. 1 Administrative

Officer Staff Grade B and 1 Administrative Officer Staff Grade C) and redeployed internal manpower to take up the work of the Task Force in addition to their existing duties. Also, HB will create 3 time-limited non-directorate posts (i.e. 1 Senior Building Surveyor, 1 Structural Engineer and 1 Senior Executive Officer) from 2024-25 for a period of 3 years to provide support to the Task Force and prepare for implementation of the relevant proposals. In 2024-25, the additional expenditure on personal emoluments for these newly created posts is \$5.57 million.

- End -

CONTROLLING OFFICER'S REPLY

HB049

(Question Serial No. 3157)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (661) Minor plant, vehicles and equipment (block vote)
Programme: (3) Private Housing
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

Provision of \$2.332 million under Subhead 661 Minor plant, vehicles and equipment (block vote) is for the replacement of minor plant and equipment. In this connection, will the Government inform this Committee:

1. of the breakdown and details of the above provision; and
2. whether the minor plant and equipment to be replaced with the above provision are wholly used for the work under Programme (3); if yes, of the items of work; if not, of the Programmes for which such minor plant and equipment have been used and the corresponding work items?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 42)

Reply:

- 1.&2. The funding of \$2.332 million under Subhead 661 Minor plant, vehicles and equipment (block vote) will be used for replacing 9 air-conditioning units in the office of the Sales of First-hand Residential Properties Authority. Since the 9 air-conditioning units have already been in use for more than 10 years and reached their expected life span, the Electrical and Mechanical Services Department recommended for a replacement to avoid disrupting the smooth running of the office due to breakdown of the units and to provide a healthy working environment for staff.

- End -

CONTROLLING OFFICER'S REPLY

HB050

(Question Serial No. 2380)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

The average waiting time for public rental housing (PRH) among Hong Kong residents has increased sharply from 2 years in 2010 to 5.6 years in September 2023. Meanwhile, the Government introduced in late June 2021 the Cash Allowance Trial Scheme (CATS) to provide cash allowance to relieve the livelihood pressure on eligible PRH General Applicant households who are not living in public housing, not receiving Comprehensive Social Security Assistance, and have waited for PRH for more than 3 years but have not been provided the first PRH flat offer. The situation is however not satisfactory as the waiting time for PRH keeps on increasing. In this connection, please inform this Committee of the following:

1. Will the Government consider leveraging innovative technology, data analysis and market design theory and make the best use of transitional housing? For example, applicants may submit their preference rankings for transitional housing projects to a centralised portal, where the system with its optimally designed computer algorithm can immediately generate housing allocation suggestions that incorporate both the applicants' preferences and the operating organisations' selection criteria and preferences. This will help save manpower and achieve more equitable allocation of public housing resources.
2. Please list in tabular form the provision earmarked in this year's Estimates for the expenditure on cash allowance to be disbursed and the staff cost involved.
3. Please set out the number of beneficiary households and the expenditure on allowances involved, with a breakdown by the PRH waiting time of 3 years, 4 years and 5 years or above counting from this financial year and by the number of eligible members in a household.

Asked by: Hon SHANG Hailong (LegCo internal reference no.: 27)

Reply:

1. Regarding the application for transitional housing, the Housing Bureau (HB) introduced the central common application form for transitional housing in June 2023 and launched the Central and Unified Platform for Transitional Housing – “TH-E” on 25 September 2023. As at end February 2024, HB received about 14 000 applications through various channels.

Currently, applicants can apply for up to 3 transitional housing projects at the same time through “TH-E”. After receiving the application and applicant’s information through “TH-E”, the relevant operating organisation is required to further assess the applicant in accordance with its established mechanism and criteria within a specified timeframe to confirm whether the applicant is eligible to live in its project and arrange intake as soon as possible. If the operating organisation of the first priority is unable to arrange for the applicant’s occupation in its project, “TH-E” will transfer the relevant application to the operating organisation of the second priority project and so on, until all the applicant’s choices have been processed. Overall speaking, “TH-E” not only facilitates the public to apply for transitional housing online, but also expedites the information flow between HB and the operating organisations, and enhances the efficiency in processing the increasing number of applications for transitional housing, hence shortening the workflow and processing time, and allowing the needy people and families to improve their living environment as early as possible.

2. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant households. The estimated expenditure for cash allowance disbursement in 2024-25 is about \$1.698 billion, and the estimated expenditure for personal emoluments is about \$48.49 million.
3. As at end of February 2024, the breakdowns of the number of beneficiary households and the amount of cash allowance disbursed under the Scheme by PRH waiting time and by number of eligible members within the household are set out in **Table 1** and **Table 2** below –

Table 1: By PRH Waiting Time

PRH waiting time	Number of beneficiary households*	Amount of cash allowance disbursed (\$ billion) #
3 years	11 500	0.18
4 years	16 500	0.61
5 years or above	69 500	3.47
Total	97 500	4.25

Table 2: By Number of Eligible Members within the Household

Number of eligible members within the household	Number of beneficiary households*#	Amount of cash allowance disbursed (\$ billion)
1	15 500	0.33
2	34 700	1.37
3	24 800	1.22

4	18 100	1.06
5	3 800	0.22
6 or above	700	0.05
Total	97 500	4.25

Remarks:

* *The number of beneficiary households is rounded to the nearest hundred.*

Figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

HB051

(Question Serial No. 0196)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

On public housing supply, it is stated in paragraph 185 of the Budget that the Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years. To help grassroots families on the waiting list for public rental housing, the Government has decided to extend for 1 year until June 2025 the Cash Allowance Trial Scheme (the Scheme), which will be subject to further review in due course. In this connection, will the Government inform this Committee:

1. of the total number of families on the waiting list which have moved into Light Public Housing; and
2. of the total amount of allowance disbursed since the launch of the Scheme in 2021 and the number of grassroots families that have benefitted from the Scheme?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 19)

Reply:

1. Since the first batch of Light Public Housing (LPH) projects are still under construction and will be completed in phases by the first quarter of 2025 at the earliest, statistics on the occupancy of LPH are not available at this moment.
2. The Government launched the Cash Allowance Trial Scheme in late June 2021 to provide a cash allowance to eligible public rental housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department has disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households.

- End -

CONTROLLING OFFICER'S REPLY

HB052

(Question Serial No. 2051)

Head: (62) Government Secretariat: Housing Bureau
Subhead (No. & title): (-) Not Specified
Programme: (5) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)
Director of Bureau: Secretary for Housing

Question:

As shown in the indicator of “illegal rooftop structure clearances” under Programme (5), in 2022, 2023 and 2024 (estimate), the numbers of rehousing applications processed are 20, 1 and 70 respectively; the numbers of offers made for public rental housing (PRH) are 1, 1 and 10 respectively; and the numbers of offers made for interim housing are 15, 0 and 50 respectively. In this connection, will the Government inform this Committee of:

1. the additional (a) manpower; (b) operational expenses and (c) personal emoluments required to be deployed by the Bureau in 2024-25, given that the numbers of rehousing applications processed and offers made for PRH/interim housing in 2024 are expected to be significantly higher than the figures in 2022 and 2023?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 9)

Reply:

1. The Clearance Housing Unit (CHU) of Housing Department (HD) is responsible for carrying out the work on rehousing of occupants upon clearance under Programme (5) of Head 62. In 2024-25, CHU has an establishment of 29 non-directorate staff. Relevant expenditure is estimated to be \$24.7 million (including \$22.8 million personal emoluments and \$1.9 million departmental expenses). HD has continued to review internal administrative procedures with a view to enhancing work efficiency and will, based on the information provided by relevant departments on their clearance projects and programmes, flexibly deploy resources in order to provide appropriate rehousing assistance to residents affected by government development clearance projects with existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

HB053

(Question Serial No. 0500)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

As mentioned in paragraph 186 of the Budget Speech, it is estimated that the completion of private residential units will average over 19 000 units annually in the 5 years from 2024, representing an increase of about 15% over the annual average of the past 5 years. The potential supply of first-hand private residential units for the next 3 to 4 years will be around 109 000 units. In this connection, will the Government inform this Committee of:

1. the latest number of vacant units, the actual sale rate and letting rate of first-hand private residential units; and
2. whether the Government has considered any measures to encourage more timely release of completed residential units to the market for sale or letting, so as to alleviate the shortage of supply? If not, what are the reasons?

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

Reply:

1. The unsold first-hand private residential units in completed projects (hereinafter referred to as "unsold units") may include vacant units as well as those for self-use or rented out (e.g. as serviced apartments) by developers. As at 31 December 2023, among the 20 300 unsold units, it is estimated that about 2 500 units (12%) are for self-use or are let out (e.g. as serviced apartments) by the developers. As developers are not required to declare the status of these unsold units, we do not have information on the vacant units.
2. The number of unsold units will be subject to change due to various factors (e.g. completion of private residential projects, developers' commercial considerations, etc.). As the current vacancy rate of residential properties remains at a low level, the Government will continue to closely monitor the development of the property market.

- End -

CONTROLLING OFFICER'S REPLY

HB054

(Question Serial No. 0749)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

It is mentioned in paragraph 185 of the Budget Speech that the Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years and decided to extend the Cash Allowance Trial Scheme (CATS) for 1 year. According to paragraph 186, it is estimated that the completion of private residential units will average over 19 000 units annually in the 5 years from 2024, representing an increase of about 15% over the annual average of the past 5 years. The potential supply of first-hand private residential units for the next 3 to 4 years will be around 109 000 units. In this connection, will the Government inform this Committee of:

1. the number of households/persons that have benefitted from CATS and the total amount of allowance disbursed each year since its launch;
2. the number of households/persons that have ceased to receive allowance so far and the reasons; the average and median waiting time for Public Rental Housing (PRH) among those households/persons that have ceased to receive allowance upon PRH flat offer; whether there have been cases involving abuse or even fraud and how such cases have been handled;
3. whether the Government has assessed that, with the acceleration of the production of PRH, the retreat of private property prices and the construction of Light Public Housing, there will be a gradual decrease in the demand for CATS allowance and in the annual expenditure incurred, so much so that extending the scheme will not put a huge financial burden on the Government; and
4. with a gradually increasing supply of public and private housing in the mid and long term, whether the Government will carry out a more comprehensive and fundamental review of Hong Kong's housing policy and further prioritise its target of helping people achieve home ownership to facilitate upward mobility, including:
 - (a) reviewing the public/private split of housing supply at 7:3;

- (b) reviewing the ratio between PRH and subsidised sale flats (SSFs) in public housing;
- (c) formulating an indicator for “ratio of housing expenses” for private housing; and if not, the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 47)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department (HD) had disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households, benefitting about 269 300 persons. The breakdown of the number of beneficiary households/persons and the amount of cash allowance disbursed under the Scheme by financial year is set out in **the table below** –

Financial year	*Cumulative number of beneficiary households (persons)	Cumulative amount of cash allowance disbursed (\$ billion)
2021-22	70 800 (187 600)	1.30
2022-23	86 800 (237 200)	2.91
2023-24 (as at February 2024)	97 500 (269 300)	4.25

Remarks:

* The number of beneficiary households (persons) is rounded to the nearest hundred.

2. As at end of February 2024, about 50 700 beneficiary households ceased to receive cash allowance mainly due to allocation of PRH, cancellation of PRH application and ineligibility for PRH allocation. HD does not keep statistics on the PRH waiting time of beneficiary households which have ceased to receive cash allowance under the Scheme upon being offered a PRH unit.

To guard against abuse, HD has been conducting random checks on PRH GA households that have been approved to receive the cash allowance. As at end of February 2024, HD had discovered about 120 suspected abuse cases. HD has taken actions against these applicant households, including cessation of cash allowance disbursements, recovery of any overpaid amount of allowance, and cancellation of their PRH applications. HD has also referred some of the cases to the Police for follow-up, and the applicants may be liable to prosecution for making false statements/declarations or for providing false documents.

3. In view of the fact that the Scheme is due to expire in mid-2024, that more traditional PRH, Transitional Housing and Light Public Housing projects will be completed gradually, and the living conditions of the grassroots families on the PRH waiting list will be improved, the Government has decided to extend the Scheme for 1 year until June 2025. The Scheme will be subject to further review in due course.

4(a) & (b) With a view to strengthening our policy efforts to provide more public housing to meet the housing needs of the public, the Government revised the public/private split of total housing supply target under Long Term Housing Strategy (LTHS) from 60:40 to 70:30 in 2018. As the demand for various types of public housing remains strong, we consider it appropriate to maintain the public/private split of total housing supply target of 70:30 for the next ten-year period (i.e. from 2024-25 to 2033-34). In the long run, with the continuous increase in public housing supply, we will review whether there is room to adjust the above ratio. On the other hand, the Government will continue to spare no efforts in creating sufficient land to meet the private housing supply target of 132 000 units for the next ten-year period (i.e. 2024-25 to 2033-34).

With regard to the split within public housing supply target, the ratio between PRH / Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) is currently set at 70:30. When considering adjustment to the above ratio, we should be mindful that, on one hand we need to meet different housing needs of the public, while on the other hand, we must also ensure that the Composite Waiting Time for Subsidised Rental Housing will drop to about 4.5 years by 2026-27. In this regard, the Government may have more room to review the ratio between PRH/GSH and SSFs in the later part of the second five-year period. In line with the established practice, having regard to the current socio-economic conditions and the demand for various housing types, the Government will continue to review the public/private split of total housing supply target and the split within the public housing supply target in the annual updating of the LTHS.

4(c) From time to time, the Government publishes household expenditure and housing-related statistics (e.g. home purchase affordability ratio, household expenditure survey, etc.), with a view to providing a long-term trend analysis for the public's reference. Nonetheless, considering that different persons (whether buyers or tenants of residential properties) have different housing needs and preferences, such as location, landscape, estate facilities, neighbouring ancillary facilities, etc., we do not consider it appropriate to lay down a set of rigid indicators with regard to housing expenditure ratio.

- End -

CONTROLLING OFFICER'S REPLY

HB055

(Question Serial No. 1251)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

It is reported that according to the results of a survey on tenants of subdivided units (SDUs) published by the Society for Community Organisation, 40% of the respondents will not consider Light Public Housing (LPH) in the New Territories, and 27% of the respondents will absolutely not consider LPH. On the other hand, the Government has allocated \$25 million to operate the first Community Living Room (CLR), which was highly praised by Mr Xia Baolong on his inspection tour as a targetted measure for SDU residents. In this connection, will the Government inform this Committee:

1. given the above survey findings that although the Government has invested \$24.7 billion in the construction of LPH, it is not as well-received as expected and the cost is high, whether the Government will consider reducing the scale of LPH and increasing the number of CLRs, which have been named and praised by Mr Xia, in order to duly address the needs of SDU residents; and
2. whether the Government has assessed and is aware of the actual demand for LPH in society, so as to avoid a waste of public money caused by oversupply of LPH?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 28)

Reply:

- 1.&2. The demand for public housing is keen and clear. According to the 2021 Population Census - Thematic Report: Persons Living in Subdivided Units, there are about 107 000 households living in subdivided units (SDUs) in Hong Kong. Although the Government has identified sufficient land to achieve the target of building 308 000 public housing units for the next 10 years (from 2024-25 to 2033-34), the land supply for housing is not evenly distributed every year. Only about one-third of the units can be completed in the first 5 years whereas the other two-thirds are anticipated to be completed in the next 5 years.

In this connection, the Government will spearhead the construction of Light Public Housing (LPH) with the target of providing about 30 000 LPH units before 2027-28.

This is to fill the short-term gap of public housing supply in full speed, and assist the people living in inadequate housing. According to a research conducted by the School of Nursing of the University of Hong Kong commissioned by a Non-government Organisation (NGO) operating Transitional Housing (TH) projects, there is improvement in various aspects including living environment, community environment, family relationship, personal health and children development for those residents living in the TH projects subsidised by the Government. We believe that LPH will bring the same benefits to the grassroots in need.

Besides, the rent of LPH will be set at around 90% of the rent of newly completed traditional public rental housing (PRH) in the same district. Based on the rent of traditional PRH in October 2023, the rent of LPH in the urban area is estimated to range from about \$1,110 to \$2,650 per month and that of units in the New Territories will range from about \$740 to \$1,760 per month. According to the information from the Census and Statistics Department in 2021, the median rent of SDUs is about \$5,000. Assuming that each household in LPH can have a saving in rent of about \$3,500 per month, the total saving in rental expenditure for 30 000 households living in LPH units in 5 years is about \$6.3 billion. While paying affordable rent, the rental burden of the grassroots living in the LPH can be highly eased, such that they can deploy the money saved on other areas with more meaningful purposes, such as providing better education resources for their children, daily medical care, personal development, etc. The LPH also allows them to leave the SDUs with poor environment and potential hazards in fire, hygiene and safety as soon as possible, instantly improving their living environment and relieving the pressure before moving into traditional PRH. The LPH can serve as decent accommodation, helping them to regain their dignity and self-esteem.

Among the approximately 30 000 LPH units, over 90% are located in urban / extended urban areas and Tuen Mun. In order to cater for the daily needs of the residents, the LPH, other than serving as accommodation, will also provide the residents and the community with appropriate basic services and facilities, such as retail shops/laundrettes, study/function rooms, recreational and community services, etc. Together with the Transport Department, we have proactively started knocking out and providing the necessary ancillary transport arrangements, especially for the LPH projects in the New Territories, and will also enhance the public transport services as appropriate so as to facilitate the residents. The Government believes that the LPH can provide accommodation with better living environment, better facilities, lower rent, larger living areas for the people and families in need within a short period of time. The Housing Bureau will conduct publicity and introduce the LPH to the citizens and those on the waiting list of PRH through different channels and activities in due course, and also continue to monitor the progress and occupancy rate of the LPH to ensure the proper use of public resources.

- End -

CONTROLLING OFFICER'S REPLY

HB056

(Question Serial No. 2189)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the public rental housing projects, the Green Form Subsidised Home Ownership Scheme projects and other subsidised sale flats projects undertaken by the Hong Kong Housing Authority and the Hong Kong Housing Society, what are the estimated numbers of units to be completed in 2023-24 and the next 5 years, and the locations of the projects?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 31)

Reply:

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². According to the forecast as at December 2023, the information of the projects to be completed by HA and HKHS in the current year (2023-24) and the next 5 years (from 2024-25 to 2028-29) is listed at **Annex**. Relevant information has also been uploaded to the Housing Bureau's webpage.

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) in 2023-24
(Based on the Forecast as at December 2023)**

(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Sham Shui Po	Pak Tin Phase 10	PRH/GSH	900
Wong Tai Sin	Kai Chuen Court # @	PRH/GSH	2 100
Kwai Tsing	Ching Hong Road North Phase 1	PRH/GSH	900
	Ching Hong Road North Phase 2	PRH/GSH	600
	Lai Yiu Estate @	PRH/GSH	800
Tai Po	Tai Po Area 9 (Part) (Fu Tip Estate)@	PRH/GSH	3 000
	Tai Po Area 9 (Part)	PRH/GSH	3 800
Tuen Mun	Yip Wong Road Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			12 800
Eastern	Kei Wah Court	Other SSFs	200
Sub-total of Other SSFs			200
Yearly Total			13 000

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 Project.

@ Project completed.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Sha Tin	Jat Min Chuen	PRH	100
Sub-total of PRH			100
Yearly Total			100

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 Production Forecast of HA and HKHS
(from 2024-25 to 2028-29)
(Based on the Forecast as at December 2023)

(A) HA's PRH / GSH and Other SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Yuet Court	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	On Ying Court	Other SSFs	1 100
	On Wah Court	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	On Lai Court	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Siu Tsui Court	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 600
	Wang Chiu Road Phase 2 #	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 300
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Tin Court	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 500
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East) (Lai Yuet Court) #	PRH/GSH	2 400
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 300
	Kai Tak Site 2B4	Other SSFs	1 800
Tuen Mun	Wu Shan Road	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			6 200
Yearly Total			21 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path	PRH/GSH	400
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	600
	Shek Li Street	PRH/GSH	1 700
Islands	Tung Chung Area 23 Phase 1^	PRH/GSH	500
	Tung Chung Area 42 Phase 1	PRH/GSH	3 300
North	Kwu Tung North Area 19 Phase 2	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1^	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2	PRH/GSH	900
Sub-total of PRH/GSH			18 500
Kwun Tong	Pik Wan Road Site A	Other SSFs	2 400
	Pik Wan Road Site B	Other SSFs	900
Sai Kung	Ying Yip Road	Other SSFs	1 600
Yuen Long	Wang Chau Site B	Other SSFs	1 900
Sub-total of Other SSFs			6 700
Yearly Total			25 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2028-29			
Central and Western	Ka Wai Man Road Phase 1	PRH/GSH	900
Kowloon City	To Kwa Wan Road [^]	PRH/GSH	700
Sham Shui Po	Pak Tin Phase 12	PRH/GSH	1 900
Sha Tin	Mei Tin	PRH/GSH	500
	Sui Fai Factory Estate	PRH/GSH	1 300
Islands	Tung Chung Area 42 Phase 2	PRH/GSH	3 100
	Tung Chung Area 46 [^]	PRH/GSH	900
	Tung Chung Area 114 [^]	PRH/GSH	2 600
	Tung Chung Area 117 [^]	PRH/GSH	2 700
Yuen Long	Wang Chau Site A	PRH/GSH	2 500
	Kam Sheung Road Site 4a Phase 2 [^]	PRH/GSH	1 700
Tuen Mun	Tuen Mun Area 54 Site 4A (South)	PRH/GSH	1 500
North	Fanling Area 48 [^]	PRH/GSH	800
Sub-total of PRH/GSH			21 000
Central and Western	Ka Wai Man Road Phase 1	Other SSFs	300
Kwun Tong	Yip On Factory Estate	Other SSFs	2 300
Sham Shui Po	373 Lai Chi Kok Road [^]	Other SSFs	300
Wong Tai Sin	Junction Road [^]	Other SSFs	200
Islands	Tung Chung Area 119	Other SSFs	1 600
North	Ching Hiu Road [^]	Other SSFs	600
Yuen Long	Shap Pat Heung Road	Other SSFs	700
Tuen Mun	Tuen Mun Area 54 Site 5	Other SSFs	1 000
Sub-total of Other SSFs			7 000
Yearly Total			28 000
Five-year (2024-25 to 2028-29) Total			127 000

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.

[^] Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3 (Hemma Amber)	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Sub-total of SSFs			3 700
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Estimated Project Completion in 2028-29			
Wong Tai Sin	Chuk Yuen United Village Site B Phase 1	PRH	700
Sub-total of PRH			700
Yearly Total			700
Five-year (2024-25 to 2028-29) Total			17 800

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.

- End -

CONTROLLING OFFICER'S REPLY

HB057

(Question Serial No. 2190)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

With regard to private housing development, will the Government inform this Committee:

1. of the actual volume of private residential flats completed in each of the past 3 years; and
2. of the numbers of unsold units
 - (i) not subject to the Consent Scheme;
 - (ii) with Certificate of Compliance (C of C) or Consent to Assign (CA) issued;
 - (iii) with pre-sale consent but not yet issued with C of C or CA; and
 - (iv) without pre-sale consent, C of C or CAin each of the past 3 years?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 32)

Reply:

1. The number of private domestic flats completed in the past 3 years is set out at **Annex 1**.
2. The relevant statistics on unsold units in the past 3 years are at **Annex 2**.

**Completions of Private Domestic Flats in the Past 3 Years
(from 2021 to 2023)**

Year	Completion (Number of Flats)
2021	14 386
2022	21 168
2023	13 852

Notes:

1. The figures above are provided by the Rating and Valuation Department.
2. All figures exclude village houses.
3. Figure of 2023 is provisional.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2021 to 2023)**

	Not subject to the Consent Scheme*	With C of C or CA issued	With pre-sale consent but not yet issued with C of C or CA	Without pre-sale consent, C of C or CA#	Total Number of Unsold Units
	Number of Units				
As at 31 December 2021	4 000	5 200	1 600	700	11 500
As at 31 December 2022	3 900	9 500	2 500	300	16 200
As at 31 December 2023	4 100	12 100	3 500	600	20 300

* Some of the unsold units are not subject to the Consent Scheme (e.g. some redevelopment projects based on old leases). Developers do not have to obtain the Certificate of Compliance (C of C) or Consent to Assign (CA) from the Lands Department before selling such units.

Some of the unsold units have not obtained the pre-sale consent, C of C or CA and thus cannot be offered for sale. However, developers can choose to rent out the units. Since 2002, the Conditions of Sale in general provide that developers may rent out units in a development after issue of the occupation permit. It is not required to obtain prior consent from the Director of Lands provided that certain requirements (e.g. the tenancy period not exceeding 10 years) are fulfilled.

Notes:

1. The figures are rounded to the nearest hundred.
2. "Completed projects" refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2022 figure covers the units completed between 2015 and 2022, while the 2023 figure covers the units completed between 2016 and 2023 and so on.
4. The figures do not include village houses.

- End -

CONTROLLING OFFICER'S REPLY

HB058

(Question Serial No. 2195)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), will the Government inform this Committee:

1. of the respective numbers of statutory notices issued by the Independent Checking Unit (ICU) under the MBIS and statutory notices discharged in each of the past 3 years, with a breakdown by District Council district;
2. of the number of statutory notices issued under the MBIS which have not been discharged and the number of cases referred to the Legal Services Section of the Buildings Department for enforcement actions in the past 3 years, with a breakdown by District Council district;
3. of the respective numbers of statutory notices issued by the ICU under the MWIS and statutory notices discharged in each of the past 3 years, with a breakdown by District Council district;
4. of the number of statutory notices issued under the MWIS which have not been discharged and the number of fixed penalty notices issued in the past 3 years, with a breakdown by District Council district; and
5. of the respective estimated numbers of statutory notices to be issued under the MBIS and the MWIS by the ICU in 2024, with a breakdown by District Council district?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 37)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority which have been sold or divested in accordance with the Buildings Ordinance and the policies and guidelines of BA. This includes the issuance of

statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) to the owners or Incorporated Owners of buildings which are aged 30 years or above and 10 years or above respectively, requiring them to carry out the prescribed inspection and the prescribed repair as necessary.

1. In the past 3 years (from 2021 to 2023), the number of statutory notices issued by ICU under the MBIS and the number of statutory notices discharged are tabulated by District Council district below –

District Council District	2021		2022		2023	
	Number of notices issued	Number of notices discharged*	Number of notices issued	Number of notices discharged*	Number of notices issued	Number of notices discharged*
Central and Western	-	-	-	-	-	-
Eastern	-	-	3	-	-	-
Southern	-	-	-	-	-	4
Wan Chai	-	-	-	-	-	-
Kowloon City	-	-	-	-	-	-
Kwun Tong	-	50	5	212	3	43
Sham Shui Po	-	4	-	11	-	13
Yau Tsim Mong	-	-	-	-	-	-
Wong Tai Sin	-	931	-	20	-	1
Islands	-	-	-	-	-	-
Kwai Tsing	-	54	-	10	7	5
North	-	240	-	151	-	13
Sai Kung	4	-	-	-	8	3
Sha Tin	2	-	8	-	-	6
Tai Po	1	22	-	2	-	3
Tsuen Wan	-	-	-	-	8	-
Tuen Mun	7	17	4	-	-	27
Yuen Long	-	-	-	-	-	-
Total	14	1 318	20	406	26	118

*Note : Statutory notices discharged in the year are not necessarily issued in the same year.

2. As at the end of December 2023, the number of expired MBIS statutory notices that have not been complied with and the number of cases referred to Legal Service Sections (LSS) of the Buildings Department (BD) for enforcement actions in the past 3 years (from 2021 to 2023) are tabulated by District Council district below -

District Council District	Number of expired statutory notices not been complied with	Number of cases referred to the LSS of the BD for enforcement actions from 2021 to 2023
Central and Western	-	-
Eastern	31	-
Southern	-	-
Wan Chai	-	-
Kowloon City	-	-
Kwun Tong	230	1
Sham Shui Po	102	7
Yau Tsim Mong	-	-
Wong Tai Sin	36	4
Islands	-	-
Kwai Tsing	22	4
North	104	20
Sai Kung	24	-
Sha Tin	114	-
Tai Po	118	-
Tsuen Wan	10	-
Tuen Mun	129	-
Yuen Long	-	-
Total	920	36

3. In the past 3 years (from 2021 to 2023), the number of statutory notices issued by ICU under the MWIS and the number of statutory notices discharged are tabulated by District Council district below –

District Council District	2021		2022		2023	
	Number of notices issued	Number of notices discharged*	Number of notices issued	Number of notices discharged*	Number of notices issued	Number of notices discharged*
Central and Western	-	-	-	-	-	-
Eastern	-	6	2 249	1 239	-	1 340
Southern	-	949	-	16	12	140
Wan Chai	-	-	-	-	-	-
Kowloon City	-	1	-	2	-	1
Kwun Tong	-	45	1 521	64	-	1 636
Sham Shui Po	2	28	-	-	-	172
Yau Tsim Mong	-	-	-	-	-	-
Wong Tai Sin	-	53	-	37	11	316
Islands	-	16	-	3	-	1
Kwai Tsing	7	42	2 485	1 134	6 573	2 843

North	-	36	-	-	-	97
Sai Kung	9 973	4 371	-	3 973	4 191	1 460
Sha Tin	1 843	1 838	7 676	6 232	-	1 755
Tai Po	-	3 219	-	426	5 816	2 063
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	810	-	20	3	555
Yuen Long	1 030	711	-	-	-	34
Total	12 855	12 125	13 931	13 146	16 606	12 413

*Note : Statutory notices discharged in the year are not necessarily issued in the same year.

4. As at the end of December 2023, the number of expired MWIS statutory notices that have not been complied with and the number of fixed penalty notices issued in the past 3 years (from 2021 to 2023) are tabulated by District Council district below –

District Council District	Number of expired statutory notices not been complied with	Number of fixed penalty notices issued from 2021 to 2023
Central and Western	-	-
Eastern	124	-
Southern	9	64
Wan Chai	-	-
Kowloon City	-	-
Kwun Tong	59	71
Sham Shui Po	-	5
Yau Tsim Mong	-	-
Wong Tai Sin	3	40
Islands	-	2
Kwai Tsing	4 485	11
North	2	-
Sai Kung	3 280	28
Sha Tin	101	229
Tai Po	3 549	104
Tsuen Wan	-	-
Tuen Mun	17	67
Yuen Long	11	27
Total	11 640	648

5. The number of statutory notices planned to be issued by ICU under MBIS and MWIS in 2024 are tabulated by District Council district below –

MBIS

District Council District (only districts with related cases are listed)	Number of target buildings (block)	Estimated number of statutory notices to be issued*
Sham Shui Po District	12	3
Sha Tin District	14	5
Tuen Mun District	24	17
Total	50	25

*Note : Some target buildings in the district are solely owned. Therefore, the estimated number of statutory notices to be issued will be much less than the number of flat units in the target buildings.

MWIS

District Council District (only districts with related cases are listed)	Number of flat units in target buildings	Estimated number of statutory notices to be issued
Eastern District	344	340
Sham Shui Po District	4 826	1 370*
Yau Tsim Mong District	3 449	640*
Wong Tai Sin District	6 736	3 400*
Sha Tin District	1 940	1 950
Tuen Mun District	4 876	4 900
Yuen Long District	3 440	3 400
Total	25 611	16 000

*Note : Some target buildings in the district are solely owned. Therefore, the estimated number of statutory notices to be issued will be much less than the number of flat units in the target buildings.

- End -

CONTROLLING OFFICER'S REPLY

HB059

(Question Serial No. 2225)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the implementation of the Cash Allowance Trial Scheme (CATS), will the Government inform this Committee:

1. of the respective numbers of applications received and approved since CATS was introduced, as well as the number of applications being processed;
2. whether it will consider expanding CATS to cover non-elderly one-person applicants to relieve their financial pressure; if yes, of the details; if no, of the reasons;
3. whether it will consider further extending CATS until its funding has been exhausted; if yes, of the details; if no, of the reasons; and
4. of the staff establishment and expenditure involved in implementing CATS?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 30)

Reply:

1. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department had received a total of about 101 700 applications. Among these applications, about 97 500 were approved, about 3 800 were rejected, and about 400 were being processed.
2. The Scheme is applicable to GA households waiting for PRH for more than 3 years, as the Housing Authority's target is to provide the first flat offer to GAs at around 3 years on average. Since the Quota and Points System is adopted for non-elderly one-person applicants, the average waiting time target of around 3 years is not applicable. Non-elderly one-person applicants are thus not eligible for cash allowance.
3. In view of the fact that the Scheme is due to expire by mid-2024, the Government has decided to extend the Scheme for 1 year until June 2025 to help families on the waiting

list for PRH. During the one-year extension of the Scheme, more traditional PRH, Transitional Housing and Light Public Housing projects will be completed gradually, and the living conditions of the grassroots families on the PRH waiting list will be improved. We will review the Scheme in due course, with regard to such factors as the overall supply of the above-mentioned housing, disbursement of cash allowance and the principle of prudent use of public resources, to decide on the way forward for the Scheme.

4. On the manpower for the implementation of the Scheme, 46 time-limited posts will lapse in 2024-25 and it is estimated that there will be 35 time-limited non-directorate posts as at 31 March 2025. The estimated expenditure for personal emoluments for that financial year is \$48.49 million.

- End -

CONTROLLING OFFICER'S REPLY

HB060

(Question Serial No. 2879)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding paragraph 185 of the Budget, please inform this Committee of:

1. the details of land that is available in the next 5 years for meeting the supply target of 308 000 public housing units, including the respective locations, areas, estimated production volumes and implementation timetables; and
2. the number of applications received under the Cash Allowance Trial Scheme since 2021, the number approved and the expenditure on allowance involved, set out according to the number of eligible members in a beneficiary household and the waiting time.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 9)

Reply:

1. The Government has identified sufficient land for meeting the supply target of 308 000 public housing units over the next 10 years (from 2024-25 to 2033-34). Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)².

For land that is available for developing public housing in the coming 5 years, some are anticipated to be completed in the first five-year period. According to the forecasts as at December 2023, the information of the projects to be completed by HA and HKHS in the next 5 years (from 2024-25 to 2028-29) is listed at **Annex 1**. Relevant information has also been uploaded to the Housing Bureau's webpage.

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.

Other projects that have not entered into the construction stage are mostly at the “land production” stage. The development parameters and development timeframe are relatively fluid. Some of these projects are anticipated to be completed in the second five-year period. Based on the various “land production” stages, the Development Bureau (DEVB) has uploaded the land area, site availability year and anticipated flat production of relevant projects to its webpage. Such information, attached at **Annex 2**, will be updated by DEVB annually.

2. The Government launched the Cash Allowance Trial Scheme (the Scheme) in late June 2021 to provide cash allowance to eligible Public Rental Housing (PRH) General Applicant (GA) households. As at end of February 2024, the Housing Department had received a total of about 101 700 applications and disbursed a total of about \$4.25 billion in cash allowance to about 97 500 eligible PRH GA households. The breakdowns of the number of beneficiary households and amount of cash allowance disbursed under the Scheme by number of eligible members within the household and by PRH waiting time are set out in **Table 1** and **Table 2** below –

Table 1: By Number of Eligible Members within the Household

Number of eligible members within the household	Number of beneficiary households*#	Amount of cash allowance disbursed (\$ billion)
1	15 500	0.33
2	34 700	1.37
3	24 800	1.22
4	18 100	1.06
5	3 800	0.22
6 or above	700	0.05
Total	97 500	4.25

Table 2: By PRH Waiting Time

PRH waiting time	Number of beneficiary households*	Amount of cash allowance disbursed# (\$ billion)
3 years	11 500	0.18
4 years	16 500	0.61
5 years or above	69 500	3.47
Total	97 500	4.25

Remarks:

* The number of beneficiary households is rounded to the nearest hundred.

Figures may not add up to the total due to rounding.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA)
and the Hong Kong Housing Society (HKHS)
(from 2024-25 to 2028-29)
(Based on the Forecast as at December 2023)**

**(A) HA's Public Rental Housing (PRH) / Green Form Subsidised Home
Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs)**

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Kwun Tong	Ko Wang Court #	PRH/GSH	2 000
Islands	Tung Chung Area 99	PRH/GSH	4 800
	Tung Chung Area 100	PRH/GSH	5 200
Tuen Mun	Hin Fat Lane	PRH/GSH	900
	Tuen Mun Area 29 (West)	PRH/GSH	1 000
	Yip Wong Road Phase 2	PRH/GSH	2 600
North	Ching Tao Court #	PRH/GSH	800
Sub-total of PRH/GSH			17 300
Kowloon City	Kai Yan Court	Other SSFs	1 800
	Kai Yuet Court	Other SSFs	2 000
	Kwun Shan Court	Other SSFs	500
Sai Kung	On Sau Court	Other SSFs	1 900
	On Ying Court	Other SSFs	1 100
	On Wah Court	Other SSFs	1 000
	Anderson Road Quarry Site R2-7	Other SSFs	400
	On Lai Court	Other SSFs	1 400
	Chiu Ming Court	Other SSFs	600
Tuen Mun	Siu Tsui Court	Other SSFs	500
Sub-total of Other SSFs			11 300
Yearly Total			28 600

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2025-26			
Kwun Tong	Hiu Ming Street	PRH/GSH	1 100
	Wang Chiu Road Phase 1	PRH/GSH	2 600
	Wang Chiu Road Phase 2 #	PRH/GSH	1 500
Sha Tin	Kam Pak Court #	PRH/GSH	1 900
North	Fanling North Area 15 East Phase 1	PRH/GSH	1 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	4 300
	Sheung Shui Areas 4 & 30 Site 1 Phase 1	PRH/GSH	1 500
	Sheung Shui Areas 4 & 30 Site 2 Phase 2	PRH/GSH	1 400
Sub-total of PRH/GSH			15 300
Kowloon City	Kai Tak Site 2B5	Other SSFs	1 700
Islands	Tung Chung Area 103	Other SSFs	2 000
	Tung Chung Area 109	Other SSFs	1 300
Yuen Long	Long Tin Court	Other SSFs	3 100
Sub-total of Other SSFs			8 200
Yearly Total			23 500
Estimated Project Completion in 2026-27			
Southern	Wah King Street	PRH/GSH	1 200
Kwun Tong	Tak Tin Street	PRH/GSH	500
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East) (Lai Yuet Court) #	PRH/GSH	2 400
Kwai Tsing	San Kwai Street	PRH/GSH	800
	Tai Wo Hau Road Phase 2	PRH/GSH	400
North	Fanling North Area 15 East Phase 1	PRH/GSH	2 100
	Fanling North Area 15 East Phase 2	PRH/GSH	3 000
	Kwu Tung North Area 19 Phase 1	PRH/GSH	600
Yuen Long	Kam Sheung Road Site 1 Phase 1	PRH/GSH	1 000
	Kam Sheung Road Site 1 Phase 2	PRH/GSH	2 800
	Kam Sheung Road Site 6 Phase 1	PRH/GSH	700
Sub-total of PRH/GSH			15 400
Kowloon City	Kai Tak Site 2B3	Other SSFs	1 300
	Kai Tak Site 2B4	Other SSFs	1 800
Tuen Mun	Wu Shan Road	Other SSFs	2 600
North	San Wan Road	Other SSFs	400
Sub-total of Other SSFs			6 200
Yearly Total			21 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Southern	Wah Lok Path	PRH/GSH	400
Sham Shui Po	Pak Tin Phase 13	PRH/GSH	2 600
Wong Tai Sin	Mei Tung (Older Part)	PRH/GSH	2 900
Kwai Tsing	Tai Wo Hau Road Phase 1	PRH/GSH	600
	Shek Li Street	PRH/GSH	1 700
Islands	Tung Chung Area 23 Phase 1 [^]	PRH/GSH	500
	Tung Chung Area 42 Phase 1	PRH/GSH	3 300
North	Kwu Tung North Area 19 Phase 2	PRH/GSH	4 300
Yuen Long	Kam Sheung Road Site 4a Phase 1 [^]	PRH/GSH	1 400
	Kam Sheung Road Site 6 Phase 2	PRH/GSH	900
Sub-total of PRH/GSH			18 500
Kwun Tong	Pik Wan Road Site A	Other SSFs	2 400
	Pik Wan Road Site B	Other SSFs	900
Sai Kung	Ying Yip Road	Other SSFs	1 600
Yuen Long	Wang Chau Site B	Other SSFs	1 900
Sub-total of Other SSFs			6 700
Yearly Total			25 200

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2028-29			
Central and Western	Ka Wai Man Road Phase 1	PRH/GSH	900
Kowloon City	To Kwa Wan Road [^]	PRH/GSH	700
Sham Shui Po	Pak Tin Phase 12	PRH/GSH	1 900
Sha Tin	Mei Tin	PRH/GSH	500
	Sui Fai Factory Estate	PRH/GSH	1 300
Islands	Tung Chung Area 42 Phase 2	PRH/GSH	3 100
	Tung Chung Area 46 [^]	PRH/GSH	900
	Tung Chung Area 114 [^]	PRH/GSH	2 600
	Tung Chung Area 117 [^]	PRH/GSH	2 700
Yuen Long	Wang Chau Site A	PRH/GSH	2 500
	Kam Sheung Road Site 4a Phase 2 [^]	PRH/GSH	1 700
Tuen Mun	Tuen Mun Area 54 Site 4A (South)	PRH/GSH	1 500
North	Fanling Area 48 [^]	PRH/GSH	800
Sub-total of PRH/GSH			21 000
Central and Western	Ka Wai Man Road Phase 1	Other SSFs	300
Kwun Tong	Yip On Factory Estate	Other SSFs	2 300
Sham Shui Po	373 Lai Chi Kok Road [^]	Other SSFs	300
Wong Tai Sin	Junction Road [^]	Other SSFs	200
Islands	Tung Chung Area 119	Other SSFs	1 600
North	Ching Hiu Road [^]	Other SSFs	600
Yuen Long	Shap Pat Heung Road	Other SSFs	700
Tuen Mun	Tuen Mun Area 54 Site 5	Other SSFs	1 000
Sub-total of Other SSFs			7 000
Yearly Total			28 000
Five-year (2024-25 to 2028-29) Total			127 000

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.
- [^] Sites that have not been handed over to the HA.

(B) HKHS's PRH and SSFs

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2024-25			
Southern	Shek Pai Wan Road	PRH	600
North	Pak Wo Road	PRH	500
	Pak Wo Road*	PRH	300
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IB	PRH	400
Sub-total of PRH			1 700
Sai Kung	Anderson Road Quarry Site R2-3 (Hemma Amber)	SSFs	400
North	Pak Wo Road	SSFs	700
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase IA	SSFs	300
Sub-total of SSFs			1 400
Yearly Total			3 200
Estimated Project Completion in 2025-26			
Kwun Tong	Ting On Street	PRH	400
Kowloon City	Kai Tak Area 1E1	PRH	1 500
Sub-total of PRH			1 800
Kowloon City	Kai Tak Area 1E1	SSFs	700
Sai Kung	Anderson Road Quarry Site R2-2	SSFs	1 400
North	Jockey Club Road	SSFs	600
Sub-total of SSFs			2 700
Yearly Total			4 600
Estimated Project Completion in 2026-27			
Kowloon City	Kai Tak Area 2B1	SSFs	1 800
Sai Kung	Anderson Road Quarry Site R2-4	SSFs	1 000
Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Dedicated Rehousing Estate Phase II	SSFs	1 000
Sub-total of SSFs			3 700
Yearly Total			3 700

District Council Districts	Project Title	Housing Type	Estimated Flat Number
Estimated Project Completion in 2027-28			
Eastern	Ming Wah Dai Ha Phase 2	PRH	1 600
Kowloon City	Ma Tau Kok	PRH	400
North	Kwu Tung North Area 24	PRH	900
Sub-total of PRH			2 900
Kowloon City	Ma Tau Kok	SSFs	800
North	Kwu Tung North Area 24	SSFs	2 000
Sub-total of SSFs			2 800
Yearly Total			5 700
Estimated Project Completion in 2028-29			
Wong Tai Sin	Chuk Yuen United Village Site B Phase 1	PRH	700
Sub-total of PRH			700
Yearly Total			700
Five-year (2024-25 to 2028-29) Total			17 800

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.

Sites for Public Housing Development
Estimated to be Completed from 2029-30 to 2033-34
(Position as at September 2023)

Sites for public housing development expected for completion in the second five-year period (i.e. 2029-30 to 2033-34) are mostly at the planning, engineering or architectural design stage. This table sets out the latest estimated land availability years for these sites, which have been categorised based on the latest situation. The estimated overall public housing production will reach 264 300 flats, which is higher than that of the last second five-year period announced last year (i.e. 232 400 flats for 2028-29 to 2032-33).

Upon handing over of the sites to the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society (HKHS), the construction works is expected to take about 4 to 5 years but may vary depending on the conditions of individual sites. To save time, HA and HKHS will carry out pre-construction preparatory tasks, including planning brief formulation, detailed design, site investigations and tender invitations, in parallel with the land production processes mentioned above, such that the construction works can be commenced as soon as possible after the sites are handed over to HA and HKHS.

Sites	Estimated Flat Number (About)	Land Area (Hectares)	Estimated Land Availability Year
1. Technical studies and planning stage			
1a. Engineering feasibility study in progress			
Ho Chau Road, Yuen Long	1 700	2.2	2027-28
She Shan Road, Tai Po	8 400	7.1	2028-29
Tseung Kwan O Area 137 (Part)	22 700	17.3	2025-26 and 2028-29
Wing Ning Tsuen, Yuen Long	3 700	3.1	2027-28
1b. Rezoning in progress			
A Kung Ngam Village (Part)	600	1.0	2027-28
Kwai On Factory Estate	800	0.7	Under HA
Near Ngau Chi Wan Park	500	0.6	2027-28
Shap Pat Heung, Yuen Long (Brownfield)	4 000	4.0	2027-28
Tai Kei Leng, Yuen Long (Brownfield)	2 100	2.1	2027-28
Wa Shan, Sheung Shui (Brownfield)	4 200	3.8	2028-29

Sites	Estimated Flat Number (About)	Land Area (Hectares)	Estimated Land Availability Year
1c. Land resumption/detailed design in progress			
Cha Kwo Ling Village (Part)	1 000	0.6	2026-27
Chuk Yuen United Village (Part)	1 000	0.5	2025-26
Ex-Cha Kwo Ling Kaolin Mine Site	2 100	1.5	2026-27
Fanling Area 17	5 200	5.4	2027-28
Fanling North New Development Area (NDA) Areas 5, 6 West, 6 East, 8, 13, 14, 15 West and 17	19 200	16.4	2025-26 to 2028-29
Hong Po Road, Tuen Mun	9 500	7.9	2029-30
Kwu Tung North NDA Areas 12, 13, 20, 21 and 26	18 100	13.7	2026-27 and 2028-29
Ma On Shan Tsuen Road	1 900	2.3	2028-29
Ngau Chi Wan Village	2 700	1.7	2026-27 and 2027-28
San Hing Road, Tuen Mun	10 000	9.8	2027-28 and 2028-29
Shek Pai Street, Kwai Chung (Part)	2 000	2.0	2029-30
Tai Tau Leng, Sheung Shui	3 000	2.4	2028-29
Tin Tsz Road, Tin Shui Wai	8 400	9.0	2029-30
Tin Wah Road, Tin Shui Wai (Part)	2 400	1.9	2028-29
To Yuen Tung, Tai Po	2 000	3.9	2028-29
Yuen Long South Stage 2 Sites 2.1a, 2.1b, 2.3, 2.4 and 2.5	11 500	9.6	2026-27
1d. Others			
A Kung Ngam Road	600	0.5	2025-26
Ching Hong Road North , Tsing Yi (Part)	2 500	1.7	Under HA
Kwun Tong Garden Estate Site II (Part)	2 300	1.6	Under HKHS
Partial Development of Fanling Golf Course Site *	12 000	8.0	2027-28
Ping Tin Street, Lam Tin	300	0.3	Under HA
Po Shek Wu Road, Sheung Shui	1 900	1.4	2025-26
Siu Ho Wan Depot (Part)	2 900	2.1	2026-27 and 2027-28
Tsuen Nam Road, Tai Wai	400	0.4	2023-24
Wang Cheong Factory Estate	1 200	0.8	Under HA
Yue Kwong Chuen (Part)	1 300	0.7	Under HKHS
Yuen Lung Street	700	0.5	Handed over to HKHS
Sub-total	174 700	148.5	--

Sites	Estimated Flat Number (About)	Land Area (Hectares)	Estimated Land Availability Year
2. Site formation/other site preparation works soon to commence/in progress			
2a. Pending funding approval			
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA Sites 4-3, 4-4, 4-5, 4-6, 4-22, 4-24, 4-28, 5-16 and 5-17	22 100	19.1	2026-27
HSK/HT New Development Dedicated Rehousing Estate (Part)	1 000	0.7	2025-26
Kam Sheung Road Site 4a (Part)	800	1.0	2026-27
2b. Funding approved and site formation/other works soon to commence/in progress			
Chak On Road South	500	0.4	2026-27
Cheung Muk Tau	3 200	2.8	2025-26
Choi Shun Street, Sheung Shui	2 300	1.5	2024-25
Chung Nga Road West, Tai Po	1 000	1.8	2023-24
Fanling Area 48 (Part)	2 700	2.5	2025-26 and 2027-28
Ka Wai Man Road (Part)	1 100	1.8	2026-27
Kai Lung Wan North and South, Pokfulam	5 500	4.9	2024-25 and 2025-26
Kwok Shui Road, Tsuen Wan	1 700	1.4	2025-26
Long Bin (Part)	8 900	4.6	2024-25 and 2025-26
Near Tan Kwai Tsuen	7 300	4.9	2026-27
Pak Shing Kok Road, Tseung Kwan O	3 000	2.2	2023-24
Pak Tin Extension	400	0.4	2026-27
Queen's Hill Extension	4 000	4.0	2025-26
Sheung Shui Areas 4 and 30 Site 1 (Part)	600	0.8	2024-25
Tin Wah Road, Tin Shui Wai (Part)	1 300	1.0	2023-24
Tuen Hing Road, Tuen Mun	2 700	3.2	2026-27
Tung Chung Area 133	8 600	7.9	2024-25
Wah Fu North, Pokfulam	1 800	1.9	2025-26
Yau Yue Wan Village Road, Tseung Kwan O	2 600	2.9	2024-25
Yuen Long South Site 2.2	4 300	3.3	2024-25
Sub-total	87 300	75.0	--

Sites	Estimated Flat Number (About)	Land Area (Hectares)	Estimated Land Availability Year
3. Sites to be tendered under the Private Subsidised Sale Flat - Pilot Scheme			
Tung Chung Area 122	1 600	1.4	Subject to tendering of the site
Cheung Man Road, Chai Wan	700	0.5	Subject to tendering of the site
<i>Sub-total</i>	<i>2 300</i>	<i>1.9</i>	<i>--</i>
Total	264 300	225.4	--

Note: Sites are first categorised by status and then listed in alphabetical order. Land area is rounded to the nearest 0.1 hectare and may not add up to the total due to rounding, and is subject to review/detailed survey at later stage. Estimated flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to change to reflect the detailed design and relevant government policies.

* Adjustments may be required subject to further studies and the outcome of the relevant judiciary review.

- End -

CONTROLLING OFFICER'S REPLY

HB061

(Question Serial No. 2896)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (6) Support Services

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Provision for 2024-25 is \$2,693.5 million (42.8%) lower than the revised estimate for 2023-24. This is mainly due to the aggregate decrease in cash flow requirement for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (NGOs). Please advise this Committee of the following:

1. For the transitional housing projects not yet in service as at February 2023, including those under construction, tendered and funded, and those with advance works activated, have they been monitored to ensure that their construction is commenced and completed as scheduled? What is the current progress? How many transitional housing units will be added and how many have been put into service? What is the occupancy rate?
2. The Government has stated that the funding scheme would no longer accept funding applications for newly-built transitional housing on vacant land. What is the estimated amount of funding this year to subsidise NGOs in converting vacant residential or non-residential buildings into transitional housing? Based on the average funding, how many transitional housing units can be provided?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 38)

Reply:

The expenditure under the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations” (the Funding Scheme) by the Housing Bureau will only be disbursed, by instalments, to the non-government organisations (NGOs) operating the transitional housing projects upon fulfilment of project milestones as stated in the funding agreement, completion of the verification or certification of invoices or bills, as well as the completion of relevant work. The revised estimate for 2023-24 is about \$2.6935 billion lower than the original estimate. This is mainly attributable to unforeseen delays in some transitional housing projects or late submission of payment claims by the operating organisations.

Transitional housing has been well received by various sectors of the community, and benefited many families and individuals who are waiting for traditional public rental housing and inadequately housed. The Government has identified land for providing over 21 000 transitional housing units, exceeding the original target of 20 000 units.

As at mid-February 2024, about 12 200 units have come into operation. It is expected that about 7 700 units will be completed and put into service in 2024, while the remaining 1 200 units will be completed in the first quarter of 2025. Among them, under the Funding Scheme, a total of 53 transitional housing projects have been approved so far. 26 of them have come into operation, providing about 9 600 units.

Detailed information (including the operating organisation, land/property owner, location, number of units, and estimated/actual date of works commencement and completion) of the transitional housing projects funded by the Funding Scheme is at **Annex 1** (excluding the 8 hotel/guesthouse projects that were originally funded by the Community Care Fund and subsequently with funding approved under the Funding Scheme for extension of service); while the occupancy rate for the projects already put into service is at **Annex 2**.

As at mid-February 2024, the remaining funding under the Funding Scheme was about \$1.499 billion. Under the Funding Scheme, the funding ceiling for each transitional housing unit for projects converted from vacant residential buildings is \$200,000; the funding ceiling for each transitional housing unit provided through conversion of non-residential buildings is \$550,000. The estimated number of projects and amount of funding to be approved are subject to the proposals submitted by NGOs, which will be considered by the Assessment Committee for the Funding Scheme. As there was no project pending approval as at mid-February 2024, we have not specifically reserved funding in the 2024-25 budget. If there are new projects to be approved, we will mobilise the funding as needed.

**Information of the Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
1	Centre Stage Squarer Limited	Private	North Street and Hau Wo Street, Kennedy Town	29-31 North Street and 39-45 Hau Wo Street, Kennedy Town	16	January 2022	March 2022
2	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“United Court” at Tung Tau, Yuen Long	Shan Pui Road, Tung Tau, Yuen Long	1 800	May 2021	April 2022
3	The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	Cheung Shan Estate, Tsuen Wan	145	October 2021	April 2022
4	Pok Oi Hospital	Private and Government	Pok Oi Kong Ha Wai Village (Phase 1)	Kong Ha Wai, Kam Tin, Yuen Long	781	March 2021	April 2022
			Pok Oi Kong Ha Wai Village (Phase 2)		1 217	September 2021	December 2022
5	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (First Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	86	December 2021	August 2022

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
6	St. James' Settlement	Government	"James' Garden" at Chatham Road North and Hok Yuen Street	Junction of Chatham Road North and Hok Yuen Street, Kowloon	31	January 2022	August 2022
7	The Salvation Army	Government	The Salvation Army "To · Gather" @Sam Shing Transitional Housing Project	Sam Shing Estate, Tuen Mun	123	March 2022	October 2022
8	The Hong Kong Council of Social Service	Government	"LMC Hub • Yip Shing" at Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	July 2021	December 2022
9	Lok Kwan Social Service	Private	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	11-19 Peace Avenue and 22-24 Victory Avenue, Ho Man Tin and 72 Peel Street, Central	86	July 2022	December 2022
10	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Western District	Various tenement buildings in Queen's Road West, First Street, Po Tuck Street	20	November 2022	January 2023
11	Aberdeen Kai-fong Welfare Association Limited	Government	"A Square" at Carmel Road, Stanley	5 Carmel Road, Stanley	40	July 2022	March 2023
12	St. James' Settlement	Government	"James' Concourse (2nd phase)" at Yen Chow Street, Sham Shui Po	1A Yen Chow Street, Sham Shui Po	76	March 2022	April 2023
13	Food For Good Limited	Government	"Tsuen Fook Kui" at Luen Yan Street, Tsuen Wan	Luen Yan Street, Tsuen Wan (Ex-Luen Yan Street Cooked Food Bazaar)	196	April 2022	May 2023

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
14	Christian Family Service Centre	Government	“Shun Ting Terraced Home” at Cheung Shun Street, Cheung Sha Wan	Cheung Shun Street, Cheung Sha Wan	132	April 2022	June 2023
15	Yan Oi Tong Limited	Government	“Yan Oi House” at Hung Shui Kiu	Hung Yuen Road near Hung Fuk Estate, Hung Shui Kiu	410	May 2022	June 2023
16	Yan Chai Hospital Board	Government	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	212	July 2022	August 2023
17	Society for Community Organization Limited	Government	“Blossom Residence” at Yau Ma Hom Road	Junction of Yau Ma Hom Road and Cheung Wing Road, Kwai Chung	220	May 2022	September 2023
18	Christian Family Service Centre	Government	“Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O	Po Lam Road North, near Fire Station, Tseung Kwan O	384	June 2022	September 2023
19	Christian Family Service Centre	Government	“Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O	Junction of Tong Yin Street and Chi Shin Street, Tseung Kwan O	282	June 2022	September 2023
20	Sik Sik Yuen	Government	“Ho Yuet Home” at Wong Tai Sin Road	Government Land at Wong Tai Sin Road	227	July 2022	November 2023
21	Pumen Foundation Limited	Private	“Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan	115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan	85	October 2022	November 2023

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
22	Centre Stage Squarer Limited	Private	Vacant residential flats in Causeway Bay	Leighton Road and Haven Street, Causeway Bay	26	April 2023	December 2023
23	New Territories Association of Societies (Community Services) Foundation	Private and Government	“The NAScentT” at Lot 2160 in Kam Tin, Yuen Long	Lot 2160 in Kam Tin	1 028	July 2022	January 2024
24	Tung Wah Group of Hospitals	Government	“T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B2)	519	December 2022	February 2024
25	The Lok Sin Tong Benevolent Society, Kowloon	Private	“Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po	Various Lots in Demarcation District No. 26, Tai Po	1 236	August 2022	February 2024
26	Hong Kong Sheng Kung Hui Welfare Council Limited	Private	“Joyard” Transitional Housing Project at Hung Hom	5/F and 6/F, Sheng Kung Hui Holy Carpenter Church & Community Centre, 1 Dyer Avenue, Hung Hom, Kowloon	18	August 2023	February 2024
27	Christian Family Service Centre	Government	“Yap Ting Terraced Home” at Chi Shin Street (Po Yap Road), Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street near Yee Ming Estate, Tseung Kwan O	413	June 2022	Q1 2024

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
28	The Lutheran Church – Hong Kong Synod Limited	Private and Government	“CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long	Near Ta Shek Wu Tsuen, Fan Kam Road, Pat Heung, Yuen Long	535	August 2022	Q1 2024
29	Tung Wah Group of Hospitals	Government	“T-Loft@Lok Wo” at Lok Wo Sha Lane, Ma On Shan	Government Land at Lok Wo Sha Lane, Ma On Shan	436	September 2022	Q1 2024
30	The Society for Community Organization Limited	Government	“Everest Residence” at Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	103	December 2022	Q1 2024
31	The Lok Sin Tong Benevolent Society, Kowloon	Government	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	329	March 2023	Q1 2024
32	The Lutheran Church – Hong Kong Synod Limited	Government	“CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long	Near Tsat Sing Kong Tsuen, Kam Tai Road, Pat Heung, Yuen Long	909	October 2022	Q2 2024
33	Pok Oi Hospital	Government	“Pok Oi Sing Ping Village” at Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	601	November 2022	Q2 2024
34	Food For Good Limited	Government	Area 1B3, Muk On Street, Kai Tak	Muk On Street, Kai Tak (Area 1B3)	721	November 2022	Q2 2024

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
35	The Evangelical Lutheran Church of Hong Kong	Private and Government	Ngau Tam Mei North (San Tam Road), Yuen Long	San Tam Road near Ko Hang Road, Ngau Tam Mei, Yuen Long	1 080	January 2023	Q2 2024
36	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	“Good Mansion”	Hung Lok Road, Hung Hom	491	March 2023	Q2 2024
37	The Society of Rehabilitation and Crime Prevention, Hong Kong	Government	Good House	Shuen Wan, off Ting Kok Road, Tai Po (Former Shuen Wan Eu Tong Sen School)	276	June 2023	Q2 2024
38	Social Ventures Hong Kong Foundation Limited	Private	Residential flats in a tenement building in Sham Shui Po, Kowloon	Tenement building at 5 Wong Chuk Street, Sham Shui Po, Kowloon	4	Q2 2024	Q2 2024
39	Hong Kong Youth Affairs Development Foundation	Government	Former Wing On School	Tai Shu Ha Road West, Yuen Long	261	August 2023	Q3 2024
40	The Lok Sin Tong Benevolent Society, Kowloon	Private	Various tenement buildings in Hong Kong Island and Kowloon	Various tenement buildings in Quarry Bay, Shau Kei Wan, Wan Chai, Aberdeen, Happy Valley	80	September 2023	Q4 2024 ⁽²⁾

	Operating Organisation	Land / Property Owner (Private / Government)	Project Name ⁽¹⁾	Location	No. of Units	Estimated / Actual Date of Works Commencement	Estimated / Actual Date of Completion
41	Light Be	Private and Government	“Light Village”	Sheung Cheung Wai, Yuen Long	68	September 2023	Q4 2024
42	Tung Wah Group of Hospitals	Private and Government	Lau Fau Shan, Yuen Long	Various Lots in Demarcation District No. 128, Yuen Long	1 233	November 2023	Q4 2024
43	Light Be	Private	“Light Factory”	1 Tung Yuen Street, Yau Tong	166	Q1 2024	Q4 2024
44	New Territories Association of Societies (Community Services) Foundation	Private and Government	Ngau Tam Mei South (Chun Shin Road), Yuen Long	Chun Shin Road, Ngau Tam Mei, Yuen Long, New Territories	1 208	Q1 2024	Q1 2025
45	Hong Kong Housing Society	Private	Ming Wah Dai Ha, Shau Kei Wan (Second Batch)	A Kung Ngam Road, Shau Kei Wan (Ming Wah Dai Ha)	114	October 2022	Q1 2025 ⁽³⁾

Note (1): The operation period of a transitional housing project is mainly subject to when the premises/site concerned will need to be returned for developing its long-term use and the willingness of the operating organisation. Currently, the operation period of the projects ranges from about 3 to 5 years in general.

Note (2): This project has been progressively completed since December 2023 with the anticipated completion in the fourth quarter of 2024. As at mid-February 2024, 20 units were completed.

Note (3): This project has been progressively completed since the first quarter of 2023 with the anticipated completion in the first quarter of 2025. As at mid-February 2024, 89 units were completed.

**Number of Units and Occupancy Rates of the Operating Transitional Housing Projects under the
“Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”
(as at mid-February 2024)**

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
1	North Street and Hau Wo Street, Kennedy Town	Centre Stage Squarer Limited	16	10	76.9%	3	23.1%	81.3%	Urban
2	Ming Wah Dai Ha, Shau Kei Wan (First Batch and Second Batch)	Hong Kong Housing Society	175	165	100.0%	0	0.0%	94.3%	Urban
3	“James’ Garden” at Chatham Road North and Hok Yuen Street	St. James’ Settlement	31	25	86.2%	4	13.8%	93.5%	Urban
4	Peace Avenue and Victory Avenue, Ho Man Tin and Peel Street, Central	Lok Kwan Social Service	86	69	85.2%	12	14.8%	94.2%	Urban
5	Various tenement buildings in Western District	The Lok Sin Tong Benevolent Society, Kowloon	20	20	100.0%	0	0.0%	100.0%	Urban
6	“A Square” at Carmel Road, Stanley	Aberdeen Kai-fong Welfare Association Limited	40	29	76.3%	9	23.7%	95.0%	Urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
7	“James’ Concourse (2nd Phase)” at Yen Chow Street, Sham Shui Po	St. James’ Settlement	76	59	80.8%	14	19.2%	96.1%	Urban
8	“Shun Ting Terraced Home” at Cheung Shun Street, Cheung Sha Wan	Christian Family Service Centre	132	97	78.9%	26	21.1%	93.2%	Urban
9	Vacant residential flats in Causeway Bay	Centre Stage Squarer Limited	26	20	80.0%	5	20.0%	96.2%	Urban
10	Various tenement buildings in Hong Kong Island and Kowloon	The Lok Sin Tong Benevolent Society, Kowloon	20	19	100%	0	0.0%	95.0%	Urban
11	(Recent intake) “Ho Yuet Home” at Wong Tai Sin Road ⁽²⁾	Sik Sik Yuen	227	-	-	-	-	-	Urban
12	(Recent intake) “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak ⁽³⁾	Tung Wah Group of Hospitals	519	-	-	-	-	-	Urban
13	“LST Housing” at Cheung Shan Estate, Tsuen Wan (Former Tsuen Wan Lutheran School)	The Lok Sin Tong Benevolent Society, Kowloon	145	129	94.2%	8	5.8%	94.5%	Extended urban
14	“LMC Hub ● Yip Shing” at Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	116	90	78.9%	24	21.1%	98.3%	Extended urban
15	“Tsuen Fook Kui” at Luen Yan Street, Tsuen Wan	Food For Good Limited	196	157	80.1%	39	19.9%	100.0%	Extended urban

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
16	“Yan Chai Residence” at Hoi Hing Road, Tsuen Wan	Yan Chai Hospital Board	212	169	82.0%	37	18.0%	97.2%	Extended urban
17	“Blossom Residence” at Yau Ma Hom Road	Society for Community Organization Limited	220	161	73.2%	59	26.8%	100.0%	Extended urban
18	(Recent intake) “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	384	-	-	-	-	-	Extended urban
19	(Recent intake) “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O ⁽⁴⁾	Christian Family Service Centre	282	-	-	-	-	-	Extended urban
20	(Recent intake) “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan ⁽⁵⁾	Pumen Foundation Limited	85	-	-	-	-	-	Extended urban
Sub-total (projects in the urban/extended urban areas)			3 008	1 219	84.8%	240	15.2%	95.2%	
21	“United Court” at Tung Tau, Yuen Long	Hong Kong Sheng Kung Hui Welfare Council Limited	1 800	884	50.2%	878	49.8%	97.9%	New Territories
22	Pok Oi Kong Ha Wai Village	Pok Oi Hospital	1 998	860	47.9%	935	52.1%	89.8%	New Territories

	Project Name	Non-government Organisation (NGO)	No. of Units	Category A Tenant ⁽¹⁾		Category B Tenant ⁽¹⁾		Occupancy Rate	District
				No. of Units	Percentage	No. of Units	Percentage		
23	The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project	The Salvation Army	123	88	71.5%	35	28.5%	100.0%	New Territories
24	“Yan Oi House” at Hung Shui Kiu	Yan Oi Tong Limited	410	246	61.0%	157	39.0%	98.3%	New Territories
25	(Recent intake) “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po ⁽⁶⁾	The Lok Sin Tong Benevolent Society, Kowloon	1 236	-	-	-	-	-	New Territories
26	(Recent intake) “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long ⁽⁷⁾	New Territories Association of Societies (Community Services) Foundation	1 028	-	-	-	-	-	New Territories
Sub-total (projects in the New Territories)			6 595	2 078	57.7%	2 005	42.3%	96.5 %	
	Other projects (including the Community Care Fund or other schemes, e.g. the Pilot Scheme to Subsidise Using Rooms in Hotels and Guesthouses as Transitional Housing)		2 560	-	-	-	-	-	Across urban, extended urban areas and the New Territories
Total			12 163						

Note (1): NGOs operating transitional housing projects should allocate not less than 80% of the units in a project to persons who have waited for traditional public rental housing (PRH) for not less than 3 years (i.e. Category A tenants). Besides, organisations may formulate detailed criteria targeting at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who have undergone a sudden change in family situation, persons/families who are applicants for traditional PRH and have waited for less than 3 years but with imminent housing needs, etc. According to the existing mechanism, if individual organisations encounter practical difficulties in recruiting tenants, they can submit the relevant data and apply for adjusting the tenant ratio. At present, approval has been given to 8 projects (e.g. Pok Oi Kong Ha Wai Village; “United Court” at Tung Tau, Yuen Long; “The NAScenT” at Lot 2160 in Kam Tin, Yuen Long; The Salvation Army “To · Gather” @Sam Shing Transitional Housing Project; “Yan Oi House” at Hung Shui Kiu; “CONCORDIA Sheung Yue River” at Fan Kam Road, Yuen Long; “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po and “CONCORDIA Tsat Sing Kong” at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long) for adjusting their tenant ratio to either 60% : 40% or 50% : 50%. Both the number of applicants and occupancy rate are rising steadily after the adjustments.

Note (2): The “Ho Yuet Home” at Wong Tai Sin Road was completed in end November 2023 with intake started in mid-January 2024. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

Note (3): The “T-Loft@Kai Tak” at Area 1B2, Muk On Street, Kai Tak was recently completed in mid-February 2024 with intake commencing in March, hence the relevant occupancy figures are not yet available.

Note (4): The “Yin Ting Terraced Home” at Tong Yin Street, Tseung Kwan O and “Po Ting Terraced Home” at Po Lam Road North, Tseung Kwan O were completed in end September 2023 with intake started in early October. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

Note (5): The “Wellness Lodge” Castle Peak Road - Tsing Lung Tau, Tsuen Wan was completed in end November 2023 with intake started in mid-January. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

Note (6): The “Lok Sin Village” at Wong Yue Tan, Plover Cove, Tai Po was recently completed in early February 2024 with phased intake commencing in April. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

Note (7): “The NAScentT” at Lot 2160 in Kam Tin, Yuen Long was recently completed in end January 2024 with intake by batches commencing in end February. Some eligible tenants who have successfully applied have not yet moved in, and some applications are still being processed, hence the relevant occupancy figures are not yet available.

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CONTROLLING OFFICER'S REPLY

HB062

(Question Serial No. 0469)

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 Housing

Question:

It is mentioned in the document that to step up enforcement of tenancy control on subdivided units (SDUs), the Rating and Valuation Department will check landlords of no less than 1 000 SDU households on whether they have committed offences for regulated tenancies annually. There is a webpage on the Tenancy Control of Subdivided Units Information Portal stating that the Rating and Valuation Department has set up a section consisting of 50 staff to administer the provisions of the Ordinance regulating tenancies of SDUs. As regards the work related to the tenancy control on SDUs, please inform this Committee of the number of staff involved, salary expenditure, details of work, number of enforcement actions taken over the past year and prosecution efficiency.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 17)

Reply:

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force on 22 January 2022. Since the implementation of the Ordinance, the Rating and Valuation Department (RVD) has set up a dedicated team consisting of about 50 staff to undertake the relevant tasks, including handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in different districts) and taking enforcement actions as appropriate; processing and endorsing Notices of Tenancy (Forms AR2); collecting and publishing collated SDU rental data as well as publicity and education. The dedicated team also comprises an enforcement and investigation task force (the Task Force) led by 8 retired police officers. The Task Force strives to speed up investigation of suspected offence cases and collection of relevant evidence and seek advice from the Department of Justice (DoJ) to consider pursuing prosecution or other legal actions as appropriate; explores and utilises more ways to proactively identify suspected offence cases; and strengthens training for RVD's staff by leveraging the extensive experience of the retired police officers in enforcement, investigation and prosecution so as to enhance enforcement and prosecution efficiency.

As at end- March 2024, RVD identified 3 091 cases of landlords suspected of contravening the Ordinance, including 2 880 cases proactively identified by RVD through different channels and 211 complaint cases. Among these cases, RVD successfully prosecuted 201 cases (involving 169 SDU landlords) with fines ranging from \$500 to \$18,600, amounting to a total of \$374,800. There were another 53 cases prosecuted and pending hearing. Apart from the prosecuted cases, RVD also issued warning letters to the landlords of 1 423 cases relating to the submission of Form AR2 after consulting DoJ. Meanwhile, RVD is investigating 844 cases and seeking advice from DoJ regarding the other 21 cases to determine whether to take further actions. As for the remaining 549 cases, prosecution was not warranted due to insufficient evidence upon completion of investigation.

To further step up its enforcement, RVD has set a key performance indicator targeting to check landlords of no less than 1 000 SDU households in 2024-25 on whether they have committed offences for regulated tenancies. The work involves proactively requiring landlords to provide tenancy-related information for verifying their compliance with the relevant requirements. In view of the expected increase in the number of cases and workload, RVD will create 5 non-directorate civil service posts (i.e. 1 Principal Valuation Officer and 4 Senior Valuation Officers) in 2024-25 for a period of 3 years and recruit contract staff to enhance enforcement and prosecution efficiency.

In 2024-25, RVD's estimated salary expenditure for the dedicated team to implement SDU tenancy control is \$50.94 million.

- End -

CONTROLLING OFFICER'S REPLY

HB063

(Question Serial No. 2689)

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 Housing

Question:

The Department's estimated expenditure under Programme (4) Landlord and Tenant Services for 2024-25 is \$86.4 million, representing a significant increase of 36% as compared to the revised estimate of \$63.4 million for 2023-24 and an increase of 22% as compared to the actual expenditure of \$70.8 million for 2022-23. The Department explained that this is mainly due to the increase in departmental expenses and an increase of 5 posts. In this connection, will the Government inform this Committee of the following:

1. What are the main purposes (e.g. salaries, equipment and provision of additional services) for which the increased expenditure is expected to be used?
2. What are the (a) ranks, (b) posts, (c) duties and (d) salary expenditure envisaged for the 5 additional posts?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 33)

Reply:

In 2024-25, the estimated expenditure of the Rating and Valuation Department (RVD) under Programme (4) is higher than the respective expenditures in the past 2 years, which is mainly due to payment of salaries, associated operating expenses, etc. of contract staff planned to be recruited (including Project Managers, Project Officers, Valuation Officers, Rent Officers, Executive Assistants, etc.) as well as 5 non-directorate civil service posts to be created for enhancing the implementation of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance).

The above 5 non-directorate civil service posts will last for a period of 3 years, comprising 1 Principal Valuation Officer and 4 Senior Valuation Officers. Their main duties are to undertake the relevant tasks in connection with the key performance indicator set by RVD (i.e. targeting to check landlords of no less than 1 000 households of subdivided unit (SDU) in 2024-25 on whether they have committed offences for regulated tenancies), including requiring SDU landlords to provide tenancy-related information for verifying their compliance with the statutory requirements under the Ordinance. If a landlord is suspected

to have committed an offence, RVD will collect evidence and investigate the case as soon as possible and seek advice from the Department of Justice to consider pursuing prosecution or other legal actions as appropriate. In 2024-25, the estimated salary expenditure involved in the creation of the 5 non-directorate civil service posts is \$3.71 million.

- End -

CONTROLLING OFFICER'S REPLY

HB064

(Question Serial No. 2056)

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 Housing

Question:

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) came into force on 22 January 2022 to implement tenancy control on subdivided units (SDUs) with effect from that day. In this connection, will the Government inform this Committee of the following:

1. the total number of Notice of Tenancy (Form AR2) received by the Rating and Valuation Department since the implementation of the Ordinance;
2. the number and expected number of inspections of subdivided units conducted in (a) 2023 and (b) 2024 respectively by (i) the Department, and among them, jointly with (ii) the Water Supplies Department or (iii) the Buildings Department;
3. the number of enforcement actions taken by the Department since the implementation of the Ordinance (to be set out in the following table):

	(i) Non-return of Form AR2	(ii) Overcharged for water and electricity
(a) Complaints received		
(b) Complaints to be followed up		
(c) No. of people prosecuted		
(d) No. of people convicted in court		

4. the (a) manpower, (b) salary expenditure and (c) equipment expenditure earmarked by the Department for taking enforcement actions in 2024-25;
5. the Department mentioned in "Matters Requiring Special Attention in 2024-25" that it will check landlords of no less than 1 000 SDU households on whether they have committed offences for regulated tenancies. Please advise (a) how the Department will

select the cases for checking; and (b) whether there is room to increase the number of inspections by recruiting additional staff and improving efficiency.

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 14)

Reply:

1. Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) implementing tenancy control on subdivided units (SDUs) came into force and up to end-March 2024, the Rating and Valuation Department (RVD) processed a total of 29 354 Notices of Tenancy (Forms AR2).
2. RVD and the Water Supplies Department (WSD) have strengthened joint inspections by proactively visiting SDU households in various districts to promote SDU tenancy control, as well as to understand directly from the tenants if their landlords are suspected of committing the relevant offences, and to take follow-up actions as appropriate. Relevant inspection figures are tabulated as follows —

Financial Year	Number of inspections	Number of SDU households visited
2022-23	116 [98]	4 291 [3 831]
2023-24	108 [108]	3 080 [3 080]

Note: Figures in brackets [] refer to the number of joint inspections conducted by RVD and WSD. However, there was no joint inspection with the Buildings Department.

3. Since the Ordinance came into force, RVD has been taking resolute enforcement actions to combat relevant contraventions. Apart from following up on reported cases, RVD has also adopted a multi-pronged approach to proactively identify, conduct investigation into and follow up on suspected offence cases. If any contravention is found, RVD will carry out in-depth investigation and seek legal advice from the Department of Justice (DoJ) to consider pursuing prosecution or other legal actions as appropriate.

As at end-March 2024, RVD identified 3 091 cases of landlords suspected of contravening the Ordinance, including 2 880 cases proactively identified by RVD via different channels and 211 complaint cases. Among the identified cases, 3 048 are related to Form AR2 and landlords suspected of improper collection of charges (including water and electricity charges). Relevant case figures are tabulated as follows —

	(i) Number of cases suspected of non-compliance with the Ordinance in submitting Form AR2 ⁽¹⁾	(ii) Number of cases suspected of improper collection of charges (including water and electricity charges) by landlords ⁽²⁾
Cases identified	2 679	369
- Proactively by RVD	2 599	276
- By complaint	80	93
Progress of follow-up		
- Completed	1 881	330
- In progress	798	39
Warning letters issued	1 423	-
Landlords prosecuted and convicted in court	165	24

Notes: (1) The landlord must submit a Form AR2 to RVD within 60 days after the term of a regulated tenancy commences.

(2) Including cases with landlord suspected of requiring the tenant to make payments not permitted under section 120AAZL of the Ordinance, or breaching the requirements under section 120AAZM of the Ordinance when demanding from the tenant the reimbursement of the apportioned water/electricity charges.

4. RVD has set up a dedicated team consisting of about 50 staff to implement the Ordinance. The work of the team includes handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in different districts) and taking enforcement actions as appropriate; processing and endorsing Forms AR2; collecting and publishing collated SDU rental data as well as publicity and education.

RVD's dedicated team comprises an enforcement and investigation task force (the Task Force) led by 8 retired police officers. The Task Force strives to speed up investigation of suspected offence cases and collection of relevant evidence and seek advice from DOJ to consider pursuing prosecution or other legal actions as appropriate; explores and utilises more ways to proactively identify suspected offence cases; and strengthens training for RVD's staff by leveraging the extensive experience of the retired police officers in enforcement, investigation and prosecution so as to enhance enforcement and prosecution efficiency. In 2024-25, RVD will create 5 non-directorate civil service posts for a period of 3 years to cope with the expected increase in the number of cases and workload and step up enforcement.

In 2024-25, RVD's estimated salary expenditure for the dedicated team to implement SDU tenancy control is \$50.94 million.

5. To step up its enforcement, RVD has set a key performance indicator (KPI) targeting to check landlords of no less than 1 000 SDU households in 2024-25 on whether they have committed offences for regulated tenancies. Based on the information collected under the Ordinance and that obtained from different government departments (such as the Census and Statistics Department and the Buildings Department), RVD targets at the

districts with more SDUs and cases that may involve more serious / a larger number of offences, to identify the landlords of relevant SDUs and require them to provide tenancy-related information and reference documents according to priorities for verifying their compliance with the Ordinance.

In view of the expected increase in the number of cases and workload arising from the above KPI, RVD will increase manpower, including utilising the allocated resources effectively to deploy and recruit suitable non-civil service staff, to carry out the checking and related work.

- End -

CONTROLLING OFFICER'S REPLY

HB065

(Question Serial No. 3837)

Head: (62) Government Secretariat: Housing Bureau

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

Programme: (2) Building Control

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

With regard to the handling of unauthorised building works (UBWs) in buildings, please inform this Committee:

1. of the number of cases involving the handling of UBWs in different types of housing (subsidised sale flat courts / public rental housing) in the past 3 years, including the respective numbers of removal orders issued, removal orders complied with and prosecutions instigated, as well as UBWs removed and rectified.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 36)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Housing. Under the delegated authority from the Building Authority (BA) (i.e. the Director of Buildings), the 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 BA, by handling building issues of Unauthorised Building Works (UBWs) etc. Such properties include residential courts/estates of subsidised sale flats and public rental housing estates that have been sold or divested.

As regards the enforcement actions against UBWs in the above-mentioned properties, the number of removal orders issued, the number of removal orders complied with, the number of UBWs removed or rectified, and the number of referrals to the Buildings Department (BD) for consideration of prosecution against failure to comply with removal orders in the past 3 years are tabulated below:

Year	Number of removal orders issued	Number of removal orders complied with *	Number of UBWs removed or rectified*	Number of referrals to BD for consideration of prosecution against failure to comply with removal orders*
2021	546	420	1 275	17
2022	1 251	1 113	2 091	11
2023	1 533	1 177	3 141	23

* Remarks: The figures do not necessarily correspond to the removal orders issued in the same period.

The breakdown of figures for the enforcement actions against different types of properties is not available as the ICU does not maintain this information specifically in this regard.

- End -

CONTROLLING OFFICER'S REPLY**HB066****(Question Serial No. 3842)**

Head: (91) Lands Department

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

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Housing

Question:

In respect of private housing,

1. what were the number of pre-sale consent issued, the number of flats involved, and the average number of days required for processing an application in each of the past 3 years?
2. among the consent issued in the past 3 years, how long was the period between the effective date of a pre-sale consent and the expected date of completion? Please provide, in number of days, the longest and the shortest periods, as well as the average and the median.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 31)

Reply:

1. From 2021 to 2023, the Lands Department (LandsD) issued a total of 102 residential presale consents for private housing developments ^(Note 1) involving 54 610 residential units. Details are set out in the table below –

Year	Number of residential presale consent issued	Number of residential units involved	Average net processing time* (in working days)
2021	29	14 659	35
2022	38	21 078	46
2023	35	18 873	56

* Net processing time is calculated from the date when LandsD receives an application up to the date of completion of the case, excluding the time pending for replies from the applicant.

2. Amongst the residential presale consents for private housing developments issued during 2021 to 2023 ^(Note 1 and Note 2), the maximum, minimum, average and median number of calendar days between the effective date of the presale consent and the

estimated completion date of the developments are 1 035, 112, 616 and 626 respectively^(Note 3). The processing time varies having regard to the circumstances and complexity of individual cases as well as the time taken for the applicants to address the enquiries from LandsD and relevant departments.

Note 1: The presale consents issued to 4 subsidised housing developments have been excluded from the calculation as they do not belong to private housing developments.

Note 2: The presale consent of a private housing development (namely Pavilia Farm III) has been suspended in 2021 as the developer announced that the buildings would be demolished and re-constructed. Since the date of the estimated completion and that of the re-instatement of presale consent remain uncertain, the presale consent of this development has been excluded from the calculation.

Note 3: Under the Consent Scheme, the residential presale consent will not take effect earlier than 30 calendar months before the estimated completion date. Nonetheless, for the applications for presale consent of 4 developments (namely One Central Place, KT Marina (Phase 2), KT Marina (Phase 1 – KT Marina 1) and The Southside – La Montagne (Phase 4B)), since the applicants sought approval from LandsD to defer the estimated completion dates after the issue of the consents but before the commencement of sale of units, the periods between the issue of the consent and the estimated completion date of these applications are longer than 30 calendar months (1 035 days, 1 035 days, 976 days and 972 days respectively).

- End -

CONTROLLING OFFICER'S REPLY

HB067

(Question Serial No. 3559)

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 Housing

Question:

The Rating and Valuation Department (RVD) will continue to administer the provisions of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance), including Part IVA relating to tenancy control on subdivided units (SDUs), which has taken effect since 22 January 2022; and will step up enforcement of tenancy control on SDUs by checking landlords of no less than 1 000 SDU households in 2024-25 on whether they have committed offences for regulated tenancies. Please inform this Committee of the following:

1. Pursuant to the Ordinance, a landlord must, within 60 days after the term of the tenancy commences, submit a Notice of Tenancy (Form AR2) to notify RVD of the particulars of the tenancy. How many Forms AR2 have been processed by RVD since 22 January 2022?
2. Please tabulate by year the establishment and expenditure of RVD for administering the relevant provisions of the Ordinance since 22 January 2022.
3. RVD has set up an enforcement and investigation task force upon enactment of the law on tenancy control on SDUs. Please set out by year the relevant establishment and expenditure as well as the effectiveness of its work since 22 January 2022.
4. Please tabulate the number and types of cases received, convictions and penalties for committing offences under the Ordinance since January 2022.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 57)

Reply:

1. Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance (the Ordinance) that implements tenancy control on subdivided units (SDUs) came into force and up to end-March 2024, the Rating and Valuation Department (RVD) processed a total of 29 354 Notices of Tenancy (Forms AR2).

- 2.- 4. Since the implementation of the Ordinance, RVD has set up a dedicated team consisting of about 50 staff (including civil servants and contract staff) to undertake the relevant tasks, including handling and following up on enquiries, complaints and reports; providing free advisory and mediatory services to landlords and tenants on tenancy matters; proactively investigating suspected offence cases (including visiting SDU households in different districts) and taking enforcement actions as appropriate; processing and endorsing Forms AR2; collecting and publishing collated SDU rental data as well as publicity and education.

In addition, the dedicated team established an enforcement and investigation task force (the Task Force) led by retired police officers in early 2023, and the number of members of the Task Force has increased from 12 initially to 15 at present (including 8 retired police officers leading the Task Force). The Task Force strives to speed up investigation of suspected offence cases and collection of relevant evidence and seek advice from the Department of Justice (DoJ) to consider pursuing prosecution or other legal actions as appropriate; explores and utilises more ways to proactively identify suspected offence cases; and strengthens training for RVD's staff by leveraging the extensive experience of the retired police officers in enforcement, investigation and prosecution so as to enhance enforcement and prosecution efficiency.

The establishment of the above-mentioned dedicated team comprised 35 civil service posts in 2022-23 and 2023-24. To further step up its enforcement, RVD will create 5 non-directorate civil service posts (i.e. 1 Principal Valuation Officer and 4 Senior Valuation Officers) in 2024-25 for a period of 3 years, mainly responsible for undertaking the tasks of verifying whether the landlords of SDU households have committed offences for regulated tenancies, etc. The salary expenditure for the dedicated team (including civil servants and contract staff) is tabulated as follows –

Financial Year	Salary Expenditure (\$ million)
2022-23	21.93
2023-24	35.75
2024-25	50.94

Note: The salary expenditure in 2024-25 is an estimated figure.

RVD has been taking resolute enforcement actions to combat relevant contraventions. Apart from following up on reported cases, RVD has also adopted a multi-pronged approach to proactively identify, conduct investigation into and follow up on suspected offence cases. As at end-March 2024, RVD identified 3 091 cases of landlords suspected of contravening the Ordinance, including 2 880 cases proactively identified by RVD through different channels and 211 complaint cases. Relevant information is tabulated as follows –

Category	Number of cases	Number of convictions	Fines (\$)
Landlords suspected of failing to submit Form AR2 to RVD within 60 days after the term of regulated tenancy commences	2 679	165	261,500

Category	Number of cases	Number of convictions	Fines (\$)
Landlords suspected of breaching the requirements under the Ordinance when demanding from tenants reimbursement of the apportioned water or electricity charges	314	13	46,500
Landlords suspected of requiring tenants to make payments not permitted under the Ordinance	55	11	47,100
Landlords suspected of failing to provide a receipt to tenants within 7 days after receiving the rent amount	31	12	19,700
Landlords suspected of harassing tenants	8	0	0
Landlords suspected of providing false and misleading particulars to RVD	4	0	0
Total	3 091	201	374,800

Among the 3 091 cases, RVD successfully prosecuted 201 cases (involving 169 SDU landlords), with fines ranging from \$500 to \$18,600, amounting to a total of \$374,800. There were another 53 cases prosecuted and pending hearing. Apart from the prosecuted cases, RVD also issued warning letters to the landlords of 1 423 cases relating to the submission of Form AR2 after consulting DoJ.

- End -