

**Memorandum for the Subsidised Housing Committee of
the Hong Kong Housing Authority**

Members' Meeting with Concern Groups

Members are invited to note that the next meeting with concern groups will be held on **Tuesday, 15 August 2023** at the **Oi Man Estate Community Hall**, Oi Man Estate. Details of the meeting are as follows –

Concern Group	Time
Kowloon City Redevelopment and Rehousing Concern Group	2:30 p.m.
Alliance for the Monitoring of Welfare and Planning at Public Housing Estates	3:30 p.m.

2. Copies of the following are attached for your reference –

(a) Submissions from the above groups –

- Kowloon City Redevelopment and Rehousing Concern Group – **(Annex A1)**
- Alliance for the Monitoring of Welfare and Planning at Public Housing Estates – **(Annex A2)**

(b) Information brief for discussion items prepared by the Housing Department –

- Kowloon City Redevelopment and Rehousing Concern Group – **(Annex B1)**
- Alliance for the Monitoring of Welfare and Planning at Public Housing Estates – **(Annex B2)**

- (c) the list of Members attending the meeting – (**Annex C**)
- (d) the location map of the Oi Man Estate Community Hall – (**Annex D**)

3. Members who wish to listen to public's views on public housing policies are welcome to attend the meeting. Members who intend to attend the meeting are requested to inform the Secretariat (Telephone No.: 2761 7023) **before 11 August 2023** so that necessary arrangements can be made.

Ms Elisa TSUI
for Secretary, Subsidised Housing Committee
Tel. No.: 2761 6834
Fax No.: 2761 0019

File Ref. : HD1-7/COMM1/CG-1
(Corporate Services Division)
Date of Issue : 9 August 2023

致房委會

有關：爭取出席 8 月份委員與關注團體交流會 &
查詢房委會預留公屋單位給市區重建局的安排及細節

我們是「九龍城重建及安置關注組」，一班受市區重建局（下稱市建局）「衙前圍道/賈炳達道發展計劃」（KC017）重建項目所影響的租戶，特別關注受重建影響而需要接受安置的街坊。

現時，市建局會為合資格的租戶給予公屋安置，並會按原區(即九龍城區)安置原則安置受影響的租戶。根據市建局於區內所張貼的通告，市建局預計將於 2024 年下半年安置合資格的租戶。為此，我們曾去信市建局查詢安置租戶的事宜，市建局回信指實際上可獲編配公屋之租戶，其中須視乎合資格住戶對不同類型單位的需求量，房委會可提供相應數量的預留屋邨單位。因此房委會可提供的公屋單位之質量，會直接影響到接受安置的租戶。

然而，根據房委會公屋落成預測，2024-2025 年度將沒有市區(包括九龍)公屋落成。而市建局剛好預計在這年度安置九龍城區之租戶。按九龍城重建項目將影響到 500-600 戶租客，相信不少合資格租戶會選擇公屋安置。因此我們對此深表關注，市建局是否能提供足夠單位安置重建區的租戶，能否安置我們到原區，均是我們所關注之事項。

衙前圍道/賈炳達道發展計劃(KC017)於去年 5 月尾公開宣佈，市建局隨即為我們進行凍結人口登記。受重建影響的合資格租戶可獲安置上公屋，大致上的確能改善我們的居住質素，因此我們很關注往後有關安置的安排。在此，我們希望能向貴委員會反映意見，要點如下：

- 市建局表示會適時向房委會預留公屋單位，就(KC017)重建項目，市建局何時向房委會提出預留公屋單位及單位分配原則為何？
- 根據新公屋落成時間表，2024-2025 年度九龍區並沒有新公屋落成。根據市建局所提供 KC017 的收購及補償時序簡介，市建局預計最快於 2024 年下半年向租戶提出補償及遷置安排。房委會將如何配合市建局的九龍城區原區安置計劃？
- 根據新公屋落成時間表，2025-2026 年度，鄰近地區新建公屋計有位於九龍灣宏照道之地盤，以及位於啟德之地盤。未知該兩屋邨之單位會否預留給市建局作安置之用？
- 預計房委會每年會提供多少單位，以及多少不同類型單位給市建局？有關安排的準則為何？

如需知會或查詢，可透過電郵或電話聯絡本組成員：杜先生 或 林小姐

聯絡電郵： [REDACTED]
聯絡電話： [REDACTED] (杜先生)、 [REDACTED] (林小姐)

祝工作順利
此致



九龍城重建及安置關注組
2023 年 7 月 20 日

致房屋委員會：

有關互委會會址用途、屋邨管理溝通機制、社區園圃事宜

監察公共屋邨福利規劃聯盟(下稱:聯盟)是由一班關注新公屋邨社會服務的前線社工組成，成員包括正在新屋邨服務的前線社工、家庭服務中心社工及新屋邨居民等。聯盟一直推動設立恆常新屋邨社工隊協助來自五湖四海的基層居民及早適應新社區及建立互助網絡。

應上次與 貴委員會會面(2023年6月6日)時的邀請，聯盟希望繼續與 貴委員會交流各屋邨事務。

首先，由於政府於二零二二年十二月三十一日之前解散全港超過一千六百個互助委員會（互委會），香港房屋委員會（房委會）同時收回各互委會會址。房屋局曾表示會研究將200個位於大廈保安閘範圍內的單位改建為住宅、預留部分收回的互委會辦事處租予全港452隊「關愛隊」用作地區辦事處、以及租予環境保護署委聘的非牟利團體用作設立「回收便利點」。就互委會會址後續安排，聯盟希望了解預留予「關愛隊」以及「回收便利點」的互委會會址數量、剩餘互委會會址的用途，以及可以開放予團體/機構租用作福利用途的預計時間表，並希望透過本次見面向委員交流有關事宜。

第二，房委會過去透過屋邨管理諮詢委員會會議，與租戶建立良好雙向溝通平台。得悉隨著邨管會暫停運作，房委會嘗試以「租戶意見調查」收集居民對屋邨管理的意見，包括屋邨防治鼠患，以及屋邨撥款。聯盟希望了解「租戶意見調查」作為屋邨管理溝通機制的具體成效，包括各屋邨問卷的回覆率、房委會透過什麼方法向居民公佈調查結果，以及目前有項目活動大使的屋邨數量及大使數量等，以方便於會面時交流屋邨管理溝通機制事宜。

最後，感謝 貴委員會於本年六月六日交流會上就社區園圃的回覆，指房委會會設立特定準則及管理模式處理社區園圃事宜。我們肯定房委會以居民優先使用為大原則下制訂其管理模式，唯我們得悉現時個別屋邨園圃種植期有4個月/ 半年/ 1年不等，就種植期方面，我們希望了解彈性處理種植期，以及先進行下一種植期抽籤及後再收地，以減少園圃空置時間的可行性。

就上述情況，聯盟希望能夠出席交流會，就上述現況及議題作意見交流，具體內容包括：

1. 屋互委會會址後續用途
2. 屋邨管理溝通機制
3. 屋邨園圃的管理

Annex A2
(Page 2 of 2)

期待聯盟能於房委會小組委員會與關注團體交流會上與委員交流有關內容。如有查詢，請聯絡聯盟成員 姚姝雯 [REDACTED]。靜待回覆，謝謝。

監察公共屋邨福利規劃聯盟 謹啟

二零二三年七月二十一日

Reference Information for Members' Meeting with Concern Groups

Concern Group : Kowloon City Redevelopment and Rehousing
Concern Group

Discussion Items : Arrangements of Reserving Public Housing Units
for Urban Renewal Authority

Background

In accordance with the agreement between the Hong Kong Housing Authority (HA) and the Urban Renewal Authority (URA), subject to the availability of public housing resources, HA will reserve public rental housing (PRH) units for the URA to rehouse the affected clearerees of its redevelopment projects. In order to ensure fairness and consistency of PRH policy, affected clearerees have to fulfil the eligibility criteria for PRH set by HA.

HA's Arrangements of Reserving PRH units for URA

2. Each year, the URA will make a request to HA for reserving a certain number of PRH units to rehouse the affected clearerees based on demand projected for its redevelopment projects that year. Subject to the availability of public housing resources, HA will reserve PRH units for rehousing of clearerees affected by the URA's redevelopment projects.

3. Public housing resources, including the number and size of units, are unevenly distributed among districts. In setting the allocation quota, HA will, after taking into account the number of units to be reserved as requested by the URA as well as the supply of various types of PRH units and the demands of applications for other PRH categories at the time, try to arrange units to the URA for rehousing purpose. In addition, the URA will flexibly deploy its reserved PRH units to meet the changing rehousing needs of various redevelopment projects from time to time.

4. As the rehousing need may change from time to time during the progress of the URA's redevelopment projects, and some clearerees affected by redevelopment projects choose to accept ex-gratia allowance instead of PRH rehousing arrangement, the URA needs to make corresponding adjustments with HA in the actual number of PRH units to be reserved. As such, HA and the URA will closely communicate with each other to examine the situation of reserved units, so that existing PRH resources can be flexibly deployed for

rehousing the clearerees in a timely manner, thereby ensuring the rational use of PRH resources.

Way Forward

5. As one of the URA's rehousing agents, we will continue to co-operate with the URA, and, subject to the availability of resources, address the URA's demand by providing new and recovered PRH units of different sizes in estates in various districts for rehousing clearerees affected by the URA's redevelopment projects.

Reference Materials for Members' Meeting with Concern Groups

- Concern Group : Alliance for the Monitoring of Welfare and Planning at Public Housing Estates
- Discussion Items : (1) Use of Recovered Mutual Aid Committee Offices
- (2) Mechanism on Communications of Estate Management
- (3) Management of Community Gardens

(1) Use of Recovered Mutual Aid Committee Offices

The primary function of the Hong Kong Housing Authority (HA) is to assist low-income families with housing needs to gain access to affordable housing, while providing good management, proper repair and maintenance and other housing-related services. Depending on the circumstances, other facilities such as retail shops, carparks, kindergartens and welfare facilities, etc. will also be provided to cater for the daily needs of residents.

Upon dissolution of Mutual Aid Committees (MACs), HA have conducted feasibility studies on the future usage of the recovered MAC offices, and several uses have been identified. There are about 200 MAC offices located inside the security gates of public rental housing (PRH) blocks. For security reasons, these 200 offices located inside the block security gate are only suitable for domestic use or internal estate use to support the daily management functions of local estates. Our priority will be to convert them to domestic use in order to address the keen demand for PRH units.

In addition, we will need to set aside a number of recovered MAC offices in each estate for use as Municipal Solid Waste (MSW) service rooms to complement the implementation of MSW charging by the Government at the end of 2023. Moreover, the Government will set up District Services and Community Care Teams (Care Teams) in the 18 districts to support the Government's district work. To support the operation of the Care Teams, we have set aside sufficient recovered MAC offices for letting to the Care Teams for use as local offices. Besides, to complement Environmental Protection Department (EPD)'s plan to expand the recycling network into PRH estates, we will lease some suitable non-domestic premises (including recovered MAC offices) to non-profit-making organisations engaged by EPD for setting up mini-recycling stores.

If recovered MAC offices are still available after entertaining the intended uses as detailed above, and if there are organisations/institutions interested in leasing the recovered MAC offices for welfare or other uses, they can apply under the established arrangements. We will consider such applications taking into account relevant statutory requirements and regulations, technical feasibility, local views and actual circumstances of individual estates.

HA has been keeping in view the usage of non-domestic facilities in public housing estates from time to time. Given the limited spaces in public housing estates and the keen demand for non-domestic premises from various groups, entities and organisations, HA needs to balance the needs of residents for various types of services including retail, car parking and welfare facilities, etc. in consideration of the use of non-domestic facilities in order to enable the best use of resources.

(2) Mechanism on Communications of Estate Management

The MAC representatives formed the majority of the Estate Management Advisory Committee (EMAC) membership of HA. As the MAC Scheme of the Home and Youth Affairs Bureau was terminated on 1 January 2023, the operation of EMACs in PRH estates ceased correspondingly.

HA has widened the communication channels with the residents through traditional and electronic means with a view to gauging views from tenants direct. The Housing Department (HD) has placed suggestion boxes at the ground floor lobbies of domestic blocks in all estates. Apart from providing paper survey forms, QR code and hyperlink of the electronic form are printed on the notice for opinion collection to facilitate PRH tenants to complete electronic questionnaires. Since January 2023, HD has conducted Tenants' Opinion Survey by both electronic and paper forms for collecting tenants' opinions on estate management and environmental hygiene. While the Tenants' Opinion Survey on the use of Estate Funds, including carrying out minor improvement works, organising estate activities such as community building functions, carnivals, partnering functions with non-governmental organisations, publication of Estate Newsletter, procuring calendars, red packets and fai-chun for tenants, carrying out festive decoration and celebration, etc. has just been completed in mid-June 2023, HD is now collecting tenants' opinions on estate environmental hygiene. HD will release tenants' opinions through appropriate channel, e.g. Estate Newsletter.

Apart from Tenants' Opinion Survey, tenants can also exchange views with HD's staff on estate management matters and performance of service contractors by visiting our Estate Management Offices (EMOs) in person, through telephone hotline or emails, letters and suggestion boxes placed in the EMO as usual. Estate staff will attend meetings of District Councils and Area Committees regularly to discuss and collect views from them on local estate matters and HA's policies. As at mid-June 2023, the number of opinions on environmental hygiene, estate services and use of Estate Funds collected from stakeholders through different channels by HD is around 15,750.

In addition to collecting opinions from tenants and stakeholders, all EMOs will set up an Assessment Panel (AP) for selecting suitable service suppliers when conducting procurement process in order to ensure the integrity and impartiality. The membership of the AP comprising Housing Manager/Property Service Manager, Assistant Housing Manager (AHM) of the estate and another AHM or above of the same region. Local District Council Member may also be invited, if necessary. All members of the AP are required to make declaration of conflict of interest.

We will continue to promote tenants' participation in estate community building activities. We will invite the then EMAC members or tenants who are interested in participating estate management matters to be the ambassadors of specific projects or programmes. At present, about 700 tenants have been appointed as ambassadors of specific programmes such as estate ambassadors of Environmental Protection Scheme.

(3) Management of Community Gardens

HA endeavours to encourage residents of PRH estates to participate in community greening. It aims to integrate environmental protection and greening into the daily life of residents through organising various community greening activities. Residents' sense of belonging to the estates and community cohesion will thus be enhanced.

(i) Duration for use of community garden

The general duration for the use of community gardens is approximately four months, during which participants can engage in planting activities in designated small plots within the community garden. However, the estate office will formulate management measures and adjust the usage period based on factors such as the size of the community garden and the level of resident participation.

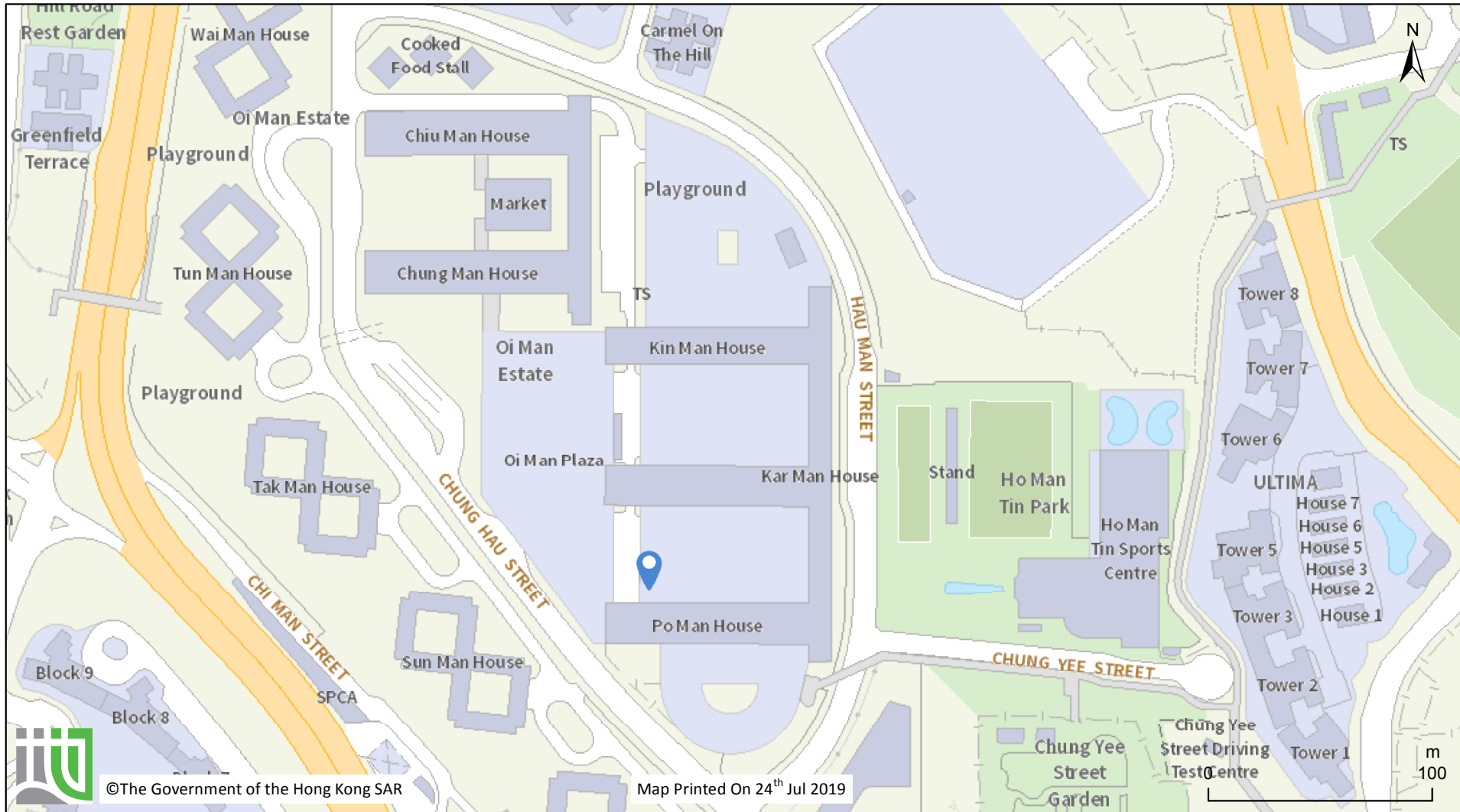
(ii) Handover period

During the handover period of the community garden usage period, the community garden will be temporarily closed to ensure the good condition of facilities in community garden. This allows the garden management personnel to arrange checking, cleaning and repairing or replacement of defective planting pots, soil improvement work such as tilling, cleaning plant roots from the soil, and adding organic growing soil.

The above arrangements are similar to the management measures of community gardens in parks by the Leisure and Cultural Services Department.

**Attendance List of
Members' Meeting with Concern Groups
on Tuesday, 15 August 2023**

Ms Cleresa WONG Pie-yue (Chairman)
Ms Clara CHAN Yuen-shan, MH
Mr Wilson OR Chong-shing, MH
Mrs May LAM-KOBAYASHI



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Location of Oi Man Estate Community Hall