

Memorandum for the Hong Kong Housing Authority

Green Form Subsidised Home Ownership Scheme Site for Sale in 2021

PURPOSE

This paper informs Members of Strategic Planning Committee's decision (SPC) at its meeting on 11 January 2021 to convert the Public Rental Housing (PRH) Development of Diamond Hill Comprehensive Development Area (CDA) Phase 2 (i.e. Blocks 3 to 5) at Wong Tai Sin (the subject site) to a Green Form Subsidised Home Ownership Scheme (GSH) project for sale in 2021.

BACKGROUND

2. Pursuant to the 2015 Policy Address, the Hong Kong Housing Authority (HA) launched a GSH pilot in 2016^{Note 1}. On 30 January 2018 (Paper No. **SHC 5/2018**), the Subsidised Housing Committee (SHC) considered the outcome of the review on the GSH pilot project and approved regularising GSH together with its major implementation details.

3. As set out in Paper No. **SHC 5/2018**, GSH facilitates the turnover of PRH units, as tenants of PRH who have purchased GSH flats will surrender their rental units for allocation to PRH applicants. For other Green Form buyers (mainly vet-passed PRH applicants) who have purchased GSH flats, HA can allocate the PRH units to other applicants with more pressing needs. Given this "one-for-one" arrangement, whilst GSH will not increase the supply of PRH, it will not reduce the supply of PRH. SHC has endorsed making reference to a set of principles^{Note 2} in selecting sites for conversion to GSH.

Note 1 King Tai Court (857 flats) in San Po Kong

Note 2

- (a) While a site may include certain public facilities, it should not contain public facilities that will incur very high management and/or maintenances fees;
- (b) The conversion of a PRH site to GSH development should not result in substantive changes to the original planning;
- (c) The site should preferably be a standalone one, or can be easily carved out from a PRH development; and
- (d) PRH development that will be completed shortly is not suitable.

4. In agreeing to regularise GSH, SHC considered it prudent to implement GSH at a more modest pace to gather experience, reduce risk of unsold flats and minimise impact on the waiting time for PRH applicants. Given this incremental approach, we continue to take account of operational experience and sales response, and consider the suitability of PRH projects for conversion to GSH projects each year. We seek SPC's approval for each proposed conversion of PRH development(s) to GSH, and then seek SHC's approval of the selling prices and sales arrangements in due course^{Note 3}.

GSH SITE FOR SALE IN 2021

5. Taking into account the endorsed site selection criteria (Paper No. **SHC 5/2018**) and SHC's views, we have assessed the various PRH projects in the pipeline. At its meeting on 11 January 2021, SPC endorsed converting the PRH development at Diamond Hill CDA Phase 2 to GSH for sale in 2021.

6. The subject site is located in Wong Tai Sin District. It is bounded by Phase 1^{Note 4} to the west, other Subsidised Sale Flats development at Diamond Hill CDA^{Note 5} to the east, Lung Cheung Road to the north, Choi Hung Road to the south, and is adjacent to Mass Transit Railway (MTR) Diamond Hill Station (site location plan and site layout plan at **Annex** refer). The development comprises the following –

- (a) Three blocks of 39 domestic storeys (Blocks 3 to 5), providing **2 112 flats** with flat size ranging from 14.1 m² to 37.7 m² in IFA;
- (b) Retail facilities;
- (c) Basement car parking facilities and loading/unloading bays; and
- (d) An eight-classroom kindergarten, an Estate Management Office, ancillary facilities and associated external works.

Note 3 GSH 2018: Lai Tsui Court (2 545 flats) in Cheung Sha Wan
GSH 2019: Dip Tsui Court (828 flats) in Chai Wan and Ching Fu Court (2 868 flats) in Tsing Yi

Note 4 Phase 1 is comprising two PRH blocks of 29 domestic storeys (Block 1) and 36 domestic storeys (Block 2), providing a total of 1 018 flats with flat size ranging from 14.1 m² to 37.5 m² in internal floor area (IFA); retail facilities; basement car parking facilities and loading/unloading bays; and ancillary facilities and associated external works.

Note 5 Other Subsidised Sale Flats development at Diamond Hill CDA is comprising two Home Ownership Scheme blocks of 38 domestic storeys (Block A) and 34 domestic storeys (Block B), providing a total of 940 flats with flat size ranging from 22.4 m² to 39.3 m² in IFA; basement car parking facilities; open loading/unloading bays; and ancillary facilities and associated external works.

7. There will be no major change to the above provisions for conversion of subject site to GSH^{Note 6}. The flats at subject site will be sold based on PRH standard without any upgrading. They are estimated to be ready for occupation in the first quarter of 2024.

FINANCIAL IMPLICATIONS

8. Before the sale of GSH flats in around May 2021, we will report the financial implications of the subject GSH project when seeking SHC's endorsement of the proposed average selling prices and sales arrangements.

WAY FORWARD

9. Subject to the progress of the necessary preparatory work for launching the sale exercise (e.g. preparation of the Government lease, the Deed of Mutual Covenant and sales documents, etc.), we plan to launch the sale of the GSH flats in around May 2021.

INFORMATION

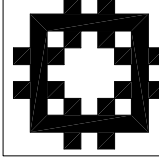
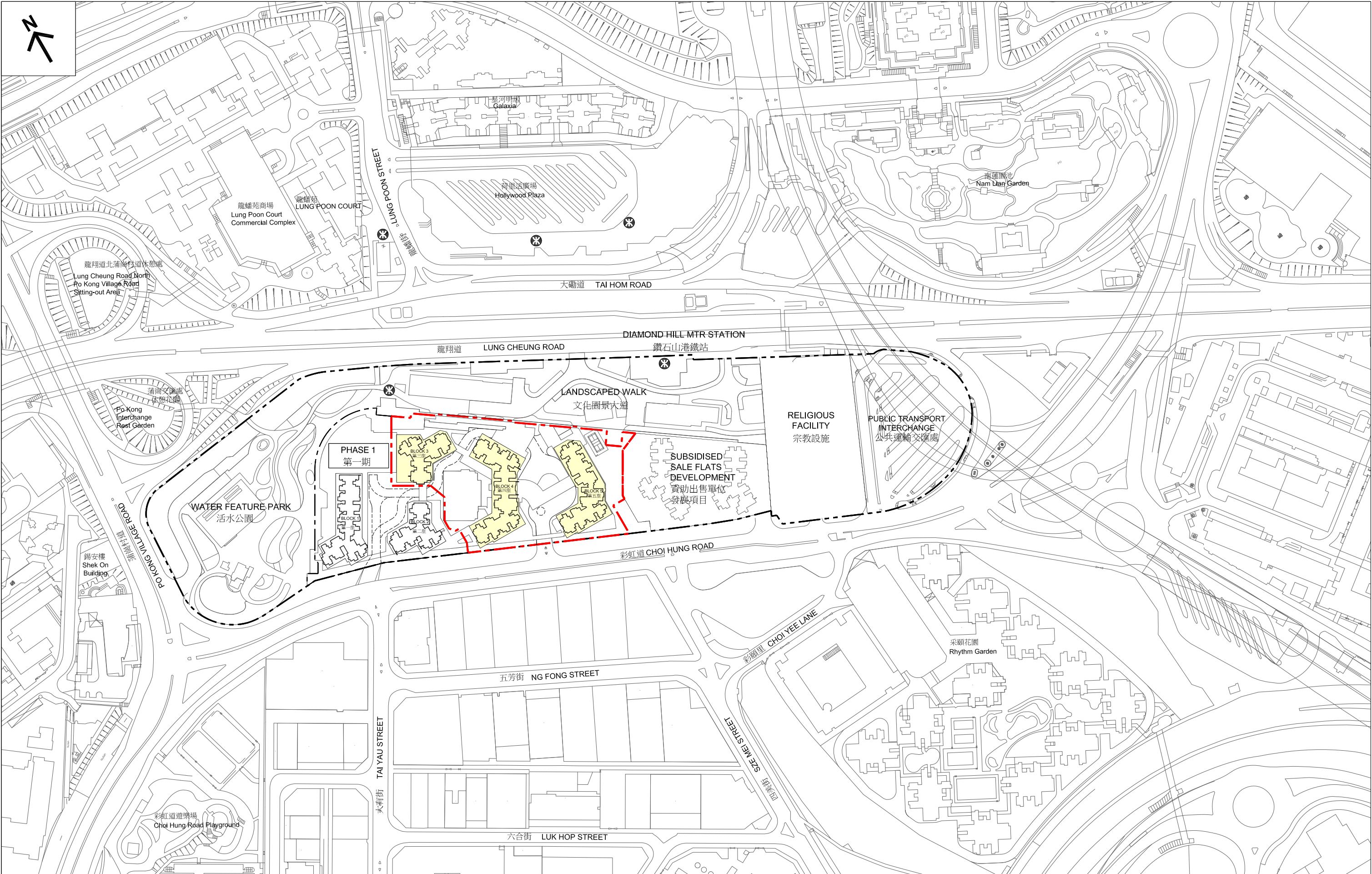
10. This paper is issued for Members' information.

Polly KWOK
Secretary, Housing Authority
Tel. No.: 2712 2712
Fax No.: 2624 5685

File Ref. : HD(A5) WT05/SPC
(Development and Construction Division)
Date of Issue : 11 January 2021

Note 6 Although there will be no major change to the provisions, some minor modifications are required to suit the management requirement of GSH including –

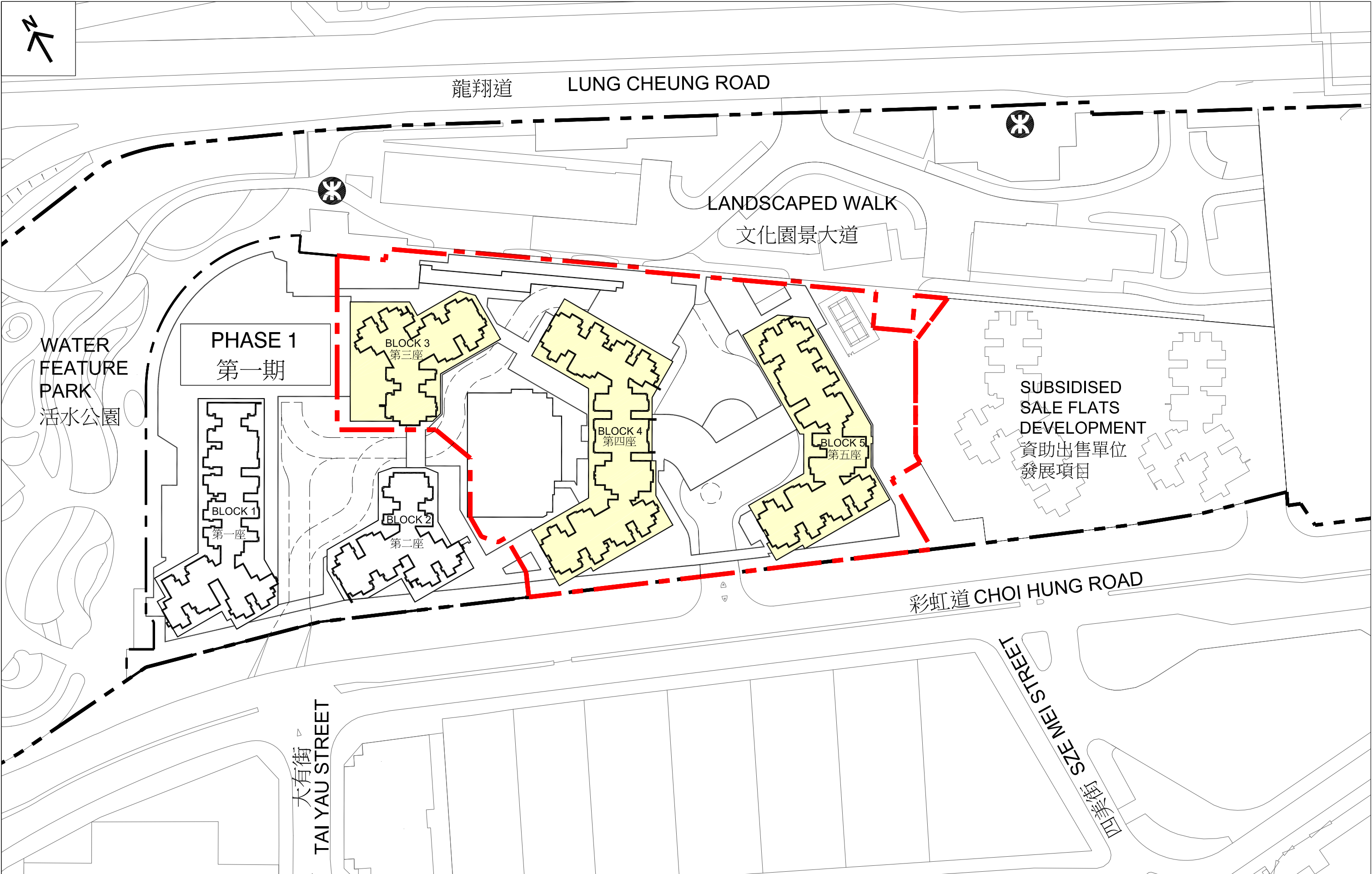
- (a) conversion of Mutual Aid Committee Rooms to Owners' Corporation Office and Artisans' Workshop; and
- (b) omission of PV panels and associated plant room.



鑽石山綜合發展區第二期 - 地盤位置圖

DIAMOND HILL COMPREHENSIVE DEVELOPMENT AREA PHASE 2 - SITE LOCATION PLAN

-  鑽石山綜合發展區
Diamond Hill Comprehensive Development Area
-  公營房屋發展計劃第二期
Public Housing Development Phase 2




 鑽石山綜合發展區第二期 - 地盤平面圖
 DIAMOND HILL COMPREHENSIVE DEVELOPMENT AREA PHASE 2 - SITE LAYOUT PLAN

 鑽石山綜合發展區
 Diamond Hill Comprehensive Development Area
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