

Memorandum for the Hong Kong Housing Authority

The Latest Position of Fai Ming Estate and Chun Yeung Estate

PURPOSE

Further to our reports to Members on 17 February, 10 July, 18 August and 18 September 2020 (vide Paper Nos. HA 4/2020, HA 15/2020, HA 22/2020 and HA 24/2020), this paper informs Members of the latest situation of Fai Ming Estate (FME) and Chun Yeung Estate (CYE).

FAI MING ESTATE

2. Sing Fai House and Tai Fai House of FME were vandalised on 26 January this year. As mentioned in Paper No. HA 15/2020, the intake of Sing Fai House commenced in mid-July this year after reinstatement and was generally completed in late July. For the severely damaged Tai Fai House, as the lengthy reinstatement works have been completed, the Housing Department (HD) has informed the prospective tenants to complete intake formalities in late November this year. As regards the retail shop in FME, we are working with the prospective tenant on intake formalities, so that it can carry out renovation and commence operation as early as possible.

CHUN YEUNG ESTATE

Blocks 4 and 5 (Chun Sze House and Chun Wu House)

3. The intake of Blocks 4 and 5 of CYE has commenced gradually since late August this year (vide Paper No. HA 24/2020), and was generally completed in late September.

Blocks 1 to 3 (Chun Yat House, Chun Yi House and Chun San House)

4. As at 13 November this year, among the about 2 200 prospective tenants of Blocks 1 to 3 of CYE who have accepted the advance offers, about 1 900 prospective tenants have chosen to wait for the CYE intake and about 280 prospective tenants have accepted the allocation offers of other estates/ Blocks 4 and 5 of CYE.

5. The Government has completely ceased the use of Blocks 1 to 3 of CYE as a quarantine centre since end September this year (vide Paper No. HA 24/2020). The three blocks were handed over to the Hong Kong Housing Authority (HA) in mid-October this year upon clearance and thorough disinfection of the relevant units. HD has immediately conducted the necessary restoration works and acceptance tests to ensure that every unit meets the specified standard of public rental housing (PRH) under HA. In view of health considerations, it has also replaced some of the internal facilities of those units that had been used for quarantine purpose. Restoration works and acceptance tests are nearly completed. Moreover, we will carry out comprehensive cleansing work, including cleaning of all communal fresh water tanks and fresh water supply pipes, disinfection of the ventilation pipes of the drainage system, cleaning of all indoor common areas (including corridors, staircases, lift lobbies and lifts) as well as outdoor areas (including gardens and sitting-out areas) of the estate, and conduct testing of fresh water samples. Having regard to the current progress, it is expected that the three blocks may commence intake gradually from around mid-December this year, and Block 3 will be the first batch.

RELIEF ARRANGEMENTS

6. The Government understands that the deferred intake of FME and CYE has caused inconvenience and disturbance to the prospective tenants concerned. Therefore, two rounds of ex-gratia payment, each of \$6,000 per household, were granted under the Anti-epidemic Fund (AEF) to eligible PRH applicants who had accepted the advance allocation offers of FME and CYE in April and July this year; and a third round of ex-gratia payment of \$6,000 was disbursed in October this year to eligible PRH applicants who had accepted the advance allocation offers of Tai Fai House of FME and Blocks 1 to 3 of CYE.

7. In view of the deferred intake of Blocks 1 to 3 of CYE to December this year, to provide further assistance, the Government will grant, for the last time, a further ex-gratia payment of \$6,000 per household under the AEF to the eligible PRH applicants concerned. The ex-gratia payment will be disbursed through cheques by post in early December this year and eligible prospective tenants will be notified separately.

8. We have already written to the prospective tenants concerned of Blocks 1 to 3, informing them of the latest situation of CYE mentioned above.

ARRANGEMENTS FOR COMMERCIAL LETTINGS

9. Up to present, three shops have commenced operation in the Chun Yeung Shopping Centre, including a convenience store and shops selling housewares and electrical appliances. In addition, we have completed intake formalities for the commercial tenants of a number of shops (including Chinese restaurant, cafe, pharmacy, etc.) and the market. Interior fitting-out works are now in progress. These shops will commence operation successively upon completion of the works.

10. In view of the deferred intake of Blocks 1 to 3 of CYE, we have made special arrangements again, allowing commercial tenants to withdraw their tenders and receive a full refund of the deposits (vide Paper No. HA 22/2020). The responses of the prospective tenants on the arrangements for commencement of operation are positive in general. In case the commercial tenants opt to withdraw their tenders, we will arrange re-tendering for letting of the shops as soon as possible.

ARRANGEMENTS FOR CAR PARK

11. We are conducting restoration works for the car park, which will commence operation as soon as the relevant works are completed.

INFORMATION

12. This paper is issued for Members' information.

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c.c. Members of HA Committees/Sub-Committees

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