

Memorandum for the Hong Kong Housing Authority

Implementation of Comprehensive Structural Investigation Programme between 2018 and 2032

PURPOSE

This paper informs Members of the implementation of the second cycle of the Comprehensive Structural Investigation Programme (CSIP) between 2018 and 2032 for aged public rental housing (PRH) estates and flatted factory (factory) estates.

BACKGROUND

2. In September 2005, the Strategic Planning Committee (SPC) approved a strategy for sustaining aged PRH estates, in the context of the 1998 Long Term Housing Strategy (LTHS). In gist, the basic principle is that “public housing blocks or estates should not be demolished unless they are structurally unsafe or beyond economic repair”. The Housing Department (HD) then started the first cycle of CSIP (first CSIP) to ascertain the structural safety and financial sustainability of 42 estates that were handed over before 1981 (Pre-1981 Estates), between 2005 and 2018.

3. In November 2011, SPC further endorsed the “Refined Policy on Redevelopment of Aged Public Rental Housing Estates”, under which HA would consider the redevelopment of individual estates with reference to four principles, i.e. structural safety, cost-effectiveness of repair works, availability of suitable rehousing resources, and build-back potential. The 2014 LTHS refers to the four principles in its strategy for redevelopment of aged PRH estates (extract at **Annex A**). CSIP plays an important role in determining the fulfillment of the first two principles.

4. Of the 42 estates under the first CSIP, the investigation of 36 estates has been completed and that of the remaining six will be completed in 2018. Based on the CSI findings, two estates, namely So Uk and Tung Tau Block 22, were found to be structurally safe but sustaining them for 15 more years would not be cost-effective. These two estates are being redeveloped. Other investigated estates were found to be structurally safe and financially sustainable for at least 15 years subject to implementation of some repair works.

5. In anticipation of the enactment of the Fire Safety (Industrial Buildings) Bill (FS(IB)B)^{Note 1}, we decided to advance the CSI for our six factory estates and a workshop building in Lai King Estate (intake between 1975 to 1984). The investigations are scheduled for completion within 2018.

THE SECOND CSIP

6. With the first CSIP completing by the end of 2018, in April 2018 SPC endorsed the implementation of the second cycle of CSIP (second CSIP) between 2018 and 2032. The second CSIP seeks to ensure the continuing structural safety and financial sustainability of blocks covered in the first CSIP, and the structural safety and sustainability of other PRH estates not covered by the first CSIP but will become aged during this period.

7. Divested non-domestic properties in HA estates, estates under the Tenants Purchase Scheme (TPS)^{Note 2}, and any estate with redevelopment programme announced are outside the scope of the CSIP. The second CSIP will cover a total of 38 PRH estates^{Note 3} and six factory estates covered in the first CSIP, and another 33 PRH estates as listed at **Annex B**. These PRH estates comprise the following three categories of blocks –

Note 1 The Security Bureau has introduced the FS(IB)B to improve fire safety standards of industrial buildings constructed before 1987, through upgrading the fire service installations and equipment and fire safety construction. According to the gazetted FS(IB)B, the Ordinance is proposed to apply to all industrial buildings, including those owned by HA.

Note 2 HD would carry on implementing the Total Maintenance Scheme and provide the Responsive In-flat Maintenance Services to those PRH units within TPS estates that are owned by HA.

Note 3 Four out of 42 estates covered in the first CSIP will not be included in the second CSIP as three of them are under redevelopment including So Uk, Tung Tau Block 22 and Pak Tin Estates, and the remaining one, Mei Tung Estate has fixed redevelopment programme.

- (a) Pre-1981 Blocks – these have been covered in the first CSIP. The second CSIP is to ensure their continual structural and financial sustainability for another 15 years.
- (b) 1981-92 Blocks – these were handed over between 1981 and 1992 and will become 40 years old between 2018 and 2032.
- (c) Post-1992 Blocks – these were handed over after 1992. We do not expect major structural issues. However, under the Second CSIP, when we do a CSI for an estate with blocks in (a) and/or (b) above, if there are Post-1992 Blocks aged over 25, we will do a preliminary CSI for the oldest block to monitor its structural quality.

8. We will schedule the investigation of individual estates mainly based on their latest conditions and age of buildings, with flexibility allowed for circumstances such as redevelopment consideration and aggravated building conditions as revealed from routine maintenance. In addition, blocks covered by the first CSIP will have their next CSI before the end of the 15-year period after their first CSI. Other aged blocks will have their CSI between 2018 and 2032 when they are about 40 years old.

HOLISITIC MAINTENANCE STRATEGY

9. The CSIP is only one of the programmes with which we update and maintain the physical conditions of our aged estates. In addition, we implement various maintenance and improvement programmes to ensure a quality living environment to our tenants, such as (a) Responsive In-flat Maintenance Services (RIMS) which provide swift response to tenants' repair requests; (b) Total Maintenance Scheme (TMS) under which we proactively inspect in-flat conditions and carry out necessary repair works; (c) Lift Modernisation Programme (LMP) to enhance conditions of lifts; and (d) For estates ascertained to be sustainable after CSI, Estate Improvement Programme (EIP) that aims to rejuvenate the estate and upgrade the provisions and facilities.

INFORMATION

10. This paper is issued for Members' information.

Polly KWOK
Secretary, Housing Authority
Tel. No.: 2761 5003
Fax No.: 2762 1110

File Ref. : HD 3-8/SCM1/1-55/23 C
(Estate Management Division)
Date of Issue : 21 December 2018

**An Extract from
2014 Long Term Housing Strategy**

Redevelopment of Aged Public Rental Housing Estates

4.4 The primary source of PRH flats is new developments. As for redevelopment of aged PRH estates, according to the “Refined Policy on Redevelopment of Aged Public Rental Housing Estates” formulated by the HA in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

4.5 In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

4.6 While redevelopment may increase PRH supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the HA’s ability in maintaining the AWT target at about three years. The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. The HA will continue to consider redevelopment on an estate-by-estate basis in accordance with its policies and criteria.

Estates to be Covered by the Second CSIP (2018-2032)

Pre-1981 Estates		Year of First Handover	1981-92 Estates		Year of First Handover
1	Model Housing	1954	1	Kai Yip [*]	1981
2	Sai Wan	1958	2	Lai Kok [*]	1981
3	Choi Hung	1962	3	Mei Lam [*]	1981
4	Ma Tau Wai	1962	4	Shui Pin Wai	1981
5	Wo Lok	1962	5	Shun Tin [*]	1981
6	Fuk Loi	1963	6	Sun Tin Wai [*]	1981
7	Wah Fu (I) & (II)	1967	7	Choi Yuen [*]	1982
8	Ping Shek	1970	8	Hing Man [*]	1982
9	Oi Man [*]	1974	9	Lok Wah (South) [*]	1982
10	Kwai Shing (West)	1975	10	Lower Wong Tai Sin (II) [*]	1982
11	Lai King	1975	11	Wang Tau Hom [*]	1982
12	Lei Muk Shue (II)	1975	12	Wu King	1982
13	Lek Yuen [*]	1975	13	Hoi Tai [^]	1982
14	Hing Wah (II)	1976	14	Chun Shing [^]	1982
15	Lai Yiu	1976	15	Sui Fai [^]	1982
16	Cheung Ching	1977	16	Butterfly [*]	1983
17	Nam Shan	1977	17	Chak On	1983
18	Tai Hing [*]	1977	18	Kwong Fuk [*]	1983
19	Wo Che [*]	1977	19	Lung Hang [*]	1983
20	Yue Wan	1977	20	Sun Chui [*]	1983
21	Cheung Shan	1978	21	Cheung Kwai	1984
22	Choi Wan (II)	1978	22	Chuk Yuen (South) [*]	1984
23	Fu Shan	1978	23	Chun Shek [*]	1984
24	Shun Lee [*]	1978	24	Lok Fu [*]	1984
25	Shun On [*]	1978	25	Sau Mau Ping Estate [*]	1984
26	Cheung Hong [*]	1979	26	Tai Hang Tung	1984
27	Choi Wan (I) [*]	1979	27	Wang Cheong [^]	1984
28	Shek Kip Mei	1979	28	Lok Wah (North) [*]	1985
29	Tai Wo Hau [*]	1979	29	Shek Lei (I) [*]	1985
30	Wan Tsui [*]	1979	30	Kwai Fong [*]	1987
31	Kwai On [^]	1979	31	Ngan Wan	1988
32	Ap Lei Chau [*]	1980	32	Kwai Shing (East) [*]	1989
33	Lung Tin	1980	33	Tsui Ping (South) [*]	1989
34	On Ting [*]	1980	34	Cheung Hang [*]	1990
35	Sam Shing [*]	1980	35	Siu Sai Wan [*]	1990
36	Sha Kok [*]	1980	36	Kwong Tin [*]	1992
37	Shek Wai Kok [*]	1980	37	Tin Yiu (I) [*]	1992
38	Tai Yuen [*]	1980			
39	Yau Oi [*]	1980			
40	Yip On [^]	1980			

* With Divested Non-domestic Properties

^ Flatted Factory Estates