

**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, 10 February 2015** at the **Oi Man Community Hall**, Oi Man Estate. Details of the meeting are as followings –

Concern Groups	Time
Federation of Public Housing Estates	2 p.m.
Society for Community Organization	3 p.m.
Wo Lok Estate Redevelopment Concern Group	4 p.m.
Public Rental Housing Households Facing Forced Transfer	5 p.m.

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

(a) reference information from the above group –

- incoming letter of Federation of Public Housing Estates

(Annex A1)
- incoming letter of Society for Community Organization

(Annex A2)
- incoming letter of Wo Lok Estate Redevelopment Concern

Group **(Annex A3)**
- incoming letter of Public Rental Housing Households Facing

Forced Transfer **(Annex A4)**

- (b) reference information prepared by the Housing Department –
- brief for discussion items proposed by Federation of Public Housing Estates (**Annex B1**)
 - brief for discussion items proposed by Society for Community Organization (**Annex B2**)
 - brief for discussion item proposed by Wo Lok Estate Redevelopment Concern Group (**Annex B3**)
 - brief for discussion items proposed by Public Rental Housing Households Facing Forced Transfer (**Annex B4**)
- (c) the list of Members attending the meeting (**Annex C**)
- (d) the location map of the Oi Man 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 5037) before **noon 6 February 2015** so that necessary arrangements can be made.

Ms Cindy CHAN
Secretary, Subsidised Housing Committee
Tel. No.: 2761 5033
Fax No.: 2761 0019

File Ref. : HD 1-7/COMM1/CG-1 Pt.9
(Corporate Services Division)
Date of Issue : 4 February 2015

Urgent Return receipt Sign Encrypt

From: "Anthony Chiu" <anthonychiu@hkph.org> 20/01/2015 14:21
To: "Angie MY AU YEUNG" <angie.ayyeung@housingauthority.gov.hk>, "Denise SM AU" <denise.au@housingauthority.gov.hk>, "Kim Yu WONG" <kimyu.wong@housingauthority.gov.hk>

cc:

bcc:

Subject: Re: 公屋聯會_報名參與2月10日房委會委員與關注團體交流會

致

房委會會議事務秘書
歐陽敏儀小姐 台端

更新交流會表達議題

1. 落實「綠表置居」計劃
2. 重推「租置計劃」

如有詳細資料，稍後附上。

公屋聯會總幹事
招國偉 謹啓
2015年1月20日



香港社區組織協會(SoCO) 基層房屋關注組 參與 2015 年 2 月「委員與關注團體交流會」

2012 年新政府上台後，宣佈設立長遠房屋策略督導委員會(下稱「長策會」)，制訂未來 10 年房屋供應策略。2014 年年尾，長遠房屋策略文件(下稱「文件」)終於出爐。其中，文件不少內容與香港房屋委員會(下稱「房委會」)制訂政策息息相關。故此，本會有數個疑問，希望屆時可以與委員作交流及討論。

(一)按照文件建議，未來 10 年只興建 20 萬個出租公屋單位(假設未有將任何公屋單位轉為居屋或其他資助出售房屋單位)，加上每年剩回收約只有 5 千至 7 千個公屋單位，房委會是否有信心未來數年可在輪候冊超過 26 萬戶申請情況下維持平均三年輪候時間承諾？如是，請問如何計算得出有關結論？如否，則房委會在平均三年輪候時間與長策會之十年大計之間未能協調情況下有何策略？

(二)雖然運輸及房屋局(下稱「運房局」)曾在立法會會議上承認 4 人住戶在輪候公屋時間較長，並承諾會增建較多大單位。可是，截止 2014 年 6 月底，共有 28,300 個一般申請人輪候 3 年以上未獲第一次配屋，其中更有 4,600 個一般申請人輪候公屋 5 年以上而未獲配屋，當中 4 人家庭佔 3,400 宗(約 74%)、5 人或以上家庭佔 990 宗(約 22%)，成為輪候冊上重災區，這情況明顯比 2013 年進一步惡化。在 2013 年 7 月至 2014 年 6 月期間獲安置入住公屋的 4 人或以上家庭只有 2,850 宗(佔總數約 14%)，但截至 2014 年 3 月底，就有超過 31,000 宗 4 人或以上家庭正在輪候公屋。房署維持每年只向 4 人或以上家庭派發約 3,000 個單位，輪候時間只會愈來愈嚴重。故此，房委會對有關公屋單位大小及輪候時間，有何具體建議及計劃？

從下表所見，近 5 年輪候冊仍然維持正增長，雖然 2013/14 年度升幅減慢，但扣除獲配公屋單位數字後，淨增長仍然超過 20,000 宗。事實上，過去 3 年，每年仍有 5-6 萬宗新申請，一般申請約佔半，未來 10 年平均每年興建的 20,000 單位之建議未有考慮此情況。

	2010 年 3 月	2011 年 3 月	2012 年 3 月	2013 年 3 月	2014 年 3 月
輪候冊數字	129,100	152,400	189,500	228,400	248,100
按年升幅	+13%	+18%	+24%	+21%	+9%

(三) 特首在選舉政綱中宣佈要確保 35 歲或以上非長者單身的平均輪候時間為 3 年，以及縮短 35 歲以下單身輪候時間；而長遠房屋策略亦建議將平均 3 年輪候目標擴展至 45 歲，甚至 35 歲。但房委會於 2014 年 10 月曾通過修訂非長者單身人士配額及計分制²，並於今年 2 月起實施有關建議。

截止 2014 年 3 月，50 歲或以上單身人士有約 13,800 人，但基於配額只有最多每年 2,200 個，故單是消化有關人士已需要超過 5 年時間。基於輪候剩增長功能大減，加上輪候冊上繼續有 50 歲或以上申請人新登記，可推算 50 歲以下申請人根本輪候無望，更莫論如何實施至 35 歲、或如何縮短 35 歲人士輪候時間。房委會如何處理 45 歲以下單身申請人的輪候問題？

(四) 雖然房委會表示會考慮保留現行制度或重新計算之分數，並採用較高者之分數。但此舉漠視一眾輪候公屋多年的非長者單身人士，屆時輪候時間較長的申請人也不足以趕過年齡較大申請人之進度，此舉只會將輪候時間的效果抵銷，只著重申請年齡，導致其輪候次序隨時由隊頭跌至隊中，甚至隊尾。但事實上，該一眾單身人士輪候多年，如有符合公屋輪候資格、甚至獨居或租住不適切居所，向上流動性明顯不如政府或長策會所預期高。故此，房委會對有關群組有何建議及策略解決其住屋問題？

以上問題主要圍繞近月幾份有關未來房屋計劃之重要文件，並與基層市民住屋問題有其大關連，故希望屆時可以就有關問題與委員作進一步討論。

聯絡方法：戚居偉 (社區組織幹事) 2725 3165 / 



香港社區組織協會
基層房屋關注組
二零一五年一月十四日

² 房委會於 2014 年 10 月《長遠房屋策略-合理分配公共租住房屋資源》之文件。

房屋署
香港房屋委員會
委員

各位委員先生/女士:

有關要求盡快重建和樂邨

我們是一班希望爭取和樂邨盡快重建的市民，我們得悉 貴委員會定期與地區團體會面，收取地區意見。因此，我們有意於 2 月 10 日與 貴委員會會面，讓各位了解我們和居民的訴求。希望 貴委員會能抽出時間，聆聽我們的聲音。

我們希望能盡快開啟和樂邨重建，既回應到居民希望盡快重建的訴求，亦令房屋的長遠供應得以增加。我們將於稍後補交正式議程，如有任何問題，歡迎致電 [REDACTED] 與鄭景陽先生聯絡。

(聯絡地址：觀塘和樂邨長安樓地下 104 室)

爭取重建和樂邨關注組
(召集人 鄭景陽代行)謹啟

2015 年 1 月 15 日

敬啟者：

本關注組希望能就有關「處理公共租住屋邨寬敞戶個案的優化措施和額外誘因」事宜與貴會委員進行會面

關注組發現，於2014年10月14日的會議上，從當日會議文件（文件編號：SHC 58 / 2014）中顯示，房委會聲稱以免租期作為一個額外誘因去「吸引」寬敞戶接受調遷，但仍然以取消租約作為對不接受調遷寬敞戶居民的懲罰手段，關注組認為，免租期並非「真正」額外誘因，因為受影響公屋居民最終仍要被迫調遷！關注組認為，唯有政府在受影響寬敞戶不用被強行取消租約的前提下，讓居民自行選擇調遷與否，這樣才是真正的「額外誘因」。

同時，關注組認為在房委會所謂「優化」政策後，寬敞戶政策仍存在很大問題；並且關注組認為房委會委員與公屋居民對有關「誘因」上有較大分歧，希望能親自與委員交流，如有查詢，歡迎聯絡黎先生，[REDACTED]。

此致
房屋委員會

公屋被迫遷戶關注組
義務幹事 黎治甫

2015年1月14日

Reference Information for Members' Meeting with Concern Groups

Concern Group : Federation of Public Housing Estates

Discussion Items: (A) "Green Form Home Ownership Pilot Scheme"
(B) Resumption of the Tenants Purchase Scheme

(A) Green Form Home Ownership Pilot Scheme"

1. Present situation

- In the 2015 Policy Address, the Chief Executive suggested that in addition to the Hong Kong Housing Authority (HA)'s Home Ownership Scheme (HOS) flats and the subsidised sale flats of Hong Kong Housing Society, there should be different forms of subsidised sale flats to meet the needs of different people. To expand the forms of subsidised home ownership and further improve the housing ladder, the Chief Executive proposed to the HA that suitable flats should be identified among its public rental housing (PRH) developments under construction for sale to "Green Form" applicants in the form of a pilot scheme, with prices set at a level lower than those of HOS flats. Target buyers would mainly be sitting PRH tenants and PRH applicants who have passed the detailed vetting and are due for PRH flat allocation. This scheme will help "Green Form" applicants achieve home ownership while releasing more PRH flats for families awaiting PRH allocation.

2. Way Forward

- The HA is now working on the implementation details for the pilot scheme, including eligibility criteria, price setting mechanism, resale arrangements, site selection principle, etc, and will announce the details at an appropriate time.

(B) Resumption of the Tenants Purchase Scheme

1. Present situation

- Since there are both flat owners and tenants under the HA in the Tenants Purchase Scheme (TPS) estates, the HA has encountered many problems with management of the TPS estates. Therefore, the HA does not intend to extend the TPS to other public housing estates. However, under the existing policy, PRH tenants in the 39 TPS estates can still opt to buy the rental flats in which they are residing in.

2. Way Forward

- Although HA does not intend to re-launch the TPS, under the existing policy, PRH tenants in the 39 TPS estates can still opt to buy the rental flats in which they are residing in. Besides, PRH tenants can purchase subsidised sale flats on the HOS Secondary Market. They can also apply for new HOS flats put up for sale by the HA with the “Green Form”. Moreover, the HA plans to implement the “Green Form Home Ownership Pilot Scheme” and is working on the implementation details, which will be announced at an appropriate time.

Reference Information for Members' Meeting with Concern Groups

Concern Group : Society for Community Organization

Discussion Items: (A) Average waiting time for public rental housing
(B) Quota and Points System

(A) Average waiting time for public rental housing

1. Present situation

- It is the objective of the Government and the HA to provide PRH to low-income families who cannot afford private rental accommodation, and to maintain the target of providing first flat offer to general applicants (i.e. family and elderly one-person applicants) at around three years on average.
- As at end-September 2014, the average waiting time¹ for general applicants was 3.1 years. The increasing number of PRH applicants and the time required for identifying suitable land for flat production are putting pressure on the average waiting time.

2. Way Forward

- The HA will continue to keep in view the number of PRH applications and average waiting time, and work closely with relevant Government departments to identify more land for PRH development. The HA will also continue to implement measures to ensure the rational use of PRH resources.
- According to the latest Public Housing Construction Programme of the HA, the total public housing production forecast for 2014/15 to 2018/19 is about 87 700 units, comprising some 77 100 PRH units

¹ Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

and some 10 600 HOS flats. The first batch of newly built 2 160 HOS flats, scheduled for completion in 2016/17, was put up for pre-sale in end-2014.

- The increased PRH production, coupled with the annual average of about 7 000 flats recovered from surrender of flats by existing tenants and enforcement actions against abuse of PRH resources, the likely increase in such recovered units from tenants who choose to buy the new HOS units as they come on stream, should help address the housing needs of those who are unable to afford private rental accommodation.

(B) Quota and Points System

1. Present situation

- It is the current policy of the Government and the HA to accord priority to general applicants (including family and elderly one-person applicants) over non-elderly one-person applicants in the allocation of PRH units. Towards this end, the Quota and Points System (QPS) was introduced in September 2005 to rationalize and to re-prioritize the allocation of PRH to non-elderly one-person applicants.
- In 2012, the Government established the Long Term Housing Strategy (LTHS) Steering Committee to provide recommendations on the LTHS of Hong Kong. On QPS, the LTHS Steering Committee was concerned that older non-elderly one-person applicants might have relatively limited upward mobility, and therefore considered that they should be given higher priority under the QPS.
- During the public consultation on the LTHS in late 2013, a considerable number of respondents agreed that more points should be given to non-elderly one-person applicants above the age of 45, and that the arrangement should be extended progressively to those over 40 and then over 35 when the supply of PRH units becomes more abundant in future. Meanwhile, the Director of Audit and the Legislative Council (LegCo) Public Accounts Committee (PAC) also considered that the HA should review the points system of the QPS with a view to introducing improvement measures.
- Taking into account the recommendations of the LTHS Steering Committee, views collected during the public consultation exercise on the LTHS, as well as views of the Director of Audit and the LegCo PAC, the HA decided to refine the QPS in October 2014, which includes awarding a one-off bonus of 60 points to non-elderly one-person applicants when they have reached the age of 45 to allow them a higher priority over other younger non-elderly one-person applicants; as well as increase the scale of “age points” from three to nine points per year of age increase at the time of application to reduce the incentive for early registration and give priority to older applicants. The HA also decided to increase the annual allocation quota for QPS from 8% to 10% of the total number of flats to be allocated to general and QPS applicants, subject to a cap which is increased from 2 000 to 2 200 units.

2. Way Forward

- In the long run, the Government has announced a supply-led LTHS in December 2014 and adopted 480 000 units as the ten-year housing supply target for 2015/16 to 2024/25, comprising a PRH supply target of 200 000 units to address the community's pressing demand for PRH.

Reference Information for Members' Meeting with Concern Groups

Concern Group : Wo Lok Estate Redevelopment Concern Group
Discussion Item : Request for Early Redevelopment of Wo Lok Estate

Request for Early Redevelopment of Wo Lok Estate

1. Existing Conditions of Wo Lok Estate

- Wo Lok Estate was completed between 1962 – 1966, aged 49 – 53 years and contains a total of 11 blocks, 1 937 rental units with a total population of about 4 600 (**Annex 1**).
- The investigation of Wo Lok Estate under the “Comprehensive Structural Investigation Programme” (CSIP) was completed in 2007. Results revealed that apart from some localised defects, all buildings were structurally safe. With the completion of structural repair and improvement works on various parts of the estate in 2009, all buildings could be sustained for 15 years or more. After the CSIP works, we have been closely monitoring the structural conditions of the buildings as well as the corrosion of steel reinforcement in concrete structures by installation of anti-corrosion devices to ensure structural safety. A large scale maintenance works under the “Estate Improvement Programme” on Wo Lok Estate was also completed in 2013.
- In addition, we have launched a five-year “Total Maintenance Scheme” to proactively inspect flats in public rental housing (PRH) estates to determine the in-flat conditions and if necessary to provide comprehensive repair services for a range of problems. All in all, the above dedicated and routine maintenance programmes would provide customer-oriented services so as to ensure that building structures and facilities are well maintained.

2. Redevelopment Policy

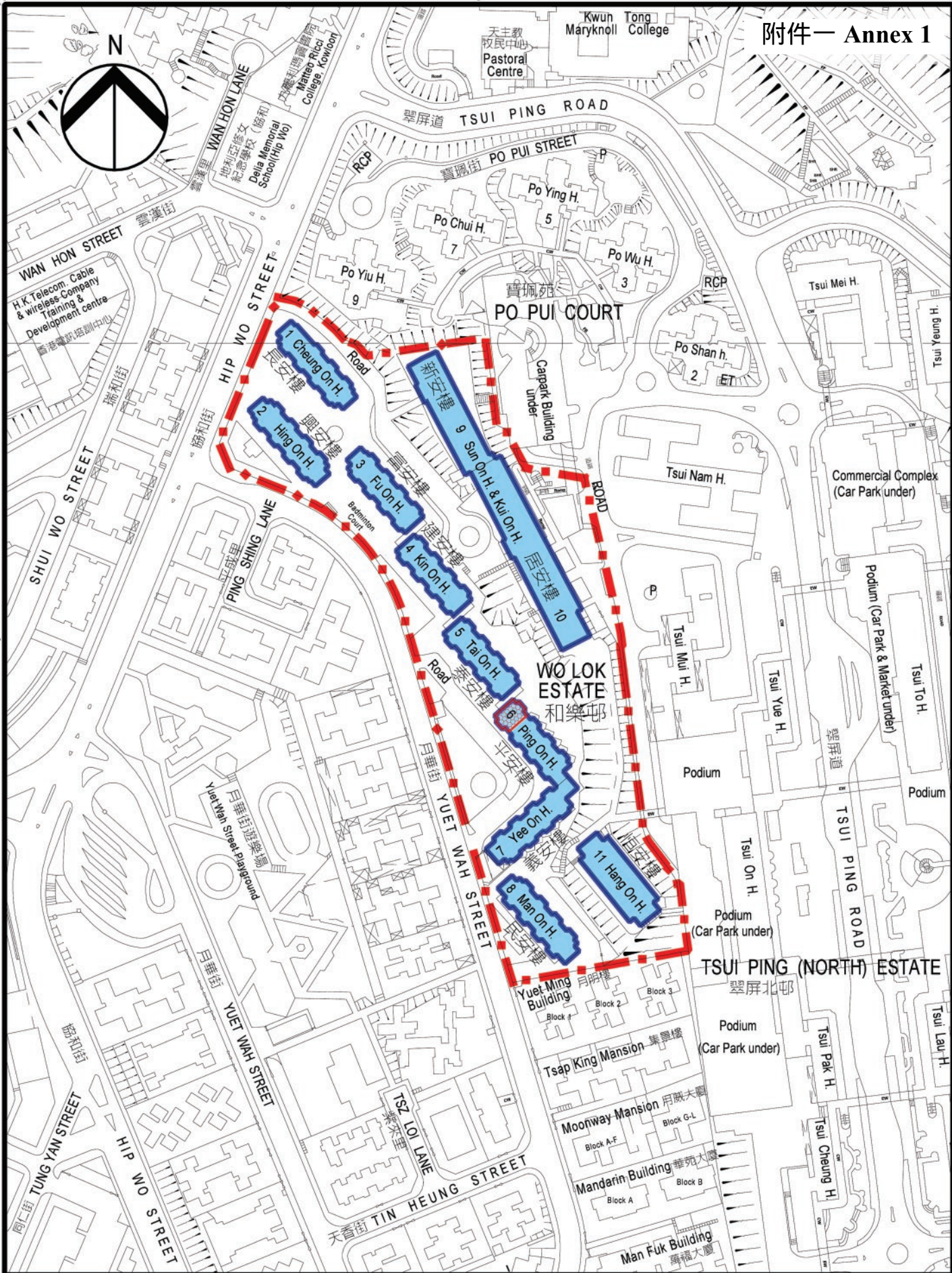
- While redevelopment may increase PRH supply over the long term, it will reduce PRH stock available for allocation in the short term. This will inevitably add further pressure on the Hong Kong Housing Authority (HA)'s ability in maintaining the target of providing first

flat offers to general applicants at around three years on average. 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. Given the current strong demand for PRH, 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. That said, the HA will continue to consider redevelopment on an estate-by-estate basis in accordance with its established refined policies and criteria on redevelopment.

- The HA's current "Refined Policy on Redevelopment of Aged Public Rental Housing Estates" adopts four basic principles in the consideration for redeveloping any individual estate, 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. In considering proposals for redeveloping individual estates, the HA will conduct a series of technical studies and consultations with relevant Government bureaux and departments, District Councils and local communities to determine the provision of associated ancillary facilities, such as community, welfare, transport and educational facilities in the wider context of the district 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.
- As for the list of 22 aged estates (including Wo Lok Estate) announced in February 2014, they are the estates with the preliminary redevelopment potential studies completed and are taken as having the potential to become redevelopment targets. All these 22 estates are structurally sound and have no immediate need for redevelopment. At present, the HA has no particular redevelopment plan or programme. For those estates that have no redevelopment plan, we will continue to upkeep and improve the buildings in accordance with the on-going "Comprehensive Structural Investigation Programme", "Estate Improvement Programme" and "Total Maintenance Scheme".

和樂邨
Wo Lok Estate

樓宇名稱 Block Name	單位總數 No. of Units	落成年份 Year of Completion	至 2015 年之樓齡 Building Age as at 2015
長安樓 Cheung On House	110	1963	52
興安樓 Hing On House	110	1963	52
富安樓 Fu On House	111	1963	52
建安樓 Kin On House	112	1962	53
泰安樓 Tai On House	107	1962	53
平安樓 Ping On House	96	1962	53
義安樓 Yee On House	96	1962	53
民安樓 Man On House	110	1963	52
新安樓 Sun On House	330	1965	50
居安樓 Kui On House	532	1965	50
恒安樓 Hang On House	223	1966	49
總數 Total	1 937		



LEGEND			LEASE BOUNDARY
			MANAGEMENT OFFICE
	NAME & DESIGNATION	INITIAL	DATE
AUTH			
CKD			
DRAWN			

PROJECT
ESTATE PROPERTY BLOCK PLAN
 DRAWING TITLE (v.o. 141 via LEASE)
WO LOK ESTATE

SCALE 1:2500

 DRG NO.
MB / B / EST / A / EWL

 ESTATE MANAGEMENT DIVISION
 HOUSING DEPARTMENT

Reference Information for Members' Meeting with Concern Groups

- Concern Group : Public Rental Housing Households Facing Forced Transfer
- Discussion Items : Enhanced Measures and Additional Incentives in Handling Under-occupation Cases

Under-occupation Policy

Background

- To rationalise the use of heavily subsidised public housing resources, the Housing Authority (HA) has put in place under-occupation (UO) policy to require households with excessive living space as a result of deletion of family members to move to another public rental housing (PRH) flat of appropriate size. The larger flats so recovered can be reallocated to households with more family members, such as applicants of the PRH and overcrowding relief exercise, etc.
- The prevailing under-occupation standards are-

Household Size (Person)	1	2	3	4	5	6
UO Standard – Internal Floor Area exceeding (m ²)	25	35	44	56	62	71

- The HA endorsed in 2007 a phased approach to tackle under-occupation. Priority was given to those Prioritised UO (PUO) (previously known as most serious UO) cases with living density exceeding 35m² per person and without elderly and disabled family members. They are required to move to flats of appropriate sizes. Other non-PUO cases can also choose to transfer to smaller flats to suit their needs.
- HA had conducted a review of the UO policy in 2010 and endorsed to continue adopting a phased approach to deal with UO cases and redefine the PUO threshold to exceeding 34m² per person and without elderly or disabled family members while other arrangements remained unchanged.

Existing UO policy

- The HA further reviewed the UO policy in June 2013 and endorsed to continue the phased approach to handle the UO cases. With effect from 1 October 2013, PUO households are those with living space according to family size, exceeding the following internal floor area and without disabled and elderly family members aged 60 or above.

Household Size (Person)	1	2	3	4	5	6
PUO standard – Internal Floor Area exceeding (m ²)	30	42	53	67	74	85

- PUO households would be given a maximum of three housing offers in the residing estate or an estate in the same District Council constituency. They would be subject to termination of tenancy if all the three housing offers were refused without justified reasons. As incentives, new flats, subject to availability of suitable resources, and Domestic Removal Allowance (DRA) would be offered to them.
- Households with disabled or elderly members aged 70 or above will be excluded from the UO list, and those with elderly members aged between 60 and 69 will continue to be placed at the end of the UO list for transfer. They are not required to transfer within the coming 3 years until the next policy review. However, households of these two categories can opt for transfer to smaller flats voluntarily according to their needs. They will also be offered DRA and new flats, subject to availability of resources.

Latest Enhanced Measures and Additional Incentives in Handling PUO Cases

- In consideration of the recommendations of the Long Term Housing Strategy Steering Committee, the Director of Audit and the views collected at the Legislative Council (LegCo) Panel on Housing meeting held on 5 May 2014 and the special meeting with public deputation held on 17 June 2014, HA has endorsed the following enhanced measures and additional incentives in implementing the UO policy on 14 October 2014.
 - (i) Exclusion of All Households with Elderly from the UO List
Considering that the motion has been passed during the LegCo Panel meeting held on 17 June 2014, HA will consider the suggestion of excluding households with members aged 60 or above from the UO list in the next UO policy review.

(ii) Temporary Stayput of PUO Households Arising from Decease of Authorised Family Members

To allow ample time for the families to recover from the emotional/psychological stress arising from death of family members, such PUO households are given a standard stayput period of one year generically, counting from the date of decease of the authorised family member.

(iii) Additional incentives for PUO transfer

As an additional incentive to encourage early transfer to smaller flats, with effect from 15 October 2014, a three-month, two-month and one-month rent waiver will be provided to PUO households who accept the first, second and third housing offer correspondingly.

- HA will uphold its fundamental policy of treating all PRH households the same irrespective of their rehousing categories. As such, all households are treated the same under the UO policy, including those previously been rehoused to larger units due to special circumstances such as redevelopment of estates and eventually became PUO households after slight changes in family composition.
- We will continue to adopt a reasonable and considerate approach in considering on individual merits the stayput request for PUO tenants with medical and social grounds, including those waiting for reunion with family members from Mainland China.

Way Forward

- The HA will continue to closely monitor the implementation of the measures in tackling UO cases and facilitate UO households to move to an appropriate flat in order to ensure rational use of public housing resources.
- We shall review the existing measures to tackle UO cases after three years of implementation and will duly consider the suggestion of excluding households with elderly members aged 60 or above from the UO list.

**Attendance List of
Members' Meeting with Concern Groups
on Tuesday, 10 February 2015**

Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
Mr MAN Yu-ming, MH
Ms Lusan HUNG Lo-shan

