

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

Notes of Members' Meeting with Concern Groups

Attached for Members' information are the notes of Members' meeting with Concern Groups held in Oi Man Community Hall, Oi Man Estate on Tuesday, 11 August 2015.

Concern Group	Discussion Item
Hong Kong Ethnic Minority Concern Group on Equal Access to Government Services	To offer equal access to all Public Rental Housing (PRH) applicants regardless of their ethnicity
Concern Group on the Redevelopment of Blocks 9, 10, 11 and 13 of Pak Tin Estate	The Flat Size of Pak Tin Estate Redevelopment
Sham Shui Po "N Have-nots" Housing Concern Group	"Green Form Subsidised Home Ownership Pilot Scheme"
Society for Community Organization (SoCO)	Quota and Points System

Ms Cindy CHAN
Secretary, Subsidised Housing Committee
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File Ref. : HD1-7/COMM1/CG-1 Pt.10
(Corporate Services Division)
Date of Issue : 30 December 2015

THE HONG KONG HOUSING AUTHORITY

Notes of Members' Meeting with Concern Groups

Date : 11 August 2015 (Tuesday)
Time : 2:17 p.m.
Venue : Oi Man Community Hall, Oi Man Estate, Homantin,
Kowloon
Concern Group : Hong Kong Ethnic Minority Concern Group on Equal
Access to Government Services

PRESENT

Members of the Housing Authority and its Committees

Mr Stanley WONG Yuen-fai, SBS, JP (Chariman)
Mr Wilson OR Chong-shing, MH
Mr Wallace HONG Wing-kwong
Ms Helen KWAN Po-jen

Representatives of the Housing Department

Miss WU Long-yee	Chief Housing Manager / Applications
Mr Samson LOK Yuk-leung	Senior Housing Manager / Applications (1)
Ms Cindy CHAN Wan	Assistant Committees' Secretary / 2 (Recording Officer)

Representatives of the Hong Kong Ethnic Minority Concern Group on Equal Access to Government Services

Ms Musurat	Ms Rashida	Ms Ghazala
Ms Sujata	Ms Shabana	Ms Akhtar
Ms Attia	Ms Rakeeba	Ms Musurat Bibi
Ms Kanta	Ms Yu Siu Po	Mr Li Ka Shu
Ms Sairah Abbas		

The Chairman welcomed representatives of the Hong Kong Ethnic Minority Concern Group on Equal Access to Government Services (The Concern Group) to attend the meeting.

2. **The Concern Group's** major concerns to be expressed at the meeting had been issued to Members before the meeting. Their views expressed at the meeting were summarized as follows –

- (a) All these years, they had kept asking for equal access to Hong Kong Housing Authority (HA)'s services. Since the last meeting with The Concern Group in 2014, little had been done to improve the service at the HA Customer Service Centre for the ethnic minority (EM) groups.
- (b) They had been waiting for a long time but still were not being allocated with Public Rental Housing (PRH). They came to Hong Kong hoping for a better living environment but it seemed that getting PRH was only a dream that could not be fulfilled.
- (c) The Department said that they had received no complaint about The Department's services to the EM. It was because the EM could not communicate with the staff of the Department and they did not know how to lodge their complaints.
- (d) There were so many EM in Hong Kong and HA should employ more EM staff to help these people. This could also create employment opportunities for EM living in Hong Kong.
- (e) The Labour Department had used the Centre for Harmony and Enhancement of Ethnic Minority Residents (CHEER)'s service and also employed EM as employment service ambassadors on short term basis. The HA should follow suit. It was understandable that it would be difficult to cater for the needs of all EM in Hong Kong but at least the present situation should be improved. As Hindi was an international language in South East Asia. EM staff who speak Hindi would be able to communicate with people who spoke Nepalese, Pakistani and Indian. These EM staff would be able to offer help to a great portion of EM.

- (f) The so called EM Hall Attendants at the HA Customer Service Centre who were employed to offer services to EM PRH applicants were actually security guards. They did not have any professional interpretation qualification and were not qualified to provide interpretation service to EM.
- (g) The interpretation service available at the HA Customer Service Centre was not very effective as the webcam and the telephone conferencing equipment were on the officers' side behind the glass partition panel. Whilst the EM applicants and the interpreters could see each other through the webcam, however, communication through the telephone conferencing equipment was not very effective and might cause communication barrier. In addition, sometimes the EM applicants were required to sign documents during interviews. However, as the interpreters could not read the documents in detail through the webcam, they could not tell the EM applicants the exact content of the documents. It would be more effective to have on-site interpretation services.
- (h) As many EM applicants did not understand Chinese and English, it was important that letters sent to them should be in their languages.
- (i) The Hospital Authority had employed EM to provide interpretation service for EM. It would be helpful if HA could also provide EM interpreters for them.
- (j) Generally speaking, the eldest sons of EM families would stay with their parents even after getting married. As such, EM families were usually very big (up to eight people). Currently they had to pay a monthly rent of around \$9,000 to \$10,000 for their houses which were very small. Usually only one person was earning money for the whole family, they found it hard to afford private housing.
- (k) The Department did not provide sufficient large PRH flats for EM. Many of the EM applicants had been waiting for four years but not been invited for interview.
- (l) For families with most of their members being adults, allocation of two smaller sized units to them would be acceptable as they could

take care of themselves. But for EM families comprised a couple and many small children (usually under 10 years old), allocation of two adjacent units, instead of two units in two different wings of the block, would facilitate care for their children.

- (m) Experience sharing was made on an EM applicant's PRH application with the assistance of CHEER.

3. The replies of **the Department's representatives** were summarized as follows –

- (a) The HA has offered a series of support services to facilitate EM's application for PRH. It was noted that awareness of EM applicants on the interpretation service provided by various support service centres had been increasing and requests for such service from applicants has also increased. Nevertheless, further enhancement of awareness of EM applicants on the interpretation service was still necessary. There were cases which EM Applicants had made prior requests for the interpretation service by CHEER but later informed that the service was not required. Instead, they brought along their friends or relatives who spoke either English or Chinese to make enquires or to attend the interviews. While the Department had been promoting to the EM the interpretation service available, the Concern Group on the other hand might also assist to disseminate the message of the availability of support services. The Department would continue to closely monitor the implementation of the existing measures and would keep close contact with the support service centres to obtain feedback from EM in order to enhance the access of non-Chinese / English speaking EM to PRH application service.
- (b) Since the average household size in Hong Kong had been decreasing and that PRH application from large family accounts for a relatively low percentage of the total number of PRH applications, in order to optimize the use of valuable land resources, currently large flats for six persons or above will no longer be designed in new PRH projects. The demand of large families would partly be met by refurbished flats. In addition, for households of eight persons or above, the Department had also been offering two new flats located in close proximity. Starting from 2015/16, when

resources permit, we would exercise flexibility to allocate two adjacent flats to families of six to seven persons, if their applications are due for allocation and that refurbished flats meeting the allocation standard of such family size is not available at that time. In making the allocation of two units for large families with minors, two flats in close proximity would be allocated to them to facilitate the parents taking care of their children.

4. **Members'** views were summarized as follows –

- (a) It would be difficult to employ EM on-site staff to provide professional interpretation service for all six nationalities. However, the two attendants at the Centre should be able to help EM applicants by directing them to the right counters and provide them with simple interpretation service. The professional interpretation service provided by CHEER through webcam at the HA Customers Service Centre should be able to help them to fill in the application forms and make enquires.
- (b) To employ on-site EM staff to provide professional interpretation service for the six different nationalities is not effective use of the Department's resources. Instead, effort should be made to enhance CHEER's interpretation services, whether in CHEER's office, on site at the HA Customers Service Centre or through webcams.
- (c) The flat size designed by the Department depended on the change of family size in Hong Kong. According to latest statistics, the average family size of Hong Kong had decreased from an average of 3.1 people to 2.9 people. The new PRH to be built were gearing towards medium and small-sized units.
- (d) The Department would allocate large refurbished units to EM family when these units were recovered for re-allocation. In view of the limited supply of these units, sometimes EM applicants would have to wait for a longer time before suitable units were available.

- (e) Under the enhanced arrangement, large families would be allocated with two adjacent smaller-sized PRH units when resources permitted. As such, their waiting time would be shortened.

5. **The Chairman** thanked the concern group for attending the meeting.

6. The meeting was adjourned at 3:05 p.m.

----- (Post-meeting submission by the Concern Group was appended at **Annex** for Members' reference.)



天主教香港教區
教區勞工牧民中心(九龍)

11th August, 2015

The Hong Kong Ethnic Minority Concern Group on Equal Access to Government Services

ہنگ کانگ کی نسلی اقلیتوں کا گورنمنٹ کی سروسز تک مساوی رسائی کے لیے فکر مند گروہ

To

Mr Stanley WONG Yuen-fai, SBS, JP,

the Chairman of the Subsidized Housing Committee of the Hong Kong Housing Authority,

The Housing Authority to Safeguard Equal Access to all Public Rental Housing Applicants

The Hong Kong Ethnic Minority Concern Group on Equal Access to Government Services (the Concern Group), on 11th August, 2015, met the Subsidized Housing Committee (the Committee) of the Hong Kong Housing Authority (HA) and demanded the fourth time for the Housing Department (HD) to offer equal access to all Public Rental Housing (PRH) applicants regardless of their ethnicity.

New cases (See Appendix), again, have been observed by the Concern Group after its last meeting with the Committee on 15th May, 2014, which resulted in, again, repetitive argument from the Committee despite refutations with facts clearly presented. As expected, these new cases revealed once again the fact that little had been done by the Housing Authority in the meantime to safeguard ethnic minorities' (EM) equal access at different stages during their PRH application.

Due to the HD's indifferent attitude towards the demands to tackle in accessibilities faced by the EM PRH applicants, we are **pressing on urging the Housing Authority to improve their administrative procedures and staffing structure to achieve genuine and user-friendly access to all PRH applicants:**

1. To hire EM officers at HA/ HACSC who specialize in interpretation on EM languages with good command in English in order to ensure precise and concise communication between EM PRH applicants and the HD. The EM officers handling the EM PRH application and vetting interviews can avoid unnecessary misunderstandings due to language barriers and cultural differences;

教會與工人  承擔並同行

CATHOLIC DIOCESE OF HONG KONG - DIOCESAN PASTORAL CENTRE FOR WORKERS (KOWLOON)

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天主教香港教區

教區勞工牧民中心(九龍)

2. To ensure equal accessibility by making all corresponding written documents, for non-Chinese PRH applicants, available in different bilingual languages (English to EM languages), including PRH application forms and all standardized corresponding letter templates, which require EM applicants to respond in English (most EMs could write their addresses and names in English). We suggest there should be an option box in the application form for the choice of the second language among six designated EM languages (Hindi, Bahasa Indonesia, Nepali, Tagalog, Urdu and Thai) to be preferred by the applicants;
3. The HD stated that “selected information on PRH application and policy was available in six EM languages in their website”. Information in EM languages should be accessed with language options should be visible on front pages, letting most EM noticing their availability;
4. Staff at the Housing Authority Customer Service Centre (HACSC) should be comprehensively and thoroughly trained in order to notice genuine needs of EM PRH applicants, to enquire for their needs and to provide interpretation services from The Centre for Harmony and Enhancement of Ethnic minority Residents (CHEER) proactively and accordingly;
5. Pledge to provide telephone interpretation service from CHEER under the condition of 4) within 20 minutes;
6. Cue cards to be presented with visibility on service and enquiry counters, allow EM PRH applicants without communicable Chinese and English proficiency to point out types of interpretation service needed;
7. Services mentioned in 4 & 6 to be continued if EM PRH applicants are required to meet PRH officers from different units.



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Appendix

Case I – Miss S

Miss S and her family have been waiting for a PRH allocation since 2013. However, she was trying to finish application procedure back in 2009. Fifth attempts have been proven failure when she tried to reach the HACSC for assistance in document supplementations after repeated written requests from the HD.

Case II – Mr. J

Mr. J is waiting for a PRH allocation since 2002.

This household is waiting for long time because of big family size (9-person) and there are few large flats for large households. The PRH application number had been due for half a year. At the same time the family faced pressure of eviction from their landlord.

Their flat's living conditions is poor with a noisy environment from nearby stores and poor structure. Though is on second floor, it is hard enough for his wife to climb up the stairs carrying their infant child. They could not sleep well at night, thus affecting their health concentration at schools and the eldest son's safety at work. There are two breadwinners only for this 9-person family. The rent costs monthly \$5200 and the landlord refuses to pay for any maintenance and insisted them to pay out of their own pocket.

The family once joined Express Flat Allocation Scheme (EFAS) flat-selection briefing while the officer, explained all the procedures in Cantonese throughout 10-15 minutes, without consulting their language preferences and needs. Until the end of the meeting the officer enquired if anyone is without Cantonese proficiency, the family raised their hands only to get a sentence of reply from the officer explaining the time period to revoke their EFAS selection.

Case III – Miss A:

Miss-A went to the HACSC for her family's vetting interview. Before the interview the DPCWKLN helped them to book interpretation service as the couple does not have proficiency in Cantonese and English. When they arrived a web camera interpretation set was arranged, but no microphone and speaker were provided. The volume was low and a number of documents they were required to sign were not interpreted as the interpreter was not on-site.

Case IV – Mr. W

Mr. W reflected to the DPCWKLN that the so-call Hall Attendants (Security Guards) misled him to change districts and delete names of his children over 18. Mr. Ali Wajid mistakenly took their advices, but found out later on longer his family had to wait after checking the "Approximate highest numbers of PRH applications that have accepted public housing offers" online under the DPCWKLN's assistance.

THE HONG KONG HOUSING AUTHORITY

Notes of Members' Meeting with Concern Groups

Date : 11 August 2015 (Tuesday)
Time : 3:10 p.m.
Venue : Oi Man Community Hall, Oi Man Estate, Homantin,
Kowloon
Concern Group : Concern Group on the Redevelopment of Blocks 9, 10, 11
and 13 of Pak Tin Estate

PRESENT

Members of the Housing Authority and its Committees

Mr Stanley WONG Yuen-fai, SBS, JP (Chariman)
Mr Wilson OR Chong-shing, MH
Mr Wallace HONG Wing-kwong
Ms Helen KWAN Po-jen

Representatives of the Housing Department

Ms Sonia YUNG Tak-ling	Chief Architect / 4
Ms Hamidah HAROON	Senior Architect / 1
Ms Cindy CHAN Wan	Assistant Committees' Secretary / 2 (Recording Officer)

Representatives of the Concern Group on the Redevelopment of Blocks 9, 10, 11 and 13 of Pak Tin Estate

(See Chinese version for names of the representatives)

The Chairman welcomed representatives of the Concern Group on the Redevelopment of Blocks 9, 10, 11 and 13 of Pak Tin Estate (the Concern Group) to the meeting.

2. **The Chairman** explained that the purpose of the meeting was to provide Members of the Housing Authority (HA) and its committees with an opportunity to meet with the representatives, and listen to their views on housing issues, which would be relayed to the committees concerned.

3. Major issues to be raised by **the Concern Group** at the meeting were sent to Members before the meeting. Views expressed at the meeting were summarised as follows:

- (a) Significant difference in flat sizes was found between the flats in Shek Kip Mei Estate for the reception of tenants affected by Pak Tin Estate Redevelopment Phase 1 (i.e. clearance of original Blocks 1, 2, 3 and 12) and the flats for the reception of tenants affected by Pak Tin Estate Redevelopment Phase 2 (i.e. clearance of Blocks 9, 10 11 and 13), especially the two-bedroom flats, with a difference of over 50 square feet. It was unfair to tenants affected by Redevelopment Phase 2, especially families of a household size with four persons or above. As the removal dates for tenants affected by the two redevelopment phases were very close, there should not be such a vast difference.
- (b) The rehousing programme of Pak Tin Estate Redevelopment was tailor-made for affected sitting tenants of Pak Tin Estate, thus should have met their needs. Before the clearance of the housing blocks concerned, the Department knew the household sizes of these flats and undertook to arrange rehousing within the same housing estate for affected tenants. Hence, the rehousing flats should be designed on the basis of this standard.
- (c) Tenants of Blocks 9, 10, 11 and 13 requested the Department to adopt the same criteria as those of the rehousing flats in Shek Kip Mei Estate, instead of making special design for them. They realised that inadequate supply of land and limited public housing resources were the issues, but considered that PRH tenants affected by the redevelopment should be treated fairly.

- (d) Members of the Legislative Council suggested minor revisions to the layout of the two-bedroom flat by the Department, making the flat 50 square feet bigger, in response to the tenants' request. The Department could simply address the issue by fully utilising the maximum plot ratio.
- (e) Over the past few years, tenants to be rehoused in Phase 2 were living under undesirable living conditions, such as noise, dust, closure of eateries as well as route diversion of bus and minibus services, arising from the redevelopment. They expected better living conditions after the redevelopment. Having learnt that the living conditions would be worse after the redevelopment, they were very disappointed and enraged.
- (f) Under the original arrangement, affected tenants (of Phase 2) could opt to move to So Uk Estate or other housing estates. Afterwards, they were offered rehousing within the same estate by the Department. Looking forward to better living conditions in future, they accepted the offer and chose to suffer a few years. Having learnt that the size of rehousing flats were much smaller than that of those in Shek Kip Mei Estate allocated to tenants of Phase 1, they felt cheated and were very dissatisfied.
- (g) As most of the tenants in Blocks 9, 10, 11 and 13 were elderly persons living with their offspring, these families were of a household size with three persons or above. Elderly persons needed more living space; would it be extremely inconvenient for them if they moved in flats with a size reduction of nearly 50 square feet?
- (h) The Department failed to fulfill its understaking during the clearance of Redevelopment Phase 1 that contractors would be invited to provide eatery services for tenants pending removal. At present, only one Hong Kong styled café continued to operate throughout the housing estate, but it was closed on Sundays. Since the Department did not invite tenders for the tenancy of the vacant shop spaces, living in the housing estate became more inconvenient. The tenants worried that route diversion of bus services after the closure of the bus terminus in mid-September would make it even more inconvenient for them then.

4. Responses of **departmental representatives** were consolidated as follows:

- (a) The HA would like to improve the environment of the housing estate and optimise the use of existing land resources through redevelopment, and to take care of the living of sitting tenants of Pak Tin Estate while increasing the supply of PRH flats to satisfy the community's demand.
- (b) Despite the phased redevelopment of Pak Tin Estate, development planning was subject to an overall plot ratio across the board. While earlier redevelopment phases (i.e. Phases 7, 8 and 11) had entered the construction stage, later ones (i.e. Phases 10 and 13) were still at the design stage. The HA would definitely fully utilise land resources in the overall development planning so as to achieve the target of increasing the supply of PRH flats.
- (c) Revisions to the flat design of earlier redevelopment phases to enlarge flat sizes would affect the planning of later redevelopment phases as this would in turn entail a corresponding reduction in flat sizes for them.
- (d) All new housing estates were planned and designed according to HA's established PRH allocation standard, which was currently set at an internal floor area (IFA) of no less than seven square metres per person. This standard was applicable to the allocation of PRH flats to applicants on the waiting list and the rehousing of PRH tenants affected by redevelopment projects.
- (e) As there were continuous enhancements to the designs of public housing to keep abreast of the times, flats completed at different times might differ in terms of design. Prior to 2000, PRH developments mainly adopted the Harmony block design with a number of variations. The younger portion of Pak Tin Estate was a case in point, as there were different types of Harmony blocks with flats in various sizes. Since 2000, the HA had begun to gradually adopt a site-specific non-standard block design, and flat sizes were determined by drawing reference from those of Harmony blocks in PRH developments. In 2006, the HA explored and put on trial a new small flat design for one-or-two-person and two-or-three-person flats. The new small flat design rationalised

the proportion of kitchen and bathroom to living and sleeping areas, and adjusted the IFA of one-or-two-person flat from about 17 square metres to about 14 square metres. Despite the reduction in size, the enhanced flat design allowed better utilisation of living space in comparison with previous designs of Harmony blocks. By the end of 2008, the HA drew on its experience in non-standard flat design over the years, and developed a series of Modular Flat Design (MFD) as a production strategy for PRH. Apart from small flat design, the MFD also covered three-or-four-person (i.e. one-bedroom) and four-or-five-person (i.e. two-bedroom) flats, and adjusted the IFA of the latter to about 37 to 38 square metres. For PRH flats completed in Shek Kip Mei Estate in 2012, the HA adopted the small flat design of 2006 and drew reference from one-bedroom and two-bedroom designs of Harmony blocks.

- (f) When the HA launched a new round of subsidised sale flats in 2011, the MFD was also adopted and they were mainly flats with an IFA of about 35 square metres. The design could optimise land resources and enhanced production efficiency. Subsequently, the design was extended to PRH, and standardised the IFA of both PRH flats and subsidised sale flats with this MFD. The layout plan of Pak Tin Estate approved in 2014 adopted this design standard as well.
- (g) In respect of the noise and dust caused by the redevelopment works, the Department had requested the contractor to provide mitigation measures in accordance with the contract. Regarding the relocation of the termini for bus and minibus in Pak Tin Estate, the Department would arrange for distribution of leaflets to provide the neighbourhood with information on the relocation sites for the termini. In addition, there were also meal delivery and canteen services provided to residents in need by social welfare agencies in the housing estate. Furthermore, regarding the tendering of vacant shop spaces, details of the tender arrangements had to be considered. Even if tender was called for, it would be possible that no one was willing to bid for the operation of the shops.

5. **Members'** views were consolidated as follows:

- (a) Established allocation standard was adopted as the planning design for all newly constructed public housing estates. At present, the

allocation standard of the HA was no less than an IFA of seven square metres per person. However, the actual flat size allocated to applicants depended on public housing resources available at the time (including newly constructed flat types).

- (b) The flat sizes in Shek Kip Mei Estate and Pak Tin Estate due for completion for the reception of households from the redevelopment of Pak Tin Estate Phase 1 were different because the two housing estates were built at different times. We could not draw direct comparisons in this aspect.
- (c) Given the current acute shortage of land resources, the Department would definitely optimise the plot ratio. It was hoped that residents would appreciate the various constraints in PRH allocation.

6. **The Chairman** thanked representatives of the Concern Group for attending the meeting.

7. The meeting was adjourned at 3:52 p.m.

THE HONG KONG HOUSING AUTHORITY

Notes of Members' Meeting with Concern Group

Date : 11 August 2015 (Tuesday)
Time : 3:55 p.m.
Venue : Oi Man Community Hall, Oi Man Estate, Ho Man Tin,
Kowloon
Concern Group : Sham Shui Po "N Have-nots" Housing Concern Group

PRESENT

Members of the Housing Authority and its Committees

Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
Mr OR chong-shing, MH
Mr Wallace HONG Wing-kwong
Ms Helen KWAN Po-jen

Representatives of the Housing Department

Mr Percy LEUNG Siu-to	Senior Administrative Officer/ Strategic Planning 1
Ms Iona SHAM Hiu-tung	Senior Administrative Officer/ Strategic Planning 2
Ms Cindy CHAN	Assistant Committees' Secretary / 2 (Recording Officer)

Representatives of the Sham Shui Po "N Have-nots" Housing Concern Group

(See Chinese version for names of the representatives)

The Chairman welcomed representatives of the Sham Shui Po “N Have-nots” Housing Concern Group (the Concern Group) to the meeting.

2. **The Chairman** explained that the purpose of the meeting was to provide Members of the Housing Authority (HA) and its committees with an opportunity to meet with the representatives, and listen to their views on housing issues, which would be relayed to the committees concerned.

3. Major issues to be raised by **the Concern Group** at the meeting were sent to Members before the meeting. Views expressed at the meeting were summarised as follows:

- (a) Although PRH households who bought their own flats under the Green Form Subsidised Home Ownership Pilot Scheme (GSH) would vacate their PRH flats, lead time was required to refurbish the flats. Applicants who should originally be allocated new flats would be allocated old flats because of the GSH. This might cause them to reject housing offers a number of times, and the waiting time of PRH applicants was indirectly extended.
- (b) Recently, the Government had preset the supply of public housing over the next 10 years. The introduction of the GSH had taken up PRH flats that should have served the PRH purpose and thus a reduction in the number of PRH flats and an extension of the waiting time of PRH applicants.
- (c) The GSH encouraged PRH residents to buy their own homes so that they would vacate their PRH flats. Superficially, the supply of PRH flats was not reduced because the acquisition of one was followed by the surrender of one. However, PRH flats that were bought under the GSH would not be used for re-allocation to PRH applicants in future. As a result, PRH flats available for allocation were reduced in effect, and people living in subdivided units (SDUs) would have to continue to face appalling living conditions. It would then take ages for them to wait for PRH allocation.
- (d) At present, the new PRH development project at San Po Kong was selected for the GSH, involving about 850 flats. If these flats were allocated to PRH applicants, it could greatly reduce their waiting time.

- (e) Living conditions of the SDUs were appalling as infestation of vermin was commonplace. Rental units derived from the subdivision of a flat with inadequate firefighting systems and poor security put occupants' lives in jeopardy.
- (f) PRH Applicants who had declined the first housing offer often had a very long wait for the second. The entire process took a whole year. In view of the large number of vacant flats that had yet to be re-allocated at present, it was hoped that the Department would follow up on the matter so as to ensure the proper use of public housing resources.
- (g) Applicants were by no means high earners. In order to become eligible for PRH application, they were compelled to take up jobs of lower pay. Sitting tenants of PRH flats were therefore generally on low incomes, and could not possibly afford home ownership. Yet, the GSH was launched to encourage PRH tenants to buy their own homes. It was doubtful whether the GSH could achieve the desired effect. The vigorous implementation of the GSH by the HA to encourage PRH tenants to pursue home ownership beyond their means would give rise to public resentment should there be a plunge in property prices in the future.
- (h) The HA would no longer be responsible for the future management of GSH flats. The Government was shifting the responsibility of providing members of the general public with rental housing, which was, in fact, a disguised cut in housing benefits to them.

4. **Members'** opinions were consolidated as follows:

- (a) Some 850 flats of the San Po Kong project under the GSH would be launched for pre-sale in the third quarter of 2016, and were expected to be ready for occupation by mid-2017. It would be premature to discuss, at this stage, whether the GSH should become a permanent feature. The HA would monitor the effectiveness of the GSH upon its launch, and review it in due course.
- (b) The GSH was not a mega project, and the number of flats involved was very small compared to the number of households currently residing in the PRH. Its effect on the total supply of PRH flats would be insignificant.

- (c) The target applicants of the GSH were PRH tenants. Upon purchasing GSH flats, these PRH tenants would vacate 850 PRH flats for re-allocation to PRH applicants. As such, there would not be any reduction in the supply of PRH flats. However, there might be some delays in the lead time for re-allocation of recovered flats as they had to be refurbished first.
- (d) Taking the figures in 2015-16 as an example, the number of PRH flats made available for allocation was about 35 000, including over 22 000 newly completed flats and over 12 000 recovered flats. Slight delay in the allocation of 850 flats would not cause significant impact on the overall waiting time.
- (e) The Department set out in its performance indicators that the vacancy rate for PRH flats should not exceed 1.5%. In July 2015, the Department achieved this target with a vacancy rate of 0.5%. The Subsidised Housing Committee would closely monitor the situation to ensure the effective use of public housing resources.
- (f) Both subsidised sale flats and PRH flats were public housing. In future public housing development projects, the Government would endeavour to keep the interchangeability of these two categories of flats to a certain extent. Hence, it was not necessary to make a rigid distinction between the sites for PRH and for subsidised sale flats.
- (g) The HA had no intention to encourage members of the general public to purchase their own homes. Home ownership was purely a long-term decision made by an individual or his family on the basis of affordability. Views collected over these few years indicated that some PRH tenants really wished to achieve home ownership when their financial position improved. The launch of the Home Ownership Scheme (HOS) and GSH aimed at satisfying public aspiration for home ownership. In the pre-sale of the new phase HOS development, 60% of the flats were purchased by green form buyers, reflecting a substantial demand for home ownership by PRH tenants.
- (h) PRH flats, HOS flats and GSH flats were all subsidised housing. Management and maintenance services to rental flats would be continuously provided by the Government; while those to flats

under subsidised home ownership schemes would be given by DMC Managers or Owners' Corporations.

5. **The Chairman** thanked representatives of the Concern Group for attending the meeting.

6. The meeting was adjourned at 4:53 p.m.

----- (Post-meeting submission by the Concern Group was appended at **Annex** for Members' reference.)

深水埗 N 無人士房屋關注組

「反對房委會推出綠置居計劃，善用土地資源興建公屋解決住屋需要」
立場信 2015.8.11

房委會資助房屋小組於5月通過綠表置居先導計劃，計劃推出資助出售房屋給予原來居住於公屋居民(即綠表申請人)申請，鼓勵他們自置居所。然而，直至2015年6月底，最新公屋輪候個案高達282,000宗，關注組成員普遍已輪候5年以上，遠超房署3年上樓的承諾，大量基層人士上樓無期。

現時大量基層市民居住在劏房，在政府取消租金管制後，我們被逼承擔高昂租金，加上公屋供應嚴重短缺的情況下，我們需長時間居住於惡劣且危險的環境。綠置居計劃不但無助回應市民的安居需要，還會鼓吹置業氣氛，衍生更嚴重的房屋問題。

反對「綠置居」計劃理據如下：

1. 推出綠置居變相減少公屋單位供應

長策會建議未來10年提供200,000個公屋單位及90,000個資助出售單位，但根據運輸及房屋局數字，近五年只有81,600個新公屋單位落成。政府經常指香港土地短缺，房委會現時提出「綠置居」計劃，使用公營土地興建房屋出售，已通過把原來新蒲崗公屋發展計劃(約850個單位)轉位「綠置居」，變相令可以用作興建公屋的土地減少，延長正在輪候公屋申請人的輪候時間。

2. 綠置居延長輪候公屋的市民輪候上樓的時間

綠置居計劃中，原有公屋的住戶買樓後騰出了的公屋單位，但翻新工程需時，延長了輪候公屋單位市民的上樓時間，需繼續捱多幾個月昂貴租金，租住多幾個月的惡劣居所；再者，因綠置居計劃變成編配舊公屋單位，變相減少得到新公屋的機會，他們若多次不選擇單位，亦會延長了整體輪候上樓的時間。

3. 鼓吹置業買樓，變相推高樓價及租金

房委會作為公營機構，理應協助市民「安居」，而非滿足置業意願，現時房委會推出綠置居計劃，變相鼓勵市民買樓置業。對現有公屋住戶而言，大部份未必真的有需要買樓，若有部份公屋住戶真的有能力買樓，他們還可選擇居屋，政府這時帶頭鼓吹置業買樓，變相推高市場樓價及租金。

4. 把公營房屋資源推出私人市場，政府不承擔管理責任

房委會推出資助房屋計劃，以公營土地及公帑興建房屋出售，雖然這類房屋設有轉售限制，但近期已出現二手居屋以高價出售，房屋淪為商品，亦助長炒賣投機的現象，可見綠置居計劃將來亦會出現同樣情況。政府賣出房屋後，綠置居的管理及維修由業主承擔，亦容易出現問題。

5. 房委會未有忠告市民的置業代價，所謂資助自置居所實為「糖衣陷阱」

現時資助房屋售價與市價掛勾，現時公屋住戶即使借錢支付首期，亦未必能完成供款。「綠置居」計劃的申請者買樓時必須簽訂文件，放棄將來重新申請公屋的權利。雖然現時房署設有酌情機制，但是仍有過去曾買居屋的市民，因種種原因賣樓後，即使符合公屋入息及資產限額仍不獲申請公屋，只可繼續租住劏房，永不超生！

我們認為房委會首要工作是協助以市民安居而非置業，特別在政府表示土地供應有限的情況下，先行解決輪候公屋的市民上樓的迫切需要，因此本關注組要求：

1. 擱置推行「綠置居」計劃
2. 善用現有公營土地資源，興建公屋解決市民住屋需要



THE HONG KONG HOUSING AUTHORITY

Notes of Members' Meeting with Concern Groups

Date : 11 August 2015 (Tuesday)
Time : 4:55 p.m.
Venue : Oi Man Community Hall, Oi Man Estate, Homantin,
Kowloon
Concern Group : Society for Community Organization

PRESENT

Members of the Housing Authority and its Committees

Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
Mr Wilson OR Chong-shing, MH
Mr Wallace HONG Wing-kwong
Ms Helen KWAN Po-jen

Representatives of the Housing Department

Mr Percy LEUNG Siu-to	Senior Administrative Officer/ Strategic Planning 1
Ms Iona SHAM Hiu-tung	Senior Administrative Officer/ Strategic Planning 2
Ms Cindy CHAN Wan	Assistant Committees' Secretary / 2 (Recording Officer)

Representatives of Society for Community Organization

(See Chinese version for names of the representatives)

The Chairman welcomed representatives of Society for Community Organization (SoCO) to the meeting.

2. **The Chairman** explained that the purpose of the meeting was to provide Members of the Housing Authority (HA) with an opportunity to listen to SoCO's views, and relay them to the committees concerned.

3. Major issues to be raised by **SoCO** at the meeting were sent to Members before the meeting. Views expressed at the meeting were summarised as follows:

- (a) In 2014, the Subsidised Housing Committee (SHC) of the HA approved the refinements of the Quota and Points System (QPS), which resulted in the relegation of a batch of applicants who had waited for many years under the old points system from the front of the queue to the end of it, shattering their expectation of receiving the allocation of public rental housing (PRH). SoCO opined that the new points system ignored the housing needs of single persons who were under the age of 45, and urged the Housing Department (the Department) to conduct a review on the points system.

Case 1

When the subject arrived in Hong Kong in 1997, she was over the age of 18, and could not have her name added to her father's PRH tenancy. At the time, she lived in a PRH flat of about 400-odd square feet with her parents, four siblings, and a paternal uncle (i.e. her father's elder brother). Now that her younger brother was married with one child, there were altogether 10 people living in the PRH flat. In 2014, the subject applied for PRH with the status of a single person, expecting to receive a housing offer shortly. But out of the blue, the Department introduced the new points system, under which she probably had to wait until she reached 60 to receive the first housing offer.

Case 2

A family of four members was allocated a PRH flat some years ago. In 2005, the son was diagnosed with psychosis and had difficulties living with the family. In 2006, the family rented a subdivided flat for removal of the son out of the PRH flat. But the subdivided

flat was cramped with poor sanitary conditions. In 2006, application for PRH for the son was initiated hoping that with improved living space, his illness would be alleviated. It was learned last year that he had accumulated 146 points, in anticipation of a housing offer this year. But under the new points system implemented by the HA in 2014, now he had to obtain 443 points before he was eligible for the allocation of a PRH flat, i.e. he probably had to wait another 20 years. Application for a flat under the Express Flat Allocation Scheme (EFAS) was made but to no avail. It was hoped that the Department would process the son's application on compassionate grounds.

Case 3

In March 2009, the subject applied for a PRH flat. In January 2015, he got 133 points and estimated that he still needed 20 points more before being interviewed by an officer. In February 2015, the HA, however, wrote to him that under the current refined points system, he needed 435 points on hand before being interviewed by an officer; in other words, he had to wait another 110 months or more. He considered that it was inappropriate and unfair to put applicants who had been waiting so many years under the refined points system across the board. It was hoped that the Department could put applicants on the Waiting List under the old points system in a separate queue and processed their applications first.

Case 4

The subject applied for PRH in 2009, and obtained 152 points by 2015. He reckoned that he was only one point away from getting an interview with departmental staff. However, under the new points system, such interviews would only be arranged for applicants who had obtained 435 points, which meant that the subject might have to wait another four years. He worried that the points required for the detailed eligibility vetting would be increased further. Pointing out that the existing policy had already accorded priority to elderly one-person applicants, he questioned the granting of additional concession to applicants who were over the age of 45 in the category of non-elderly applicants. He was of the opinion that the new points system was devised at the expense of non-elderly one-person applicants who were under the age of 45.

PRH flats were intended for eligible individuals in need. Age should not be the only gauge in PRH allocation. Those who had been living alone or staying with their relatives were under as much pressure as the elderly were. The subject had lived with his family, but frequent arguments took its toll on their relationship. He suggested that applications made under the old and the new points systems be processed separately.

Case 5

The application for PRH was first submitted in 2006. In January 2015, the points awarded to the applicant were 135. Under the old points system, the applicant was only required to wait about two more years before being interviewed by an officer. However, after the introduction of the new points system, the applicant was still 245 points short of the requirement at present before he would be granted an interview by an officer. Now he relied on the disability allowance for his living. His parents were retired without any fixed income. Owing to waist and neck injuries sustained in the past, his mobility was poor and he needed larger living space. As he was living with his parents currently, that made him ineligible for the CSSA as the assets of his parents and family members had to be taken into account in his application. As a result, unsuccessful allocation of a PRH flat had a negative impact on his financial position.

- (b) To applicants, the points system served as a basis for calculating the time it would take to gain admission to PRH. It allowed them to make a reasonable estimation of the time at which they would receive a housing offer. Yet, the new points system messed up their estimates.
- (c) At present, the target average waiting time of around three years for the first housing offer was inapplicable to applicants under the QPS. This was tantamount to treating non-elderly one-person applicants as second-rate applicants, and was unfair to them.
- (d) Housing costs imposed a heavier burden on non-elderly one-person applicants than on two-person family applicants, because the average prices per square foot of small flats were higher than those of larger ones, and families had two or more members to pitch in

with the rent and the expenditure. Furthermore, the bathrooms and the toilets were shared by members of two-person families, the average living space required for each of them was therefore less than that required for a single person.

- (e) The concept of waiting time became meaningless under the new points system as it allowed queue-jumping at any time. Since age was the main consideration under the existing points system, the problem of queue-jumping would only be getting worse with the ageing population. For these non-elderly one-person applicants, accommodation in PRH seemed a forlorn hope. Also, the ever-changing points system further extended the waiting time which was, in the first place, excessively long and unreasonable.
- (f) The introduction of quotas by the Department for applicants waiting for over ten years was proposed to resolve their housing problems. This group of applicants had been waiting for PRH allocation for many years. If their income levels were still in line with PRH income requirements, this reflected that their upward mobility was limited and their housing needs were genuine. Their position was the same as older applicants.
- (g) The points system should ensure that people of all ages had the opportunity of being allocated PRH, and ensure that those in need were taken care of. However, the current points system, which adopted the age as the main indicator for allocation, completely ignored the needs of younger applicants.
- (h) The HA should considered separate treatments for applicants under the new system and the old system. That was to set down separate quota for new and old applicants to balance the interests of applicants under the points system.
- (i) It was hoped that the Department would increase the percentage of quota and the number of flats for non-elderly one-person applicants and increased the proportion of PRH flats to HOS flats in order to effectively resolve the problem of excessive waiting time.
- (j) The Department should increase the number of assets and income tests on waiting applicants. The setting up of a declaration platform on HA website was proposed to require all applicants to

make their declarations on a regular basis. This allowed a fast track elimination of ineligible applicants and would ensure applicants on the Waiting List were those with genuine housing needs.

- (k) Many non-elderly one-person applicants were in a very difficult situation and were in greater need than other categories of applicants for PRH. Their income was limited. Many of them had health problems. They simply could not afford private rental accommodation.
- (l) They had put in many applications for the EFAS but had never been invited for flat selection. They had no idea how to meet the eligibility requirements for flat selection.
- (m) The waiting time was regarded highly in general applications. But it was not regarded highly under the QPS. The inconsistency made applicants feel that they were at a loss.
- (n) As the number of singletons in Hong Kong was growing, this category of people should be given a higher quota.
- (o) It was hoped that the HA would investigate to find out how many of the non-elderly one-person applicants were affected and had to wait longer owing to the introduction of the new points system, and review the existing points system on the basis of the data.

4. Regarding the concerns about the EFAS raised by SoCO, representatives of **the Department** responded as follows:

The EFAS was launched on the basis of availability of public housing resources. Most of the flats to be included for selection under the EFAS were less popular ones. As far as QPS applicants were concerned, the order of priority in flat selection was determined by the Department in accordance with the following criteria:

- (1) Higher points under the QPS;
- (2) Older in age;

- (3) Earlier registration date or equivalent date of registration;
- (4) Registration number starting with the prefix G, followed by numerals in ascending order; and
- (5) Registration number starting with the prefix U, followed by numerals in ascending order.

Since the EFAS attracted a large number of applicants and the number of flats made available for selection in different districts varied and were limited, the Department could not guarantee that all applicants would be invited to take part in the flat selection process or select PRH flats successfully.

5. **Members'** views were consolidated as follows:

- (a) It was understandable that some applicants would be disappointed owing to the longer waiting time under the refined points system.
- (b) Regarding the QPS, the Long Term Housing Strategy (LTHS) Steering Committee concerned, inter alia, that older applicants might have relatively limited upward mobility, and therefore opined that they should be given higher priority. During the public consultation on the LTHS, a considerable number of respondents agreed that more points should be given to (non-elderly one-person) applicants who were above the age of 45. Having taking into account the recommendations by the LTHS Steering Committee and other views, the SHC of the HA decided to refine the QPS.
- (c) The PRH was the community's public resources. With inadequate land and limited public housing resources, it would be very difficult to fully satisfy the housing need of every member of the general public in the community. As public money was involved in PRH allocation, the HA had to give priority to the most needy. Affordability and ages of the applicants were the key factors in prioritising the allocation of PRH. Generally speaking, family applicants and senior applicants were regarded as the needy.

- (d) Separate queues for non-elderly one-person applicants under the old points system and the new points system could not resolve the problem because allocation of PRH to non-elderly one-person applicants was subject to an annual quota. The cap of the current annual allocation quota was increased to 2 200 flats.
- (e) The HA had been endeavouring to seek housing sites to increase the supply of PRH flats to satisfy the housing needs of members of the general public as far as possible. In December 2014, the Government announced the LTHS and adopted a long-term housing supply target of 480 000 flats for the ten-year period from 2015/16 to 2024/25, including 200 000 PRH flats and 90 000 subsidised sale flats.
- (f) The suggestion of setting up an online assets and income declaration system might give rise to quite a number of repercussions. It was quite impracticable because the assets and income declared at a certain point of time might drop in future and some applicants might be computer illiterate. At present, an applicant had to make the first declaration upon submission of an application form and then the second one nearer the time of housing offer. This practice was more desirable as accuracy of the declared information could be ensured on the one hand and disturbance to the applicants could be minimised on the other.
- (g) The HA would continue to closely monitor the implementation of the QPS.

6. **The Chairman** thanked representatives of SoCO for attending the meeting.

7. The meeting was adjourned at 6:30 p.m.

----- (Post-meeting submission by SoCO was appended at **Annex** for Members' reference.)

香港社區組織協會(SoCO)

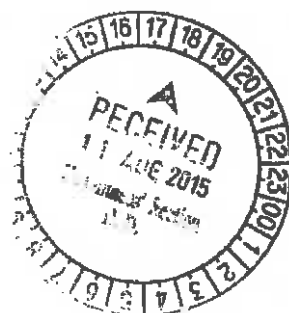
委員與關注團體交流會 立場書

配額計分修訂靠害 輪候年期愈等愈耐

香港社區組織協會一直關注非長者單身人士的住屋問題。根據香港房屋委員會(下稱房委會)最新數字,截止2015年6月底,公屋輪候冊上有約142,000宗配額及計分制的非長者一人申請,佔公屋總申請宗數超過一半(同期一般輪候冊申請宗數約有140,200宗)。本會曾於2013年發表《非長者單身人士住屋需要研究報告2012》,發現有受訪者輪候公屋10年,仍然未達配房階段,且分數累積未必追得出配房所需分數之升幅。在2014年,房委會通過修訂配額及計分制,只增加每年最多200個公屋配額,但將計分制進一步修訂至以年齡因素作為分配公屋準則的重要考量。不單止令單身公屋只可能分配予55歲或以上申請人,其他年齡層毫無希望;再者,計分制的修改,將一眾在「舊計分制」輪候多年人士,由「即將會見主任」,變成要再輪候多五年甚至更長時間不等,完全漠視其住屋需求,輪候多年的光陰彷彿變得毫無價值。

配額不足,單身上樓困難重重

現時非長者單身申請有超過14萬宗,但每年公屋配額上限只有最多2,200個。但單單是每年輪候冊上剩增長,已經遠超配額數目,導致輪候冊宗數不斷上升,每年可分配數量明顯不合比例。在舊配額及計分制下,從來沒有30歲以下單身人士能夠循配額及計分制獲公屋編配。絕大部份配額(超過97%)均分配予40至49歲和50歲或以上的單身人士,但總算30歲以上年齡層仍然有一定機會。但在現存配額及計分制度下,基於輪候時間導致分數增加之功能相對大減,而年齡成為上樓次序的關鍵條件,低於某一個年齡層的根本沒有任何上樓機會。



(表一) 截止 2015 年 6 月編配制度

正獲安排調查	市區	擴展市區	新界	離島
435	440	441	438	435

(表二) 新計分制

申請年齡	2015 年 2 月 1 日起計算方式	可得分數
18	$(18-18) \times 9 + 0$	0
35	$(35-18) \times 9 + 0$	153
44	$(44-18) \times 9 + 0$	234
45	$(45-18) \times 9 + 60$	303
50	$(50-18) \times 9 + 60$	348
55	$(55-18) \times 9 + 60$	393
57	$(57-18) \times 9 + 60$	411

從以上圖表所見，即使一個 57 歲剛申請公屋的單身人士，分數也只有 411 分，就算選擇最快的離島，也需要輪候至少 2 年時間方可能獲配屋。可是，對於一個 35 歲申請人，甫申請公屋時分數只有 153 分，要輪候超過 16 年以上到 51 歲，方可能追得上一個 57 歲方申請公屋之申請人分數。可見，能否上樓，年齡高低成為關鍵。但只要年齡不達某一個歲數，幾乎沒有可能上樓。在一般輪候冊中，根本不是以年齡作為上樓與否標準，可見這絕非公屋的原意。

輪候公屋多年，所需輪候年期不跌反升

引進的配額及計分制，除影響以後新申請人士外，更一併重新計算現有申請人的分數，導致輪候次序出現變動。其中，不少輪候多年的單身人士，滿心歡喜即將達調查階段，但因計分制而跌落輪候隊伍的「隊中」甚至「隊尾」。現在房委會大幅度調高配屋分數至 435 分或以上，令申請人上樓無望。

不少申請人因為有住屋需要而輪候公屋多年，但在現時配額計分制下，竟告知申請人要輪候 10 年、20 年的時間，根本未能解決其住屋需要，也根本無心處理其公屋申請。可見，整個配額計分制完全無視單身住屋需要，僅以行政措施堵塞其上樓機會。

(表三) 其他例子

55 歲申請人 (剛申請公屋)	$(55-18) \times 9 + 60$ =393 分	尚要輪候至少 3 年
45 歲申請人 (已輪候公屋 5 年，當時 40 歲)	$(40-18) \times 9 + 60 + (5 \times 12)$ =318 分	尚要輪候近 10 年
35 歲申請人 (已輪候公屋 10 年，當時 25 歲)	$(25-18) \times 9 + (10 \times 12)$ =183 分	尚要輪候至少 16 年

以表三為例，就算一申請人是由 25 歲輪候至 35 歲，即合共輪候 10 年時間，分數也不過是比一個 35 歲剛申請公屋之申請人所得分數提高了 30 分，但仍然需要輪候至少 16 年時間，即合共要輪候 26 年時間，但這並不是一個「絕對年期」，而是可能因應上樓分數調整而進一步提高；或屆時可能計分制度會被修訂而影響其上樓次序。這種配屋制度與一般輪候冊完全不同，不是如一般輪候冊以輪候時間(或先到先得)為主要考量，而是將年齡高低作為分配方法，將輪候年期的作用幾乎完全去掉。可是，公屋並不是老人院，絕不應只是年紀大的人士方有需要入住。這亦有違房委會「為沒有能力租住私人樓宇的低收入家庭提供公屋」之宗旨。

有見及此，本會對配額及計分制建議如下：

長期方案

(一) 增建公屋

政府雖然接納長遠房屋策略，未來平均每年興建 20,000 個公屋，但此建屋目標未有考慮現時公屋輪候冊的情況。尤其現時輪候冊上有超過 14 萬非長者單身申請，但房委會僅以每年最多 2,200 個配額作處理，10%的配屋上限明顯完全脫離現實，無視累積的輪候冊人士住屋需求。故房委會應大幅增建公屋，包括加建符合單身人士編配的公屋單位、以及在未來公屋規劃上增加 1-2 人單位比例，讓包括非長者單身人士在內的輪候冊人數得以大幅回降至合理水平。

(二) 重新檢討配額及計分制

房委會應重新檢討配額及計分制。由於現時公屋編配上，將非長者單身人士撇除在平均三年輪候目標之外，致使現時房委會建屋目標，無需考慮非長者單身人士輪候時間，成為「二等申請人」。故房委會應檢討整個政策，將單身人士重新歸入輪候目標，讓非長者單身得到上樓機會。

中短期方案

(三) 為舊計分制下申請人設另一輪候隊伍

舊計分制輪候人士，即使輪候多長時間，但均以分數作為唯一分配指標，只有年紀大申請人有機會獲配公屋。但這種一刀切修訂，未有考慮舊制輪候人士情況，硬將他們放入新制，嚴重影響其輪候進度，但申請人卻毫無選擇接受與否。申請人輪候多年，依循本有輪候進度，按照其分數輪候，但房委會突然改制，有違申請人之合理期望。故房委會應考慮將計分制隊伍分開處理，即新制及舊制各制定一定配額。新申請人士自然循新計分制下輪候；但舊申請人士，將按照新計分制下所獲取的分數，或舊有制度下的分數，以較快獲編配者為準去輪候，以平衡舊計分制下輪候人士應有的權益。

(四) 為輪候年期設上限

部份申請人輪候了公屋多年，入息水平依然符合公屋入息要求，其實正好反映其向上流動性有限。當一個人申請人輪候多年仍然處於符合公屋申請資格水平，實際上難以支付樓價或市面租金。不過，新修訂計分制進一步堵塞 55 歲以下人士之上樓機會，申請人隨時由「隊頭」跌至「隊尾」。事實上，截止 2014 年 12 月底，配額及計分制的申請者輪候公屋時間為 10 年或以上的數目為 2,069 人，故應可在短期內處理有關申請。為使所有年齡層人士均有機會上樓，而非以年齡為單一指標，故當局應為非長者單身人士提供「輪候時間上限」的承諾，或向輪候某個年期人士提供額外分數，以處理配額及計分制所延伸的「輪候白等」及「被打尖」問題，讓其有上樓的機會，而非繼續追逐一個趕不上的分數，平衡各方利益，讓其他有住屋需要人士獲得上樓機會。

聯絡方法：戚居偉 (社區組織幹事) 2725 3165 / 



非長者單身人士房屋關注組

香港社區組織協會

二零一五年八月十一日