

Policy on Redevelopment

Your Questions, Our Answers



REDEVELOPMENT POLICY – WHAT DO I NEED TO KNOW?

In 2011, the Hong Kong Housing Authority (HA) endorsed the “Refined Policy on Redevelopment of Aged Public Rental Housing (PRH) Estates” which clearly established the direction for future redevelopment. Decision on the redevelopment of individual estates will be based on the following four criteria:

- 1. Structural condition of existing buildings**
- 2. Cost-effectiveness of maintaining the existing buildings**
- 3. Availability of adequate and suitable reception resources to accommodate the affected tenants**
- 4. Reasonable flat gain upon redevelopment**

In addition, we will take into account applicants on the General Waiting List such that valuable public housing resources can be used to provide subsidised housing to low income families.

The HA has completed a preliminary review of the condition and redevelopment potential of 22 aged estates in end 2013 (see attached table). But this is merely a starting point. We need to undertake detailed studies of individual estates before deciding on their way forward.

MY ESTATE IS OLD – WHEN CAN IT GO?

All our aged PRH estates are structurally sound and there is no urgency for their redevelopment. The HA therefore does not have a list of estates or programme for redevelopment. We will conduct feasibility study first before a decision is made to redevelop an estate. Once redevelopment is confirmed, no less than 3 years’ announcement will be given. Tenants can be assured that there will be no sudden announcement of redevelopment. For those estates that have no plan for redevelopment, we will continue to maintain and improve them through the “Comprehensive Structural Investigation Programme” and “Estate Improvement Programme”.

■ NO NEW PROJECTS ARE NEAR – IS THERE A WAY TO CLEAR?

The decision to redevelop is based on many factors, including the structural condition of existing buildings, cost-effectiveness of maintaining them, availability of adequate and suitable reception resources, and extent of flat gain. These factors - such as the availability of suitable reception resources - may change with time, and the decision to redevelop an estate must therefore be based on its individual merits.

■ NEW FLATS ARE AROUND – IS REDEVELOPMENT TO BE FOUND?

Having adequate and suitable reception housing is only one of the considerations for redevelopment. We also need to examine the development constraints and opportunities of individual estates, conduct a series of detailed technical assessments, and liaise with concerned government bureaux and departments to ascertain their redevelopment potential and technical feasibility. Redevelopment of individual estates can only be confirmed upon completion of these reviews.

■ MY ESTATE HAS TO GO – WHAT DO I NEED TO KNOW?

We will follow existing redevelopment procedures which include the following actions:

1. Announce redevelopment in not less than 3 years
2. Organise briefing sessions for the affected tenants
3. Provide reception flats for the affected tenants ^{Note 1} or accord them priority to purchase Home Ownership Scheme flats that will be sold during the clearance period ^{Note 2} in lieu of allocation of flats
4. Grant removal allowance to the affected tenants

[...]

5. Set up the community service team to provide support to tenants who may require assistance
6. Eligible commercial tenants will be granted ex-gratia allowance, and offered restricted tender opportunities for leasing another premises in HA's markets or a lump sum payment in lieu. For non-government organisations, we will work with the Social Welfare Department and relevant government departments to assess their re-provisioning needs

■ **Note 1:**

We will endeavour to provide suitable reception housing for the affected tenants and, where resources permit, they will be rehoused to reception flats within the same district, or they can choose to relocate to PRH flats in other districts.

■ **Note 2:**

Clearance period is the period of time from the day of announcement of clearance to the target clearance date.

22 Aged PRH Estates with Preliminary Studies Completed

Cheung Ching Estate	Cheung Shan Estate	Choi Hung Estate
Choi Wan (II) Estate	Fu Shan Estate	Fuk Loi Estate
Hing Wah (II) Estate	Kwai Shing West Estate	Lai King Estate
Lai Yiu Estate	Lei Muk Shue (II) Estate	Ma Tau Wai Estate
Mei Tung Estate	Model Housing Estate	Nam Shan Estate
Ping Shek Estate	Sai Wan Estate	Shek Kip Mei Estate
Wah Fu (I) Estate	Wah Fu (II) Estate	Wo Lok Estate
Yue Wan Estate		

The above list is based on alphabetical order of the estates – it is not the priority for redevelopment.