

Better Housing for All

(formerly under the then Housing Bureau)

Detailed Progress

1 Assess housing demand regularly

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative *	Target #	Present Position †
To keep long-term and short-term housing demand under review <i>(the then Housing Bureau (HB)/Planning Department (PD))</i>	To take into account trends in housing demand when adjusting the ratio between public rental housing flats, rental allowances, home ownership flats and housing loans <i>(2001)</i>	<i>(Action in Progress : On Schedule)</i>
To conduct regular surveys of housing aspirations <i>(PD)</i>	The next survey will be commissioned in 2001 <i>(2000)</i>	<i>(Action Completed)</i>
To review our housing production requirements regularly in the light of the latest projections by the housing demand model <i>(HB)</i>	To publish annual reports starting from 1999 <i>(1998)</i>	Long-term housing demand is regularly reviewed. <i>(Action in Progress : Under Review)</i>

* the bracketed information denotes the agency with lead responsibility for the initiative

the bracketed information denotes the year in which the target was set

† the bracketed information denotes the status of the target

2 Monitor the supply of land and supporting infrastructure for housing, and maintain a long term flat production programme

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To develop a system for the future allocation of sites for subsidised home ownership flats <i>(the then Housing Bureau (HB)/Housing Department)</i>	To develop a balanced set of criteria for this purpose <i>(2001)</i>	<i>(Action Completed)</i>
To fast-track more infrastructure to avoid delays to housing production <i>(HB)</i>	To fast-track 80 projects to allow housing development to proceed on time during the five-year period up to 2002-2003 <i>(1998)</i>	<i>(Action Completed)</i>
To identify more areas where infrastructure will permit more intensified private housing development <i>(Territory Development Department (TDD))</i>	To complete three studies of intensification of development in 1999-2000 <i>(1998)</i>	<i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To provide a flexible financial arrangement to accelerate housing-related infrastructure projects, including waterworks, sewage, land formation and schools</p> <p>(HB)</p>	<p>To spend \$11 billion to accelerate housing-related infrastructure projects during the period 1997-1998 to 2001-2002</p> <p>(1997)</p>	<p><i>(Action Completed)</i></p>
<p>To develop strategic growth areas to produce additional land for housing</p> <p>(TDD)</p>	<p>To develop sufficient land for 270 000 flats in strategic growth areas between 2006 and 2011</p> <p>(1997)</p>	<p><i>(Action in Progress : On Schedule)</i></p>

3 Create the conditions to enable the private sector to make the fullest possible contribution towards meeting the demand for housing

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To determine the appropriate ratio between Home Ownership Scheme flats and loans <i>(the then Housing Bureau (HB)/Housing Department (HD))</i>	To reach agreement with the Housing Authority on this issue by 30 June 2002 <i>(2001)</i>	<i>(Action Completed)</i>
To roll forward the programme of reducing the production of subsidised home ownership flats <i>(HB/HD)</i>	In 2001, to reach agreement with the Housing Authority on the rolled forward programme up to 2007-2008 <i>(2000)</i>	<i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To enhance the protection of home buyers' interests by introducing legislation to ensure that developers provide accurate information about uncompleted residential flats in sales brochures</p> <p><i>(HB)</i></p>	<p>To introduce the legislation in 1997</p> <p><i>(1996)</i></p>	<p>Polarised views were received from different sectors of the community on the White Bill published for consultation in April 2000. The Real Estate Developers' Association of Hong Kong introduced a set of voluntary guidelines in October 2001. The Government will further consider the need for legislation, taking into account the divergent views on the subject.</p> <p><i>(Action in Progress : Under Review)</i></p>

4 Implement subsidised home ownership schemes and loan schemes to enable those in the relevant income groups to buy their own homes

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
<p>To make the eligibility criteria for Home Ownership Scheme flats more responsive to market forces</p> <p><i>(the then Housing Bureau (HB)/Housing Department (HD))</i></p>	<ul style="list-style-type: none"> ● To review the appropriateness and sensitivity of the existing formula ● To adjust the eligibility criteria appropriately after the review <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To offer sufficient housing loans annually to eligible households</p> <p><i>(HB/HD)</i></p>	<ul style="list-style-type: none"> ● To seek funds for the extension of the Home Starter Loan Scheme beyond 2001-2002 ● To provide sufficient housing loans annually to eligible households under the Home Purchase Loan Scheme <p><i>(2001)</i></p>	<ul style="list-style-type: none"> ● The proposal was dropped in view of impending replacement of the Home Starter Loan Scheme and the Home Purchase Loan Scheme by a new Home Assistance Loan Scheme. <p><i>(Action in Progress : Under Review)</i></p> <ul style="list-style-type: none"> ● <i>(Action in Progress : On Schedule)</i>

Initiative	Target	Present Position
<p>To give better-off tenants priority in the purchase of subsidised home ownership flats in order to encourage them to vacate their public rental flats for use by more needy families</p> <p>(HD)</p>	<p>An on-going commitment</p> <p>(1998)</p>	<p>(Action Completed)</p>
<p>To help public rental housing tenants to buy their own flats through the Tenants Purchase Scheme</p> <p>(HD)</p>	<p>In the ten-year period starting in 1998, to offer no fewer than 250 000 flats for sale under the scheme</p> <p>(1997)</p>	<p>(Action in Progress : On Schedule)</p>

5 Provide public housing at reasonable rents to those who cannot afford any other type of housing

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To examine the feasibility of a pilot scheme to provide rental allowances to eligible non-elderly households as an alternative means of providing public rental flats <i>(the then Housing Bureau (HB)/Housing Department (HD))</i>	If feasible, to devise a pilot scheme for the provision of rental allowances to eligible non-elderly households on the Waiting List in 2002 <i>(2001)</i>	<i>(Action in Progress : On Schedule)</i>
To review the method for fixing and reviewing rent for public rental housing <i>(HB/HD)</i>	To complete the review by mid-2002 <i>(2001)</i>	The review was suspended until the legal challenge by a number of public rental housing tenants on the decision by the Housing Authority to defer reviewing its rents is settled. <i>(Action in Progress : Under Review)</i>
To provide rehousing resources to facilitate implementation of urban renewal projects <i>(HB)</i>	To provide an average of 2 000 public housing units a year through the Housing Authority and the Housing Society for rehousing tenants affected by Urban Renewal Authority projects <i>(2000)</i>	<i>(Action in Progress : On Schedule)</i>

Initiative	Target	Present Position
<p>To increase the supply of public housing flats for families on the Waiting List</p> <p>(HD)</p>	<p>To supply no less than 20 000 public housing flats for families on the Waiting List from 2001 onwards</p> <p>(1998)</p>	<p><i>(Action in Progress : On Schedule)</i></p>
<p>To improve security facilities in public housing estates</p> <p>(HD)</p>	<p>To complete upgrading of security facilities in public housing estates by 2002</p> <p>(1998)</p>	<p><i>(Action in Progress : On Schedule)</i></p>
<p>To maintain progress in redeveloping older public housing blocks under the Housing Authority's Comprehensive Redevelopment Programme</p> <p>(HD)</p>	<p>To redevelop all non-self-contained flats before 2001 and to complete the programme by 2005</p> <p>(1996)</p>	<p>All non-self-contained flats had been cleared by 2001 as scheduled. As regards self-contained units, 515 blocks had been cleared and another 44 blocks will be cleared by 2005. Clearance of the remaining seven blocks in Lower Ngau Tau Kok Estate can only be completed by 2008-09 due to insistence of the affected tenants to be rehoused in sites not available until then.</p> <p><i>(Action in Progress : Behind Schedule)</i></p>

6 Implement initiatives to address the housing requirements of groups in special need

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To provide integrated care services in public rental estates with a high concentration of elderly persons <i>(Social Welfare Department/Housing Department (HD))</i>	To identify suitable rental estates for integrated care facilities in 2002-2003 <i>(2001)</i>	<i>(Action Completed)</i>
To increase the supply of public rental housing for the elderly in need <i>(HD)</i>	<ul style="list-style-type: none"> ● To allocate public rental housing by 2003 to elderly households registered this financial year on the Waiting List ● To reduce the average waiting time of elderly singletons who wish to live by themselves in public rental housing to two years by 2005 <i>(2000)</i>	<i>(Action Completed)</i>
To review the design of public rental flats for the elderly <i>(HD)</i>	In 2001, to explore the applicability of the “Ageing in Place” concept in the future design of public rental estates <i>(2000)</i>	<i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To continue the clearances of squatter areas in the New Territories to facilitate planned development and to improve the living conditions of those affected</p> <p>(HD)</p>	<p>To offer rehousing to persons affected by clearances of squatter areas on Government land in the New Territories with development potential</p> <p>(2000)</p>	<p>(Action in Progress : On Schedule)</p>
<p>To implement the results of a review of housing assistance for non-elderly singletons</p> <p>(the then Housing Bureau (HB)/HD)</p>	<p>To accelerate the allocation of public rental housing to non-elderly singletons in genuine need so as to shorten the average waiting time to five years by 2001, four years by 2003 and three years by 2005</p> <p>(1999)</p>	<p>(Action Completed)</p>
<p>To develop a pilot scheme for the provision of elderly housing by private sector developers</p> <p>(HB)</p>	<p>To formulate details of the pilot scheme in consultation with the Elderly Commission by 2000</p> <p>(1999)</p>	<p>Work was suspended because of lack of support and poor viability of the scheme following consultation with the private sector.</p> <p>(Action in Progress : Under Review)</p>
<p>To provide elderly people living in inadequate private sector accommodation with easy access to information on public housing</p> <p>(HD)</p>	<p>To set up additional Housing Information Centres where necessary</p> <p>(1998)</p>	<p>(Action Completed)</p>

Initiative	Target	Present Position
<p>To invite the Housing Society to undertake a Senior Citizen Residence Scheme, on a pilot basis, under which flats will be leased for life to elderly people in the middle income group, to give them access to affordable, purpose-built accommodation with integrated care services</p> <p>(HB)</p>	<p>To complete 500 flats for the Senior Citizen Residence Scheme by 2001</p> <p>(1998)</p>	<p>(Action Completed)</p>
<p>To draw up a programme for clearance of squatter areas affected by new development for a public purpose</p> <p>(HD)</p>	<p>To clear and rehouse 12 000 families by 2002-2003</p> <p>(1998)</p>	<p>(Action in Progress : On Schedule)</p>
<p>To clear the remaining Cottage Areas in order to provide a more satisfactory living environment to resettled households</p> <p>(HD)</p>	<p>To rehouse all eligible Cottage Area residents by 2001</p> <p>(1998)</p>	<p>(Action Completed)</p>
<p>To rehouse eligible households from unauthorised rooftop structures which are cleared to improve fire safety</p> <p>(HD)</p>	<p>An on-going commitment</p> <p>(1998)</p>	<p>(Action in Progress : On Schedule)</p>