

## MESSAGE

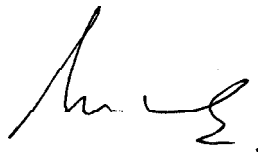
Over the past year, the slow recovery of the private residential property market has given worries to the community, and piling problems have raised concerns over the quality of public housing. Despite these challenges, the Government has responded positively and made efforts to improve housing conditions in Hong Kong. The achievements include a significant reduction in the number of inadequately housed families, a substantial reduction in average waiting time for public rental housing, a reduction in the number of overcrowded families, the clearance of all Temporary Housing Areas and most Cottage Areas, and the provision of more options to people in need of housing assistance. These efforts of the Government, and of the Housing Authority, have borne fruit. In May this year, the United Nations Committee on Economic, Social and Cultural Rights commended the progress achieved by the Government of the Hong Kong Special Administrative Region in housing its people. This has given much encouragement to all of us.



I feel that these achievements have been made through a principled yet pragmatic approach: on the one hand, adherence to the principles set out in our 1998 White Paper on long-term housing strategy, updated to take account of subsequent developments; and on the other hand, responsiveness to short-term problems.

Looking forward, we expect to continue to help people most in need of subsidised accommodation. We expect to maintain the momentum of reform of the way in which public housing assistance is provided. We expect to continue to encourage home ownership wherever possible. We expect to maintain free and fair competition in the private residential property market.

We expect also to streamline the organisational structure to enhance efficiency and effectiveness in order to provide better services to the community, and to realise our mission of “Better Housing for All.”

A handwritten signature in black ink, appearing to read 'D. Wong', with a small dot at the end.

( Dominic S. W. Wong )  
Secretary for Housing

# **Better Housing for All**

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## **Policy Objective and Key Result Areas**

# BETTER HOUSING FOR ALL

Our Policy Objective is to achieve better housing for all.

## Overall Targets

Our targets this year in pursuing this Policy Objective are –

- to reduce the number of inadequately housed people
- to help all households gain access to affordable housing
- to encourage home ownership in the community

## Progress

Before highlighting some of our significant achievements this year, we would like to use this opportunity to restate some of the fundamentals of our housing policy. Our philosophy is based on the belief that we are responsible for achieving better housing for all our people. We can best fulfil this responsibility by providing an adequate supply of affordable housing for rent or ownership. In the coming years we feel that the private sector should be allowed to play the fullest possible part in meeting housing demand, in the best traditions of Hong Kong's free market.

Our housing policy has two components, private and public.

In the private sector, the Government makes available sufficient land and infrastructure to meet the challenge of long-term population growth. Since April 1999, through the Lands Department's application procedure, private sector developers determine on their own whether and when any of the large sites formed by the Government for residential development is released for sale. Thus, the purchase of land for development and the sale and purchase of flats are entirely matters for the market to decide.

In the public sector, we are responsible for providing a decent standard of accommodation for families which cannot afford other types of housing. At present, we provide 50 000 housing assistance opportunities a year to

meet long-term demand from this low income group. Out of this total, we provide, through the Housing Authority, sufficient rental flats to reduce the waiting time for public rental housing to an average of three years by the end of 2003 and maintain it at that level thereafter, as well as to meet other commitments. Over the next ten years, this amounts to an average of about 23 000 new units a year.

We provide the balance of the 50 000 housing assistance opportunities in the form of home ownership assistance, which comes in two forms: Home Ownership Scheme flats (and flats built under similar schemes) and home ownership loans. They help to satisfy demand for home ownership and free up public rental flats for those most in need.

Does this policy deliver satisfactory results? To put our achievements in perspective, the following facts are worth considering.

Since 1995, we have reduced the number of inadequately housed households in Hong Kong from 181 000 to under 100 000. We have greatly shortened the waiting list for public rental housing, and reduced the average waiting time from seven to four years. We have paid special attention to the needs of the elderly. We have more than halved the percentage of households in public housing suffering from overcrowded living conditions. We have introduced an open and transparent system of land disposal to the private sector. We have also introduced successful measures to regulate the estate agent industry. And we are moving progressively to more market-friendly and flexible ways of helping families in genuine need of public housing assistance through loans and rental allowances.

These facts are recognised by the international community as well as local people. This year, the United Nations Committee on Social, Economic and Cultural Rights commended the Hong Kong Special Administrative Region Government for its efforts and achievements in providing adequate housing for the people of Hong Kong. We are naturally pleased that our achievements have been recognised by an international body of this stature.

But we are not complacent. This year, we continued to work hard in three broad areas. *First*, we implemented a variety of imaginative measures to meet the rising expectations of our community in a new century. For example, we completed a review which identified opportunities for rezoning outdated industrial land in Hong Kong to facilitate housing development. We took measures to encourage an increased supply of high grade housing

to enhance the attractiveness of Hong Kong to international investors and businessmen. We completed four studies of traditional residential areas - Ngau Tau Kok, Shek Kip Mei, Cheung Sha Wan and Homantin - to see how to accommodate more people, while at the same time providing more community services and open space and enhancing the living quality of residents. We have continued to think of new ways to help elderly members of our community. Under one pilot scheme, rental allowances have been offered as an alternative to public rental flats to eligible elderly applicants. Under another, purpose-built accommodation with integrated care and support services will be offered to elderly people in the middle income group. And we are continuing to explore with the Housing Authority the possibility of redeveloping selected estates in collaboration with the private sector (under the “mixed development” concept) to make optimum use of limited land resources.

The *second* strand of our work this year has been strategic planning. In addition to the Long Term Housing Strategy Advisory Committee, which continues to provide us with advice on housing issues and initiatives, a great deal of work has been done by the Committee on the Review of the Institutional Framework for Public Housing chaired by the Chief Secretary for Administration. We expect the results of this review to be ready next year.

*Thirdly*, we have given priority to the bread and butter issues which affect the living conditions of less well-off members of our community. This year, all the remaining old-fashioned Temporary Housing Areas and nearly all Cottage Areas were cleared, as were two large squatter areas (Diamond Hill and Inverness Road). Most of the residents were re-housed to public housing with far better facilities and an improved living environment. Sharing the community’s concern over the quality of public housing construction, we are pleased that over 80% of the measures in the reform package announced by the Housing Authority in April 2001 have been fully or partially implemented. And, perhaps best of all, the average waiting time for low income families who are still awaiting allocation of public rental flats has been shortened further over the past 12 months from 4.8 years to four years.

We achieved the following progress in our six Key Result Areas (KRAs).

**1 Assess housing demand regularly**

The Planning Department operates a working group under the supervision of the Housing Bureau to assess long-term housing demand. After public consultation a few years ago, the group developed a housing demand model which is capable of responding to changes in government policies and latest population statistics for land planning purposes.

The Planning Department also conducts regular surveys of housing aspirations. The next survey, to be commissioned at the end of 2001, will collect useful information on the latest aspirations of Hong Kong households.

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

In 2000, we completed a review of industrial land in the territory and identified another 18 hectares of industrial land which could be rezoned for housing development. In 2001, we completed four studies of the Ngau Tau Kok, Shek Kip Mei, Cheung Sha Wan and Homantin areas to identify ways to improve the living environment of residents. This year also saw the implementation of numerous initiatives to improve the quality of public housing construction.

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

On 24 September 2001, the Housing Authority agreed to suspend the sale of Home Ownership Scheme flats until 30 June 2002, and meanwhile to provide additional loans to meet the aspirations of eligible families to purchase their own homes. We will make good use of the next ten months to work with the Housing Authority to address three important issues: the ratio between home ownership flats and loans, the eligibility criteria for public home ownership, and the system for allocating land for Home Ownership Scheme development.

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

The moratorium on the sale of Home Ownership Scheme flats does not affect our determination to encourage home ownership as a social goal. We will continue to assist low and middle income families to buy their own homes. In total, about 13 000 loans were granted and over 13 000 flats were offered for sale to eligible households in the 12-month period up to September 2001.

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

In 1997, we pledged to reduce the average waiting time for public rental housing to five years by 2001 and to three years by 2005. As a result of good progress in implementing the public housing programme, the average waiting time has already been reduced to four years. We are now moving towards achieving the target of three years by the end of 2003, two years ahead of the original schedule.

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

We have cleared all the old-style Temporary Housing Areas. We are on schedule to meet our commitments to groups in special need, including our pledges to allocate more public rental flats to the elderly who apply for public housing, to offer rehousing to eligible households affected by the clearance of Cottage Areas and to implement a pilot scheme to provide rent allowances as an alternative to public rental housing for elderly applicants.

Progress on each previously announced initiative under the above KRAs is set out in the “Detailed Progress” section of this report.

### **Looking Forward**

To achieve our overall targets this year, we will undertake the following initiatives and targets under each of the KRAs for the coming year.



# 1

## Assess housing demand regularly

The Planning Department operates a working group under the supervision of the Housing Bureau to assess long-term housing demand. After public consultation a few years ago, the group developed a housing demand model which is capable of responding to changes in government policies and the latest population statistics for land planning purposes.

We will assess our performance in respect of this KRA against the following indicator –

- Regular review of long-term housing demand. Our target is to maintain this as an on-going commitment.

We will pursue the following initiative and target to deliver results in this area –

Initiative *	Target
To keep long-term and short-term housing demand under review <i>(Housing Bureau/Planning Department)</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

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

A steady and sufficient supply of land for both public and private housing is necessary for meeting housing demand in the long term and for maintaining a stable and healthy property market. The Planning and Lands Bureau announces each year a rolling five-year Land Sale and Development Programme which provides land for housing development. We will continue to invest in new development areas, including new and existing land for housing, and to capitalise on opportunities for housing development arising from strategic rail projects. We will also continue to rezone agricultural and industrial land for housing development where appropriate, and to explore a new approach to redevelopment in older urban areas so as to achieve more rational and efficient use of land.

A computerised inventory of all housing developments is updated and reviewed continuously by the Housing Bureau. A system delineating responsibility for the delivery of housing projects and solving problems relating to flat production has been put in place and is operating effectively.

A control list of housing-related infrastructure projects is also maintained to ensure adequate and timely delivery of supporting infrastructure for housing developments.

We will assess our performance in respect of this KRA against the following indicators –

- The amount of land made available for housing development to meet demand. Our target is to make available sufficient land for the five-year period from April 2001 to March 2006 to facilitate potential public and private housing development.
- The extent to which we meet our target of providing 50 000 housing assistance opportunities a year in the public sector, including public rental flats, rental allowances, subsidised home ownership flats and housing loans. The number of flats produced by the private sector each year will depend on decisions of developers, based on market conditions and commercial considerations.

We will pursue the following initiative and target to deliver results in this area –

<b>Initiative</b>	<b>Target</b>
To develop a system for the future allocation of sites for subsidised home ownership flats <i>(Housing Bureau/Housing Department)</i>	To develop a balanced set of criteria for this purpose

# 3

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

The private sector has a crucial role to play in meeting the housing needs of the community. To enable more eligible families to benefit from housing subsidy and to allow them a wider choice of housing, we will continue to reduce the production of subsidised home ownership flats and correspondingly increase loan provision for the purchase of flats in the private sector.

We will also continue to monitor the private residential property market closely.

We will assess our performance in respect of this KRA against the following indicator –

- The number of flats produced in the private sector. Our target is to make the best use of the contribution of the private sector to meet housing demand in both the public and private sectors.

We will pursue the following initiative and target to deliver results in this area –

<b>Initiative</b>	<b>Target</b>
To determine the appropriate ratio between Home Ownership Scheme flats and loans <i>(Housing Bureau/Housing Department)</i>	To reach agreement with the Housing Authority on this issue by 30 June 2002

# 4

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

Owning one’s home is an aspiration shared by many in the community. It is one of the main factors which fosters social stability and a sense of belonging.

We will continue to provide opportunities through a variety of subsidised home ownership schemes and loan schemes to enable eligible low and middle income families to buy their own homes. This will be done without neglecting the demand for public rental housing from people in genuine need.

We will assess our performance in respect of this KRA against the following indicator –

- The number of subsidised home ownership flats, loans and subsidies provided to eligible low and middle income families. Our target is to continue making progress towards an overall home ownership rate of 70%.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative	Target
To make the eligibility criteria for Home Ownership Scheme flats more responsive to market forces <i>(Housing Bureau (HB)/Housing Department (HD))</i>	<ul style="list-style-type: none"> <li>● To review the appropriateness and sensitivity of the existing formula</li> <li>● To adjust the eligibility criteria appropriately after the review</li> </ul>
To offer sufficient housing loans annually to eligible households <i>(HB/HD)</i>	<ul style="list-style-type: none"> <li>● To seek funds for the extension of the Home Starter Loan Scheme beyond 2001-2002</li> <li>● To provide sufficient housing loans annually to eligible households under the Home Purchase Loan Scheme</li> </ul>

# 5

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

We will continue to meet the housing needs of people who cannot afford to buy a home in the private sector or rent private accommodation.

We are determined to reduce the waiting time for public rental housing for families in genuine need by increasing the supply of public rental flats.

We will assess our performance in respect of this KRA against the following indicator –

- Waiting time for public rental housing. Our target is to continue efforts in reducing the average waiting time for public rental housing to three years by the end of 2003 and to maintain it at that level hereafter.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative	Target
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>(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
To review the method for fixing and reviewing rent for public rental housing <i>(HB/HD)</i>	To complete the review by mid-2002

# 6

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

We attach importance to the housing needs of certain categories of household which require special consideration, either because of their particular circumstances or for historical reasons. Such categories include singletons, the elderly, squatters, bedspace apartment lodgers and rooftop dwellers.

We will assess our performance in respect of this KRA against the following indicator –

- The extent to which we are able to meet our numerous existing commitments to groups in special need. Our targets are –
  - (a) to meet pledges relating to squatter areas set out under “Detailed Progress” below;
  - (b) to maintain priority housing schemes for the elderly;
  - (c) to provide housing assistance to non-elderly singletons; and
  - (d) to provide rehousing, including interim housing, to bedspace apartment lodgers and rooftop dwellers displaced as a result of statutory requirements.

We will pursue the following initiative and target to deliver results in this area –

Initiative	Target
To provide integrated care services in public rental estates with a high concentration of elderly persons  <i>(Social Welfare Department/ Housing Department)</i>	To identify suitable rental estates for integrated care facilities in 2002-2003





**Better Housing for All**

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**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 –

<b>Initiative *</b>	<b>Target #</b>	<b>Present Position +</b>
To conduct regular surveys of housing aspirations <i>(Planning Department)</i>	The next survey will be commissioned in 2001 <i>(2000)</i>	The survey is expected to begin before end-2001. <i>(Action in Progress: On Schedule)</i>
To review our housing production requirements regularly in the light of the latest projections by the housing demand model <i>(Housing Bureau)</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 provide sufficient land for high grade housing in response to demand <i>(Housing Bureau (HB))</i>	To identify sites for the development of high grade housing to meet long term demand <i>(2000)</i>	Suitable sites have been identified for development of high grade housing to meet demand up to 2008-2009. <i>(Action Completed)</i>
To take effective measures to address problems affecting the quality of public housing construction <i>(Housing Department (HD))</i>	In 2001, to begin implementation of outstanding recommendations in the Housing Authority's public consultation document "Quality Housing: Partnering for Change" <i>(2000)</i>	Forty-one of the 50 initiatives have been fully or partially implemented by the Housing Authority. Many of these measures, such as reform of piling work, reinforcing site supervision and establishment of an Independent Checking Unit have effectively improved the quality of public housing construction. <i>(Action Completed)</i>
To adopt a new approach to redevelopment in older urban areas to achieve more rational and efficient use of land <i>(HD)</i>	To complete four studies of the Ngau Tau Kok, Shek Kip Mei, Cheung Sha Wan and Homantin areas by 2000 <i>(1999)</i>	The four studies have been completed. The public will be consulted before detailed planning begins. <i>(Action Completed)</i>

<b>Initiative</b>	<b>Target</b>	<b>Present Position</b>
To facilitate rezoning of industrial land for housing development, where infrastructure and environmental considerations permit <i>(Planning Department)</i>	To complete a review of all industrial land in Hong Kong by 2000 <i>(1999)</i>	The review of industrial land has been completed. About 18 hectares of industrial land have been identified for rezoning to facilitate housing development. <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>	We have fast-tracked 76 housing-related infrastructure projects during the period up to 2001-2002. <i>(Action in Progress: On Schedule)</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>	The need for the planned studies is being reviewed. <i>(Action in Progress: Under Review)</i>
To provide a flexible financial arrangement to accelerate housing-related infrastructure projects, including waterworks, sewage, land formation and schools <i>(HB)</i>	To spend \$11 billion to accelerate housing-related infrastructure projects during the period 1997-1998 to 2001-2002 <i>(1997)</i>	Expenditure on fast-tracking housing-related infrastructure projects in 2000-2001 was \$2.8 billion, and is estimated to be \$2.1 billion in 2001-2002. The estimated expenditure to accelerate housing-related infrastructure during the period 1997-1998 to 2001-2002 is \$10.8 billion. <i>(Action in progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To develop strategic growth areas to produce additional land for housing <i>(TDD)</i></p>	<p>To develop sufficient land for 270 000 flats in strategic growth areas between 2006 and 2011 <i>(1997)</i></p>	<p>Planning studies for the North West and North East New Territories, Hong Kong Island South and Lamma Island have been completed. Detailed engineering feasibility studies are in progress.  <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 roll forward the programme of reducing the production of subsidised home ownership flats <i>(Housing Bureau (HB)/ Housing Department (HD))</i>	In 2001, to reach agreement with the Housing Authority on the rolled forward programme up to 2007-2008 <i>(2000)</i>	We expect to reach agreement with the Housing Authority on a revised programme of housing assistance opportunities in 2001. <i>(Action in Progress: On Schedule)</i>
To encourage the private sector to build larger flats <i>(HB)</i>	To consider proposals to encourage the private sector to build larger flats in 2001 <i>(2000)</i>	Developers are allowed an addition of 8% of permitted Gross Floor Area to promote green and innovative buildings. <i>(Action Completed)</i>
To review the “mixed development” scheme <i>(HB)</i>	<ul style="list-style-type: none"> <li>● To complete the review in 2000 <i>(2000)</i></li> <li>● In 1999-2000, to assist the Housing Authority to develop alternative forms of mixed development <i>(1998 and 1997)</i></li> </ul>	The review has been completed. The findings will be taken into account in implementing further mixed development projects. <i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To develop “joint venture” schemes as an alternative form of mixed development (<i>HD</i>)</p>	<p>To complete a consultancy study in 2000 (2000)</p>	<p>The consultancy study was completed in November 2000. The findings will be taken into account in implementing further mixed development projects.  (<i>Action Completed</i>)</p>
<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 (<i>HB</i>)</p>	<p>To introduce the legislation in 1997 (1996)</p>	<p>A Committee on Sales Descriptions of Uncompleted Residential Properties has been set up to assess and monitor the adequacy of sales information made available to purchasers of uncompleted residential flats on a voluntary basis. The need for legislation will be re-assessed.  (<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
To assess the relative merits of different subsidised home ownership schemes and loan schemes <i>(Housing Bureau)</i>	To complete in 2001 an overall review of different subsidised home ownership schemes and loan schemes <i>(2000)</i>	The results of the review will be taken into account in devising the revised programme of housing assistance opportunities with the Housing Authority.  <i>(Action Completed)</i>
To help public rental housing tenants to buy their own flats through the Tenants Purchase Scheme <i>(Housing Department (HD))</i>	In the ten-year period starting in 1998, to offer no fewer than 250 000 flats for sale under the scheme <i>(1998)</i>	Over 107 000 flats have been offered for sale under the scheme to public rental housing tenants since 1998. Nearly 67 000 tenants had taken up flats by September 2001. For the first three phases, the take-up rate was over 70%.  <i>(Action in Progress: On Schedule)</i>
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 <i>(HD)</i>	An on-going commitment <i>(1998)</i>	About 1 600 better-off tenants paying additional rent have purchased subsidised home ownership flats since 1998.  <i>(Action in Progress: On Schedule)</i>



# 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 provide rehousing resources to facilitate implementation of urban renewal projects <i>(Housing Bureau)</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 (URA) projects <i>(2000)</i>	The Housing Authority and the Housing Society will each provide up to 1 000 flats a year for a ten-year period to assist in rehousing tenants affected by URA projects. <i>(Action in Progress: On Schedule)</i>
To increase the supply of public housing flats for families on the Waiting List <i>(Housing Department (HD))</i>	To supply no less than 20 000 public housing flats for families on the Waiting List from 2001 onwards <i>(1998)</i>	The Housing Authority will provide at least 27 000 public housing flats to Waiting List applicants in 2001-2002. <i>(Action in Progress: On Schedule)</i>
To provide a long-term solution to the housing problem of people who are not yet eligible for public rental flats <i>(HD)</i>	To build 15 000 self-contained interim housing units by 2005 <i>(1998)</i>	9 576 interim housing units have been built. This level of supply will be adequate to meet demand up to 2005. <i>(Action Completed)</i>
To improve security facilities in public housing estates <i>(HD)</i>	To complete upgrading of security facilities in public housing estates by 2002 <i>(1998)</i>	Security facilities for 300 public housing blocks have been upgraded. All upgrading work will be completed by 2002. <i>(Action in Progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To maintain progress in redeveloping older public housing blocks under the Housing Authority's Comprehensive Redevelopment Programme (HD)</p>	<p>To redevelop all non-self-contained flats before 2001 and to complete the programme by 2005 (1996)</p>	<p>We have cleared 500 blocks under the Comprehensive Redevelopment Programme. The remaining 66 blocks will be cleared by 2005-2006. All remaining non-self-contained flats will be cleared by 2001.  (Action in Progress: On Schedule)</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
<p>To increase the supply of public rental housing for the elderly in need <i>(Housing Department (HD))</i></p>	<ul style="list-style-type: none"> <li>To allocate public rental housing by 2003 to elderly households registered this financial year on the Waiting List</li> <li>To reduce the average waiting time of elderly singletons who wish to live by themselves in public rental housing to two years by 2005</li> </ul> <p><i>(2000)</i></p>	<ul style="list-style-type: none"> <li>7 824 applications were received during the registration campaign in 2000-2001. These applicants will be allocated public rental housing by 2003.</li> <li>The current average waiting time of elderly singletons for public rental housing is just over 2.9 years.</li> </ul> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To review the design of public rental flats for the elderly <i>(HD)</i></p>	<p>In 2001, to explore the applicability of the “Ageing in Place” concept in the future design of public rental estates</p> <p><i>(2000)</i></p>	<p>Existing standard block designs are being reviewed. Mock-up flats built in accordance with the new concept were displayed for public consultation in May 2001. Public comments are being analysed.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To consider the use of rental subsidies to satisfy the housing needs of prospective elderly tenants</p> <p><i>(Housing Bureau (HB)/ HD)</i></p>	<p>To explore the feasibility of providing rental subsidies in lieu of public rental housing to eligible elderly applicants on the Waiting List in 2001</p> <p><i>(2000)</i></p>	<p>A pilot scheme with a quota of 500 was launched in August 2001. A review will be undertaken in early 2002.</p> <p><i>(Action Completed)</i></p>
<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><i>(HD)</i></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><i>(2000)</i></p>	<p>Squatter areas on Government land with development potential in the New Territories have been identified. We will start rehousing eligible persons affected once the concerned development plans are finalised.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To increase the number of loans for eligible singletons under the Home Starter Loan Scheme</p> <p><i>(HB)</i></p>	<p>To seek the approval of the Finance Committee of the Legislative Council within 2000-2001</p> <p><i>(2000)</i></p>	<p>Under delegated authority approved by the Finance Committee in December 2000, the Secretary for Housing increased the number of loans available for singleton applicants under the scheme from 1 500 to 7 100.</p> <p><i>(Action Completed)</i></p>

<b>Initiative</b>	<b>Target</b>	<b>Present Position</b>
<p>To implement the results of a review of housing assistance for non-elderly singletons (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  (1999)</p>	<p>The average waiting time for public rental housing for eligible non-elderly singletons has been shortened from six years in 1999 to five years.  (Action in Progress: On Schedule)</p>
<p>To conduct an overall review of the provision of public housing for the elderly (HD)</p>	<p>To complete the review in 2000 (1999)</p>	<p>A comprehensive public housing strategy for the elderly was endorsed by the Housing Authority in November 2000.  (Action Completed)</p>
<p>To develop a pilot scheme for the provision of elderly housing by private sector developers (HB)</p>	<p>To formulate details of the pilot scheme in consultation with the Elderly Commission by 2000 (1999)</p>	<p>We will finalise operational details shortly. (Action in Progress: On Schedule)</p>
<p>To provide elderly people living in inadequate private sector accommodation with easy access to information on public housing (HD)</p>	<p>To set up additional Housing Information Centres where necessary (1998)</p>	<p>We will set up the seventh Housing Information Centre in North Point to serve Hong Kong East by early 2002.  (Action in Progress: On Schedule)</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>Five hundred flats in two projects, Jordan Valley and Tseung Kwan O, are under construction.</p> <p><i>(Action in Progress: Under Review)</i></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>We have rehoused over 6 200 households since 1998.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To clear all remaining old-style Temporary Housing Areas (THAs), in order to improve the living conditions of those affected and to free land for development</p> <p>(HD)</p>	<p>By 2000, to rehouse all eligible cleartees in public housing, including interim housing</p> <p>(1998)</p>	<p>All THAs have been cleared.</p> <p><i>(Action Completed)</i></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>The remaining Cottage Area (Lai Chi Kok) will be cleared by end-2001.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To rehouse eligible households from unauthorised rooftop structures which are cleared to improve fire safety</p> <p><i>(HD)</i></p>	<p>An on-going commitment</p> <p><i>(1998)</i></p>	<p>All eligible households affected by the Buildings Department's enforcement programme against unauthorised rooftop structures have been rehoused.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To offer public housing, including interim housing, to all eligible persons displaced from bedspace apartments which do not meet the safety standards for licensing</p> <p><i>(HD/Home Affairs Department)</i></p>	<p>To encourage bedspace apartment lodgers to register on the Waiting List and to arrange rehousing for eligible displaced lodgers by 2001</p> <p><i>(1998)</i></p>	<p>Since April 1998, 254 displaced bedspace apartment lodgers have been rehoused. The Housing Department visited bedspace apartment lodgers and assisted them to register on the Waiting List.</p> <p><i>(Action Completed)</i></p>