

MESSAGE

In my Housing Policy Objective Booklet last year, I announced that we had already completed all the specific initiatives set out in the White Paper on Long Term Housing Strategy published in February 1998. This was despite concerns over the future of the economy generally and of the private residential property market in particular.



Despite an improved economy, this year has not been without problems. In response to public concerns over the building quality of some public housing developments, the Housing Authority has drawn up a comprehensive package of reform initiatives together with the construction industry so that the quality of public housing will not be compromised. Malpractice or corruption will not be tolerated. But to put matters in perspective, it must be recognised that the standard and quality of the bulk of our immense public housing programme have been high.

Our overall housing strategy remains on target. Over the last three years, Hong Kong residents have seen a fairer and more equitable system of public housing allocation introduced, with a shorter waiting time for those in genuine need. They have seen the introduction of increasingly flexible means of housing provision, giving a wider choice to consumers. They have seen special attention being paid to the elderly and to families living in inadequate accommodation. They have seen greater focus on consumer protection in property transactions, and the introduction of a transparent system for land disposal. And they have seen stabilisation in property prices, making flats more affordable than for many years in the past.

Of particular importance this year is the agreement reached in January with the Housing Authority to reduce subsidised home ownership flat production, and to issue an equivalent number of home ownership loans to eligible households. We expect home ownership loans to make an important

contribution to our commitment to provide 50 000 housing assistance opportunities annually to eligible families.

It is now appropriate for us to build on our success in the last three years, while responding to new developments when necessary. By combining long term strategic planning with responsiveness to short term problems, we will continue to achieve “Better Housing for All”.

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by 'Wong'.

(Dominic S. W. Wong)
Secretary for Housing

Better Housing for All

Policy Objective and Key Result Areas

BETTER HOUSING FOR ALL

Our Policy Objective is to achieve better housing for all, through an adequate supply of affordable housing for ownership or rent.

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

Over the past year, we again achieved significant progress in all of our Key Result Areas (KRAs). We analysed and published the results of a new housing aspirations survey which will be used to update our assessment of long term housing demand. We also developed a specialised model for forecasting demand for housing from the elderly. On the supply side, the Land Sale and Development Programme was in place, with an application list of sites in which developers can express interest. A review of agricultural land in the territory was completed, identifying substantial new opportunities for housing development. The Housing Bureau's computerised system for monitoring individual projects was operating effectively and was extended to cover the Planning Department.

The year also saw considerable progress in maximising the contribution of the private sector to both public and private sector housing development. In particular, we reached agreement with the Housing Authority to reduce subsidised home ownership production by some 21 000

flats over the four year period starting from 2003-2004 and to issue at least an equivalent number of loans to eligible households. (To allow for pre-sale, our intention is that the loans should be made available from 2002-2003.) This reduction programme will be rolled forward annually and the number of loans available will be increased, giving more flexibility in the provision of housing assistance. In addition, two sites were successfully sold by tender to developers to implement a pilot scheme on mixed development through the agency of the Housing Society.

In 2000, we reviewed progress in meeting our home ownership target of 70% by 2007. We concluded that the target remains a useful discipline. We will use our best endeavours to achieve it, although we accept that it will not be easy. This year also saw the implementation of measures to improve the operation of both the Private Sector Participation Scheme and the Home Ownership Scheme.

We remain firmly committed to giving the highest priority to families in genuine need by providing housing at reasonable rent to those who cannot afford any other type of housing. We have reduced the average waiting time of public housing to five years. As a result of good progress in the implementation of our public housing programme, we are now working towards the target of reducing waiting time to an average of three years. Finally, we have not neglected groups in special need. We have substantially implemented the results of a review of housing assistance for non-elderly singletons. We have also reviewed our provision of public housing for the elderly and maintained progress in meeting our pledges to provide housing assistance to address the housing requirements of squatters, bedspace apartment lodgers, residents of Cottage Areas and Temporary Housing Areas and rooftop dwellers.

The Long Term Housing Strategy Advisory Committee continues to provide us with advice on issues affecting our housing targets and initiatives.

We achieved the following progress in our six KRAs¹.

1 Assess housing demand regularly

In the past year, we developed a specialised model for housing demand for the elderly, and completed a survey of housing aspirations. These exercises will contribute to a revised assessment of housing demand for the period 1999-2000 to 2008-2009.

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

Over the five-year period from April 2000 to March 2005, we will provide 170 hectares and 420 hectares of land for public and private housing development respectively. The concerned sites will facilitate the production of 320 000 flats. In 2000, we completed a review of 110 hectares of agricultural land. As a result of the review, about 70 000 additional flats will be produced in the North East New Territories.

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

In January 2000, the Housing Authority agreed to reduce subsidised home ownership production by 21 000 units during the period 2003-2004 to 2006-2007, and to provide at least an equivalent number of loans to eligible households to purchase flats in the private sector. Some 35 400 flats were completed by private developers in 1999-2000. The property market remained generally stable and speculative activities were minimal.

¹ As we have consolidated our success in providing sufficient supply of land for housing and monitoring progress and solving problems affecting individual housing sites, we have this year combined our previous KRA 2: Provide a sufficient supply of land for housing, together with supporting infrastructure and shorten development procedures, and KRA 3: Draw up and maintain a long term flat production programme and put in place an efficient mechanism for monitoring progress and solving problems, into a single focussed KRA 2: Monitoring the supply of land and supporting infrastructure for housing, and maintain a long term flat production programme.

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

We have continued to make strenuous efforts to encourage home ownership and to assist low and middle income families to buy their own homes. In total, over 11 000 loans were granted and over 41 000 flats were offered for sale to eligible homebuyers in the 12-month period up to September 2000.

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

In 1997, we undertook 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 our public housing programme, the average waiting time has already been reduced to five years and we are now moving towards achieving the target of three years by 2003, two years ahead of the original schedule.

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

We are on schedule to meet our existing commitments to groups in special need, including our pledges to allocate more public rental flats to the elderly who apply for public housing, to clear all old-style Temporary Housing Areas by 2000, to offer rehousing to eligible households affected by the clearance of the remaining Cottage Areas by 2001, and to introduce a Senior Citizen Residence Scheme by 2001. We have also taken proactive measures to resolve the housing problem of non-elderly singletons.

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 on Housing Demand under the direction of the Housing Bureau to assess overall housing demand. After public consultation, the Group has developed a housing demand model which is capable of responding to changes in government policy and the latest statistics.

The data and assumptions used in the model are regularly updated, and the model itself is refined and re-run to provide regular assessments of long term housing demand.

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

- Regular review of our demand assessments. Our target is to publish regular reports.

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

Initiative *	Target
To conduct regular surveys of housing aspirations <i>(Planning Department)</i>	The next survey will be commissioned in 2001

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

2

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

A steady and sufficient supply of land for both public and private housing is necessary for meeting housing demand in the long term and 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 continue to invest in new development areas, including new and existing land for housing, and to capitalise on opportunities for additional urban development arising from strategic rail projects. We also identify areas where infrastructure will permit intensified housing development and to rezone agricultural and industrial land for housing development where appropriate.

We have drawn up and will roll forward annually a 13-year flat production programme to meet long-term housing demand. This programme involves the potential production of about 730 000 flats over the period 2000-2001 to 2007-2008. This programme requires the maintenance of a centralised inventory of housing sites, a clear delineation of responsibility for the delivery of housing projects and an efficient system for solving problems relating to flat production. Accordingly, a computerised inventory of all housing developments is updated and reviewed continuously by the Housing Bureau. A system defining accountability and a mechanism for swift problem solving in respect of individual housing sites 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 housing demand. Our target is to make available 590 hectares of land for the five-year period from April 2000 to March 2005 to facilitate public and private housing development.

- The extent to which we meet our 13-year flat production programme. Our target is to provide 50 000 housing assistance opportunities a year in the public sector. The number of flats produced each year in the private sector will depend on the decisions of developers, based on market conditions and commercial considerations.

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

Initiative	Target
To provide sufficient land for high grade housing in response to demand <i>(Housing Bureau)</i>	To identify sites for the development of high grade housing to meet long term demand
To take effective measures to address problems affecting the quality of public housing construction <i>(Housing Department)</i>	In 2001, to begin implementation of outstanding recommendations in the Housing Authority’s public consultation document “quality housing: partnering for change”

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 have embarked on a gradual programme of reducing the production of subsidised home ownership flats and correspondingly increasing loan provision for the purchase of flats in the private sector. Through schemes such as the Private Sector Participation Scheme and mixed development, the private sector can also make a major contribution to the public housing programme.

To ensure fair and free operation of the private residential property market, and to avoid instability, we will continue to monitor the market closely.

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

- The number of flats produced in or through the private sector and the stability of the private residential property market. Our target is to maximise the contribution of the private sector to meet housing demand in both the public and private sectors and to monitor the operation of the property market.

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

Initiative	Target
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

Initiative	Target
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
To review the “mixed development” scheme <i>(HB)</i>	To complete the review in 2000
To develop “joint venture” schemes as an alternative form of mixed development <i>(HD)</i>	To complete a consultancy study in 2000

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 that 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 operated by the Housing Authority and the Housing Society 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% by 2007.

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

Initiative	Target
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

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 or rent private accommodation.

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

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 making progress towards reducing the average waiting time for public rental housing to three years.

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

Initiative	Target
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 projects

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, residents of Cottage Areas and Temporary Housing Areas, and rooftop dwellers.

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

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

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

Initiative	Target
<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"> ● 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

Initiative	Target
<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>To consider the use of rental subsidies to satisfy the housing needs of prospective elderly tenants <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>To continue the clearances of squatter areas in the New Territories to facilitate planned development and to improve the living conditions of those affected <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>To increase the number of loans for eligible non-elderly singletons under the Home Starter Loan Scheme <i>(HB)</i></p>	<p>To seek the approval of the Finance Committee of the Legislative Council within 2000-2001</p>

Better Housing for All

Detailed Progress

1

Assess housing demand regularly

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

Initiative *	Target #	Present Position +
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>	The assessment of housing demand for the period 1999-2000 to 2008-2009 is being reviewed in the light of the latest policies and statistics, including new population projections. <i>(Action in Progress: Under Review)</i>
To put in place and operate a specialised model for housing demand for the elderly <i>(Planning Department (Plan D))</i>	To develop a model and to produce projections within 1999 <i>(1998)</i>	The model has been developed and projections have been presented to the Elderly Commission. <i>(Action Completed)</i>
To conduct a new survey of housing aspirations, including a sub-survey of elderly households <i>(Plan D)</i>	To complete the survey within 1999 <i>(1998)</i>	The survey has been completed and the results made public in February 2000. <i>(Action Completed)</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 past years. Details are set out below –

Initiative	Target	Present Position
To adopt a new approach to redevelopment in older urban areas to achieve a more rational and efficient use of land <i>(Housing Department (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>	Initial studies have been completed. Further detailed assessment of the feasibility of the four developments is required before decisions can be taken. <i>(Action in Progress: Under Review)</i>
To facilitate rezoning of agricultural land for housing development, where infrastructure and environmental considerations permit <i>(Planning Department (Plan D))</i>	To complete a review of 110 hectares of agricultural land by 2000 <i>(1999)</i>	The review of agricultural land has been completed. Rezoning opportunities have been identified to facilitate the production of about 70 000 flats in the North East New Territories. <i>(Action Completed)</i>
To facilitate rezoning of industrial land for housing development, where infrastructure and environmental considerations permit <i>(Plan D)</i>	To complete a review of all industrial land in Hong Kong by 2000 <i>(1999)</i>	The review will be completed by the end of 2000. <i>(Action in Progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To strengthen the accountability system for monitoring flat production <i>(Housing Bureau (HB))</i></p>	<p>In 2000, to appoint Project Directors for housing developments for the final five years of the 13-year flat production programme <i>(1999)</i></p>	<p>We have appointed a Project Director in the Planning Department for the final five years of the 13-year flat production programme. <i>(Action Completed)</i></p>
<p>To fast-track more infrastructure to avoid delays to housing production <i>(HB)</i></p>	<p>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></p>	<p>We have fast-tracked 75 housing-related infrastructure projects during the period up to 2000-2001. <i>(Action in Progress: On Schedule)</i></p>
<p>To identify more areas where infrastructure will permit more intensified private housing development <i>(Territory Development Department (TDD))</i></p>	<p>To complete three studies of intensification of development in 1999-2000 <i>(1998)</i></p>	<p>Further study of future development is required in Tai Ho to take account of the latest position regarding the relocation of Tai Ho station, and in Tsuen Wan Bay to take account of clearance and compensation issues. <i>(Action in Progress: Under Review)</i></p>
<p>To identify more areas where infrastructure will permit more intensified public housing development <i>(HD)</i></p>	<p>To intensify the development density of nine public housing projects by 2002 <i>(1998)</i></p>	<p>Density of nine public housing projects has been intensified and construction is in progress. <i>(Action Completed)</i></p>

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><i>(HB)</i></p>	<p>To spend \$11 billion to accelerate housing-related infrastructure projects during the period from 1997-1998 to 2001-2002</p> <p><i>(1997)</i></p>	<p>Total expenditure on fast-track housing-related infrastructure projects in 1999-2000 was \$2.8 billion and is estimated to be \$2.6 billion in 2000-2001.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To develop strategic growth areas to produce additional land for housing</p> <p><i>(TDD)</i></p>	<p>To develop sufficient land for 270 000 flats in strategic growth areas between 2006 and 2011</p> <p><i>(1997)</i></p>	<p>Planning and development studies for the North West and North East New Territories, Hong Kong Island South and Lamma Island are in progress.</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 past years. Details are set out below –

Initiative	Target	Present Position
<p>To strengthen regulation of estate agents to enhance consumer protection <i>(Housing Bureau (HB))</i></p>	<p>To bring into effect subsidiary legislation to regulate practices in the trade and to settle commission disputes <i>(1999)</i></p>	<p>Two sets of subsidiary legislation to regulate practices of estate agents and to deal with disputes over commission took effect on 1 November 1999. The Estate Agents (Registration of Determination and Appeal) Regulation took effect on 1 March 2000. <i>(Action Completed)</i></p>
<p>To consider the extent to which our subsidised home ownership flat production should be replaced by the provision of additional loans <i>(HB)</i></p>	<p>To discuss with the Housing Authority a detailed implementation plan to replace a proportion of Home Ownership Scheme flat production by additional loans <i>(1999)</i></p>	<p>Agreement has been reached with the Housing Authority to reduce subsidised home ownership flat production by 4 000, 5 000, 6 000 and 6 000 units respectively in each of the four years starting from 2003-2004 to 2006-2007. At least an equivalent number of housing loans will be provided to eligible households to purchase flats in the private sector. <i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To entrust the provision of more housing-related infrastructure to the private sector <i>(HB)</i></p>	<p>To entrust four projects to the private sector in 1999-2000 <i>(1998)</i></p>	<p>We have entrusted three projects and made available the remaining project for entrustment to the private sector in 1999-2000. <i>(Action Completed)</i></p>
<p>To develop “mixed development” schemes <i>(HB)</i></p>	<ul style="list-style-type: none"> ● To embark on two schemes with the private sector on a pilot basis through the Housing Society in 1999-2000 ● In 1999-2000, to assist the Housing Authority to develop alternative forms of mixed development <i>(1998 and 1997)</i> 	<ul style="list-style-type: none"> ● Tenders for the two pilot scheme sites at Ap Lei Chau and West Kowloon Reclamation were awarded in March and June 2000 respectively. <i>(Action Completed)</i> ● We are reviewing proposals from the Housing Authority to develop alternative forms of mixed development. <i>(Action in Progress: Under Review)</i>
<p>To monitor the property market closely and implement appropriate anti-speculation measures as and when the situation so requires <i>(HB)</i></p>	<p>An on-going commitment <i>(1997)</i></p>	<p>We have reported progress on this on-going commitment in the progress report under KRA 3. We shall continue to do so in future. <i>(Action Completed)</i></p>

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>The Sales Descriptions of Uncompleted Residential Properties Bill was published as a White Bill on 4 April 2000. A three-month public consultation exercise ended on 7 July 2000. We will take into consideration public views received when finalising the Bill for introduction into the Legislative Council in 2000-2001.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>
<p>To simplify procedures for renewing private tenancies and increase penalties for unlawful eviction and harassment of tenants</p> <p><i>(HB)</i></p>	<p>To introduce amendments to the Landlord and Tenant (Consolidation) Ordinance in 1997</p> <p><i>(1996)</i></p>	<p>The Landlord and Tenant (Consolidation) (Amendment) Bill 1999 was introduced into the Legislative Council on 15 December 1999.</p> <p><i>(Action Completed)</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 past years. Details are set out below –

Initiative	Target	Present Position
To improve operation of the Private Sector Participation Scheme <i>(Housing Department (HD))</i>	To complete a study by the end of 1999 of new measures to enhance the quality of flats under the Private Sector Participation Scheme <i>(1999)</i>	A revised weighted tendering system to enhance the quality of flats under the Private Sector Participation Scheme was introduced. <i>(Action Completed)</i>
To improve the design of Home Ownership Scheme flats so as to meet the expectations of buyers and to reduce wastage caused by the removal of fixtures by buyers <i>(HD)</i>	To explore the “basic shell” concept where only essential fittings to comply with statutory requirements will be provided in Home Ownership Scheme flats <i>(1999)</i>	Tenders for a pilot building project to allow buyers to select either “basic shell” or “fully-fitted” options were invited in June 2000. <i>(Action Completed)</i>
To help public rental housing tenants to buy their own flats through the Tenants Purchase Scheme <i>(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 81 000 flats were offered for sale under the Scheme to public rental housing tenants since 1998 and nearly 50 000 tenants took up flats by September 2000. <i>(Action in Progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To allow families on the Waiting List and eligible residents of Squatter Areas, Cottage Areas and Temporary Housing Areas the choice to buy or rent their flats</p> <p><i>(HD)</i></p>	<p>To finalise details of the “Buy or Rent Option” by end-1998</p> <p><i>(1998)</i></p>	<p>Details of the “Buy or Rent Option” were finalised. About 2 080 flats were sold under the scheme by September 2000.</p> <p><i>(Action Completed)</i></p>
<p>To implement a fast-track programme to produce public rental flats and Home Ownership Scheme flats on sites in or adjacent to existing housing estates</p> <p><i>(HD)</i></p>	<p>To identify sites to produce nearly 10 000 public rental flats and Home Ownership Scheme flats by 1999</p> <p><i>(1998)</i></p>	<p>We completed 20 projects involving over 9 300 flats.</p> <p><i>(Action Completed)</i></p>
<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><i>(HD)</i></p>	<p>An on-going commitment</p> <p><i>(1998)</i></p>	<p>Over 1 400 better-off tenants paying additional rent purchased subsidised home ownership flats since 1998.</p> <p><i>(Action in Progress: On Schedule)</i></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 past years. Details are set out below –

Initiative	Target	Present Position
<p>To review with the Housing Authority ways to meet the housing requirements of both local and newly arrived families fairly and effectively. Depending on the outcome of the review, to make additional land available to the Housing Authority</p> <p><i>(Housing Bureau)</i></p>	<p>To announce the results of the review within 1999</p> <p><i>(1999)</i></p>	<p>The results of the review were announced in 1999. The criteria for allocation of public rental housing flats were revised as a result.</p> <p><i>(Action Completed)</i></p>
<p>To improve the provision of medical clinics at public housing estates</p> <p><i>(Housing Department (HD))</i></p>	<p>To complete a review by the end of 1999 with a view to improving the allocation system for medical clinics in public housing estates in 2000</p> <p><i>(1999)</i></p>	<p>The review was completed on schedule. Open tenders were introduced for medical clinics in public housing estates in January 2000.</p> <p><i>(Action Completed)</i></p>
<p>To increase the supply of public housing flats for families on the Waiting List</p> <p><i>(HD)</i></p>	<p>To supply no less than 20 000 public housing flats for families on the Waiting List from 2001 onwards</p> <p><i>(1998)</i></p>	<p>The Housing Authority provided 25 000 public housing flats to Waiting List applicants in 2000-2001.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To provide a long term solution to the housing problem of people who are not yet eligible for public rental flats</p> <p><i>(HD)</i></p>	<p>To build 15 000 self-contained interim housing units by 2005</p> <p><i>(1998)</i></p>	<p>We have built 5 880 interim housing units so far. Further production will be reviewed, having regard to the latest assessment of demand.</p> <p><i>(Action in Progress: Under Review)</i></p>
<p>To improve security facilities in public housing estates</p> <p><i>(HD)</i></p>	<p>To complete upgrading of security facilities in public housing estates by 2002</p> <p><i>(1998)</i></p>	<p>Security facilities for 150 public housing blocks have been upgraded. All upgrading work will be completed by 2002.</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><i>(HD)</i></p>	<p>To redevelop all non-self-contained flats before 2001 and to complete the programme by 2005</p> <p><i>(1996)</i></p>	<p>We cleared 415 blocks including 258 blocks of non-self-contained flats under the Comprehensive Redevelopment Programme. The remaining 151 blocks will be cleared by 2005. Of these, 51 blocks of non-self-contained flats will be cleared by 2001.</p> <p><i>(Action in Progress: On 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 past years. Details are set out below –

Initiative	Target	Present Position
<p>To implement the results of a review of housing assistance for non-elderly singletons <i>(Housing Bureau (HB)/ Housing Department (HD))</i></p>	<ul style="list-style-type: none"> ● 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 ● To consider with the Housing Authority and the Housing Society improved provision of housing to non-elderly singletons under various subsidised home ownership scheme and loan schemes ● To launch a pilot scheme to provide loans to eligible non-elderly singletons under the Home Starter Loan Scheme <i>(1999)</i> 	<ul style="list-style-type: none"> ● We have accelerated the allocation of public rental housing to eligible non-elderly singletons. The average waiting time for non-elderly singletons is currently six years. <i>(Action in Progress: On Schedule)</i> ● Provision of housing to non-elderly singletons under various subsidised housing schemes has been extended. <i>(Action Completed)</i> ● We have provided loans to eligible non-elderly singletons under the Home Starter Loan Scheme starting from 1 December 1999. <i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To conduct an overall review of the provision of public housing for the elderly <i>(HD)</i></p>	<p>To complete the review in 2000 <i>(1999)</i></p>	<p>A comprehensive public housing strategy for the elderly was agreed by the Housing Authority in March 2000. The strategy will be fine-tuned, taking into account the findings and recommendations of a consultancy study on continuum of care in public housing. We will revert to the Housing Authority on a refined strategy before end-2000. <i>(Action in Progress: On Schedule)</i></p>
<p>To develop a pilot scheme for the provision of elderly housing by private sector developers <i>(HB)</i></p>	<p>To formulate details of the pilot scheme in consultation with the Elderly Commission <i>(1999)</i></p>	<p>Details of the pilot scheme are being formulated for consultation with the Elderly Commission. <i>(Action in Progress: On Schedule)</i></p>
<p>To allocate more public rental flats, with suitable facilities and services, to elderly people <i>(HD)</i></p>	<p>To reduce the waiting time of all eligible elderly households to two years by 2007 <i>(1998)</i></p>	<p>After review, we have set a new target to reduce the average waiting time for public rental housing for single elderly persons to two years by 2005, two years ahead of schedule. The current waiting time is three years. <i>(Action Completed)</i></p>
<p>To encourage the private sector to provide affordable flats to single elderly persons <i>(HB/Health and Welfare Bureau)</i></p>	<p>To develop proposals in consultation with the Elderly Commission in 1999 <i>(1998)</i></p>	<p>The Elderly Commission has been consulted on a broad framework of proposals. <i>(Action Completed)</i></p>

Initiative	Target	Present Position
<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>We are identifying a suitable site in Eastern District.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<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>Two sites have been granted to the Housing Society for the implementation of the pilot scheme. Application for the flats will be invited in 2001.</p> <p><i>(Action in Progress: On Schedule)</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 3 600 families 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>We have already cleared six THAs. We will clear the remaining eight THAs and rehouse all eligible cleartees in public housing, including interim housing, by the end of 2000.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To clear the remaining Cottage Areas in order to provide a more satisfactory living environment to resettled households</p> <p><i>(HD)</i></p>	<p>To rehouse all eligible Cottage Area residents by 2001</p> <p><i>(1998)</i></p>	<p>We have cleared Fo Tan Cottage Area, and clearance of Tung Tau Cottage Area is in progress. We are on target to clear the three remaining Cottage Areas and rehouse all eligible clearerees by 2001.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<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 affected households were 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 arrange rehousing for displaced eligible displaced lodgers by 2001</p> <p><i>(1998)</i></p>	<p>Displaced eligible bedspace apartment lodgers have been rehoused. Staff of the Housing Department have continued to visit bedspace apartment lodgers and have assisted them to register on the Waiting List.</p> <p><i>(Action in Progress: On Schedule)</i></p>