

**THE HONG KONG HOUSING AUTHORITY**

**Memorandum for the Housing Authority**

**Members' Meeting with Concern Group**

Members are invited to note that the next meeting with concern groups will be held on **Monday, 24 September 2007** at the **Oi Man Community Hall**, Oi Man Estate. Details of the meeting are as follows –

<b>Concern Group</b>	<b>Time</b>
Sham Shui Po District Council Housing Sub-committee	2:30 p.m.

2. Copies of the following are attached for your reference –

- (a) request letter from Sham Shui Po District Council Housing Sub-committee (**Annex I**)
- (b) reference information prepared by the Housing Department (**Annex II**)
- (c) the list of Members attending the meeting (**Annex III**)
- (d) the location map of the Oi Man Community Hall (**Annex IV**)

3. Members who wish to listen to public's views on public housing policies are welcome to attend the meeting. Members who intend to attend the meeting are requested to inform the Secretariat (Tel. No.: 2761 5037) before **noon 20 September 2007** so that necessary arrangements can be made.

Anthony WONG  
Secretary, Housing Authority  
Tel. No.: 2761 7113  
Fax No.: 2711 3690

c.c. Members of the Building Committee  
Members of the Commercial Properties Committee  
Members of the Subsidised Housing Committee

File Ref. : HA/COM/1/24/4  
(Corporate Services Division)  
Date : 18 September 2007

SHAM SHUI PO  
DISTRICT COUNCIL

4/F Cheung Sha Wan Government Offices,  
303 Cheung Sha Wan Road, Kowloon



深水埗區議會

電話：2761 3033  
傳真：2761 0019

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傳真：2785 4218

傳真函件

(傳真號碼：2761 0019)

致房屋事務委員會會議事務組  
執事先生：

邀請出席會談討論：跟進「要求房屋署落實元州邨  
二、四期及長沙灣工廠大廈原址興建之公屋單位加  
裝鐵閘」及「落實安裝鐵閘，改善晾衫設施－檢討元  
州邨二、四期及長沙灣工廠大廈新建公屋不足之處」事宜

深水埗區議會房屋事務委員會曾於二零零七年七月十二日舉行的第二十二次會議討論上述事宜。會上，有委員提出動議，要求房屋署為元州邨二、四期的公屋及長沙灣工廠大廈原址興建的公屋單位加裝鐵閘及更合適和方便使用的曬衣架。有關動議獲委員一致通過。

為了解房委會的有關政策，委員會擬邀請貴會的資助房屋小組及建築小組會談討論，以表達居民的訴求。煩請貴會派代表抽空出席會談。會談日期及具體安排可再作商討。如對本函內容有任何查詢，請致電與委員會秘書梁詠心女士(電話：2150 8103)聯絡。

深水埗區議會

房屋事務委員會主席

衛煥南

附件：深水埗區議會房屋事務委員會動議文件

二零零七年八月二十一日

## 臨時動議

### 維護公平、保障安全，改善設施，方便居民

深水埗區議會得悉元州邨二、四期公屋，作為蘇屋受清拆影響居民的接收邨，但間格和設施尚未妥善例如：

- 現時曬衣架的位置使用不便；
- 單位沒有安裝鐵閘。

根據本會會議紀錄，房署也曾容許居民在合適的位置加裝曬衣架，此外，房署亦曾為石硤尾邨受重建清拆影響的石硤尾邨居民安裝單位鐵閘。

深水埗區議會鑑於政府行政的一貫性和公平原則，及以蘇屋邨重建居民將遷到元州邨二、四期所面對家居安全為考慮，故提出動議要求房屋署：

- 1) 為元州邨二、四期的公屋安裝單位鐵閘，以更有效地保障住戶的家居安全，和施政的公平性、一貫性；
- 2) 為元州邨二、四期的公屋單位加裝更合適和方便使用的曬衣架；
- 3) 要求在長沙灣工廠大廈原址興建的公屋，為居民在單位大門安裝鐵閘，及將曬衣架安裝於更合適方便使用的位置。

動議人：劉惠德

和議人：馮檢基

二零零七年七月十二日

### Reference Information on Members' Meeting with Concern Group

Concern Group: Sham Shui Po District Council Housing Sub-committee  
Discussion Item: Issues arising from the standard provisions of the rental flats in the redevelopment of Un Chau Estate Phases 2 & 4 and the future Phase 5.

#### 1. So Uk Estate Clearance

- (i) Clearance of So Uk Estate <sup>Note[1]</sup> does not form part of the Comprehensive Redevelopment Programme (CRP) <sup>Note[2]</sup>. No reception estate is designated for such clearance projects. Instead, affected tenants may choose to be re-housed in a Public Rental Housing (PRH) flat, either new or refurbished, in any district subject to the availability of suitable vacant flats.
- (ii) Although So Uk Estate clearerees may move to any estate of their choice, we will make available flats in Un Chau Estate (UC Estate) Phases 2, 4 and 5 <sup>Note[3]</sup> to be completed in stages from 2008 onwards, and a majority of the clearerees will likely choose a flat in this estate because it is located in the same district as So Uk Estate. UC Estate is perceived by clearerees and some concern groups as a de facto reception estate.

#### 2. Redevelopment of Un Chau Estate Phases 2 and 4

- The Building Contract commenced in August 2005 and is scheduled for completion in March 2008.
- It comprises four Standard Harmony (NH1) Blocks providing 3 196 flats (636 1-2P flats, 640 2P flats), and a non-standard Small Household Block, providing 337 standard 1-2P flats.
- The Contract is currently at its advance finishing stage, and hence any substantial alternation to the flat layout and/or provisions will cause time and cost implications.

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Note[1] So Uk Estate will be cleared in two phases – Phase 1 in 2008 and Phase 2 in 2011.

Note[2] Under existing policy, reception estates are designated for re-housing tenants affected by clearance under CRP.

Note[3] Phase 5 was previously named as the Cheung Sha Wan Flatted Factory redevelopment site.

- The Department has maintained regular dialogue with the District Council (DC) members. Their recent concerns are on the non-provision of metal gatesets, laundry facilities and the design of kitchen in 2-bedroom flats.

### 3. **Redevelopment of Un Chau Estate Phase 5**

- (i) Foundation works will commence in October 2007 and the buildings will be completed in May 2011.
- (ii) This project comprises three site-oriented domestic blocks providing 1 678 flats (158 2/3P flats, 1 360 1B flats, 160 2B flats), and an Ancillary Facilities Block providing carpark, amenity facilities, Elderly Centre and the Integrated Family Services Centre.
- (iii) We have made five submissions to the Shum Shui Po District Council on the planning and design of the project since May this year and they were supported by their various committees. There will be no metal gateset to flat entrance. All laundry racks are installed outside the living area except the end wings units, for which the racks will be installed at the building re-entrants due to constraints of the flat layout.

### 4. **Specific issues are highlighted as follows -**

- (i) **Non-provision of Metal Gatesets**
  - In accordance with the Housing Authority (HA)'s policy, metal gatesets will not be provided for new estates completed since 2005. No metal gatesets will be provided in the redevelopment of UC Estate Phases 2, 4 and 5.
  - Perceiving UC Estate as a de facto reception estate, So Uk Estate tenants are demanding HA to provide the gatesets at UC Estate.
  - In August 2007, the Subsidised Housing Committee has approved to grant the ex-gratia allowance of \$2,500 per household for all eligible So Uk Estate households moving out after its clearance announcement on 30 March 2006 and choose to be re-housed in a PRH flat without metal gateset at flat entrance, including UC Estate Phases 2, 4 and 5 to be completed.

This decision has been announced to So Uk Estate tenants through posting of notice and reply to individual DC member.

(ii) Laundry Racks

- In UC Estate Phases 2 and 4 adopting NH1 2003 design version, HA provides external laundry racks outside bathroom windows, plus an internal rod above the shower area in bathrooms as standard provisions.
- At the same time, HA's current policy also allows tenants in NH1 and Small Household Blocks to install additional laundry rods on the main facade outside living rooms at their own cost. Our survey indicates that this has become a popular practice.
- DC members and potential tenants from So Uk Estate hold the view that accidents may occur when elderly tenants use laundry racks provided at the designed locations due to the slippery floor and tight space within the confined shower area.
- They ask HA to locate the laundry facility on the main facade where their laundry can be far more remote from the kitchen and better exposed to wind and sunshine.
- The Department is considering the feasibility of providing laundry facility on main facade in future projects such as UC Estate Phase 5. However, this design, even if adopted, may not be implemented in projects already at advanced construction stages like UC Estate Phases 2 and 4 due to time and cost implications plus potential contractual claims. We have to negotiate with the respective contractors to explore if the new design, if adopted, can be implemented in such projects.
- The Department therefore **suggests** that HA Committee Members acknowledge their request and advise that it will be considered.

**5. Other Issues -**

**Inadequate Size of Kitchen in 2-bedroom Flats**

- This standard kitchen design has been adopted in all NH1 Blocks completed since 2003 and so far no adverse comments have been received from users.
- Some DC members hold the view that the size of kitchen (same size as for 1-bedroom flats) for 2-bedroom flats is too small. The space for chopping board and washing machine is too small in a 2-bedroom flat to cater a 5-person family.
- DC members requested HA to allow the UC Estate tenants to alter the kitchen arrangement under their tenancy contract but should not ask them to undertake to reinstate the flats when they move out.
- The Department considers that the kitchen size is adequate to serve a 5-P family, accommodating washing machines commonly available in the market plus kitchen counter top.



**Attendance List of  
Members' Meeting with Concern Groups  
on Monday, 24 September 2007**

Mr Stephen YIP Moon-wah, JP (Chairman)

Mr WONG Kwun, BBS

Hon Fred LI Wah-ming, JP

Mr Simon IP Shing-hing, JP

Ms LAM Chui-lin

Mr Joseph KWAN Kwok-lok, MH

Mr James WONG Man-tai

## 愛民社區會堂位置圖

## LOCATION MAP OF OI MAN COMMUNITY HALL

