

Redevelopment of Wah Fu Estate

Set out in this paper are replies to the four questions raised by Members in respect of **Part (A)**, and then a brief description about the development of five government sites and the redevelopment of Wah Fu Estate relating to **Part (B)**. However, at this stage in the process, there is little information available on the redevelopment of the Wah Fu Estate, which will take many years to complete.

(A) Replies to Questions

Replies to the four questions raised by DC Members are as follows -

Question 1

When will concerned government departments announce the details and programme of the redevelopment of Wah Fu Estate?

Question 2

On redevelopment arrangement, what are the criteria adopted by Government in determining redevelopment in one go or by phases?

Redevelopment of Wah Fu Estate is dependent upon the partial lifting of the Pok Fu Lam Moratorium and will be determined in accordance with the Housing Authority's (HA) enhanced assessment mechanism. Critical to the exercise will be the availability of suitable and adequate reception resources in the vicinity. Being a large public rental housing estate, the redevelopment of Wah Fu Estate will be carried out in phases similar to all other large estates that have been redeveloped in the past. Phasing will have regard to the availability of reception resources and continuation of existing facilities to tenants. Given its size and complexity, it will take about three years to develop the master plan and prepare proposals regarding the design of the redeveloped estate. Normally, formal announcement of the detailed clearance arrangements will be made about three years before the target clearance date for each phase.

Question 3

When planning redevelopment project, what is the mechanism or what are the factors in determining the PRH and HOS ratio for the buildback production?

Government has announced that upon redevelopment, the Wah Fu Estate site and the five government sites in the area will be used for public housing. The HA will determine the ratio of Public Rental Housing (PRH) to Home Ownership Scheme (HOS) units closer to the time of redevelopment.

Question 4

Domestic Removal Allowance (DRA) will be granted to tenants affected by HA's clearance projects. Will the DRA be reviewed for the redevelopment of Wah Fu Estate?

Ex-gratia Domestic Removal Allowance (DRA) is reviewed at the beginning of each year. According to current policy, after formal announcement of the clearance arrangement of redevelopment, affected domestic tenants will be granted DRA at the prevailing rates at the time of the announcement.

(B) Development of Five Government Sites and Redevelopment of Wah Fu Estate

Following the Government's decision to partially lift the development moratorium at Pok Fu Lam South, i.e. the area close to Wah Fu Estate, it is now possible to consider in detail the use of the five government sites for public housing development as well as the redevelopment of Wah Fu Estate in this area. The five sites (Wah Fu North, Wah King Street, Near Chi Fu Road, Kai Lung Wan and Wah Lok Path) will provide reception resources for those to be cleared to make way for the redevelopment of Wah Fu Estate. In order to take this forward, the HA/Housing Department (HD) needs to take action on two fronts in parallel, as follows -

Five Government Sites

2. We will work with relevant Government departments on the development parameters, conduct various technical assessments and, undertake local consultation regarding the public housing developments on the five sites adjacent to the Wah Fu Estate. These will provide reception accommodation to allow the redevelopment of Wah Fu Estate to proceed as well as providing additional HOS and PRH units. Upon completion of the detailed studies, rezoning and planning briefs for the public housing development of these five sites, we will then be able to finalise the flat production, development programme and public housing types for each of the sites.

Wah Fu Estate

3. We need to conduct detailed studies to consider the build-back potential and availability of suitable rehousing resources, both PRH and HOS as a choice for the tenants of Wah Fu Estate. We will prepare detailed redevelopment plans and determine the net gain in public housing units upon redevelopment, with a view to striking a balance between the sustainability of buildings and their redevelopment potential, optimising valuable land resources and increasing flat production. We will, of course, fully consult the affected tenants, local community and relevant Government departments on the detailed study for the redevelopment of Wah Fu Estate. Upon completion of the detailed study and HA's approval for the redevelopment scheme of Wah Fu Estate, we will then be able to confirm the scope, timing and the details of the redevelopment of Wah Fu Estate. It is important to note that schools that are located outside the Wah Fu Estate's lease boundary will not be included in the redevelopment programme.

4. Upon completion of all the six projects, we anticipate a total of about 21 000 new public housing units will be produced. We wish to highlight the fact that if the five government sites are to be used primarily as reception accommodation for tenants to be cleared from the Wah Fu Estate, the increase in population will be insignificant before clearance of Wah Fu Estate is completed, which may likely take place over 15 years. **Support from the Southern District Council and local communities on the partial lifting of the Pok Fu Lam Moratorium is of paramount importance to the successful implementation of the six public housing projects.**

Rehousing and Clearance Arrangement

5. Once the clearance of the estate is announced, we will give not less than three years notice to all the affected tenants on details of the clearance operation.

(i) Domestic Tenants

We will identify suitable rehousing accommodation for affected tenants to match the clearance programme. Where resources permit, we will endeavour to allow the affected tenants to move to public rental flats in the neighbouring areas or in the district of their choice. Affected domestic tenants will be granted an ex-gratia Domestic Removal Allowance (DRA), to meet part of the costs of removal. Affected tenants will also be accorded priority green-form status in the upcoming sale of HOS flats, subject to approval of HA's Subsidised Housing Committee, if they wish to purchase new HOS flat.

(ii) Commercial Tenants

Under the established systems, eligible commercial tenants with fixed term commercial tenancies will be offered Ex-gratia Allowance (EGA) equivalent to 15 months' exclusive rent. They will also be given the opportunity to participate in restricted tender exercises for HA's market retail premises. The successful bidders will be given a three months' rent free period in the new tenancy, or a Lump Sum Payment (LSP) in lieu of restricted tender opportunities.

(iii) Non-governmental Organizations (NGO)

We will work with the Social Welfare Department (SWD) and relevant government departments to assess the reprovisioning need of the welfare facilities. Subject to availability of resources and support from those government departments, we will assist the welfare operators to seek for suitable accommodation elsewhere.

Housing Department
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