

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Housing Authority

Improvement in Living Environment of Public Rental Housing

PURPOSE

The Housing Authority (HA) is fully committed to improving the living environment of public rental housing (PRH). This paper takes stock of the improvements achieved since 1988.

BACKGROUND

2. Members were first given an update on HA's improvement in the living environment for PRH vide Paper No. HA 63/96 in September 1966. This is the second update and we intend to provide Members with similar reports biennially.

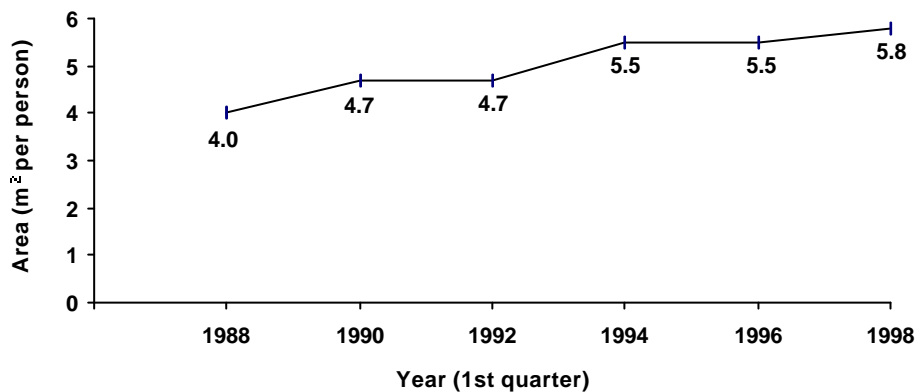
3. This paper covers the quantitative aspects of the living environment, including flat conditions, the provision of commercial, community and carpark facilities. It does not cover aspects which are unquantifiable, such as design features, soft landscaping, choice of materials and finishes, etc.

IMPROVEMENTS

Site Area

4. A comprehensive measure of the space available to residents is the site area available per person ⁽¹⁾. Site area covers open space such as landscaped gardens, children's playgrounds, residential/commercial/community and carpark facilities. The average site area per person was 4 m² in 1988. It has increased by 45% to 5.8 m² in 1998, or 4% per year.

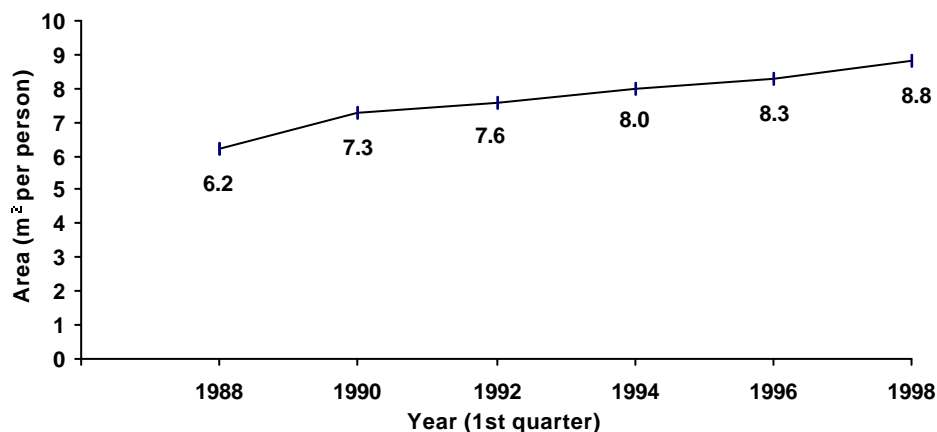
**Chart 1 : Average Site Area Per Person in PRH,
1988-1998**



Flat Conditions

5. As a result of the relaxation in allocation standard and the provision of more larger flats, the median living space of PRH residents has increased rapidly, from 6.2 m² per person in 1988 to 7.6 m² per person in 1992 and 8.8 m² per person in 1998.

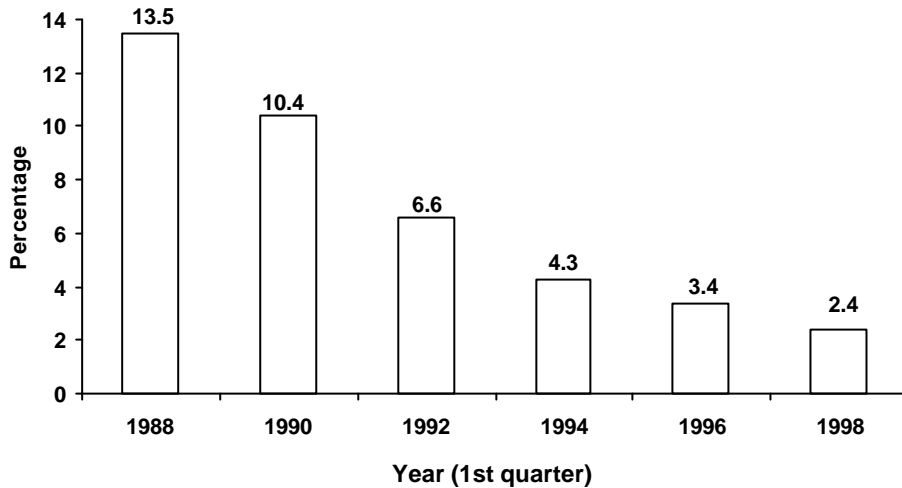
**Chart 2 : Median Living Space Per Person in PRH,
1988-1998**



Note ⁽¹⁾ To take stock of planned improvement, authorized population is used in this paper.

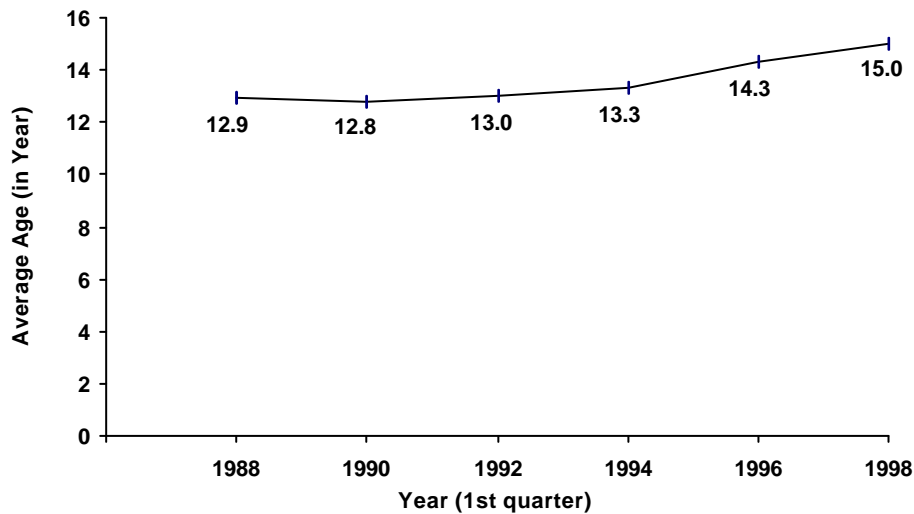
6. As obsolete blocks are pulled down under the HA's redevelopment programmes, there has been a marked reduction in the proportion of non-self-contained flats, i.e. flats with shared kitchen and toilet facilities. In 1988, non-self-contained flats accounted for 13.5% of the total stock. In 1998, it has dropped to 2.4%.

**Chart 3 : % of Non-Self-Contained Flats in PRH,
1988-1998**



7. Another objective measurement of the quality of flats is the age of buildings. The average age of PRH flats increased by only 2.1 years in a period of 10 years since 1988. This is achieved by extensive redevelopment of older flats and large-scale production of new ones. The average age of flats in 1998 is 15 years.

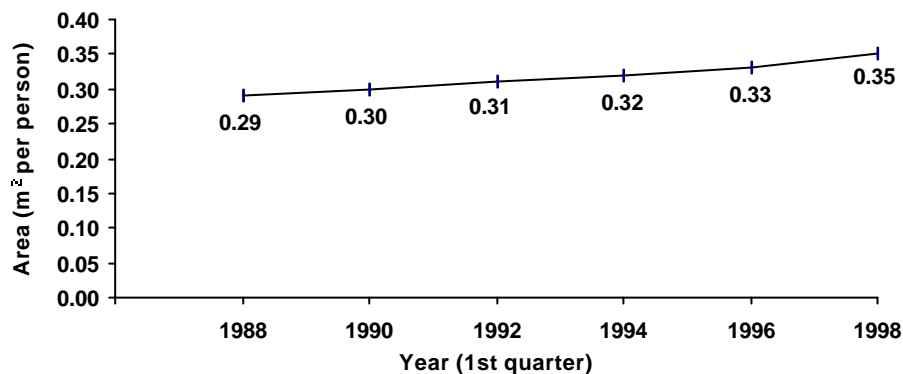
**Chart 4 : Average Age of PRH Flats,
1988-1998**



Commercial Facilities

8. Commercial facilities include shops, banks, department stores, supermarkets, restaurants and cooked food stalls. The internal floor area of commercial facilities per person in PRH estates increased by 21% between 1988 and 1998, from 0.29 m² per person, to 0.35 m² per person.

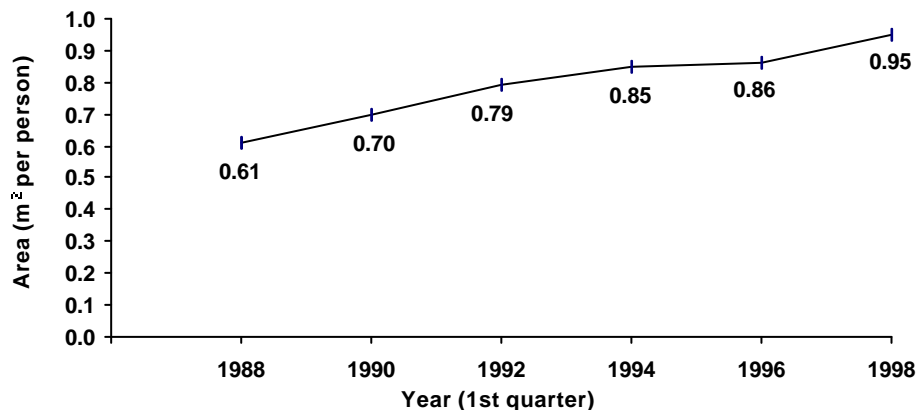
Chart 5 : Average Commercial Facilities Area Per Person in PRH, 1988-1998



Community Facilities

9. Regarding the area allocated for community services such as nurseries, children and youth centres, libraries/study rooms, hostels for elderly/handicapped, kindergartens/schools, clinics, etc., it was 0.61 m² per person in 1988 but has risen to 0.95 m² per person in 1998, representing a significant increase of 56% or 5% per year.

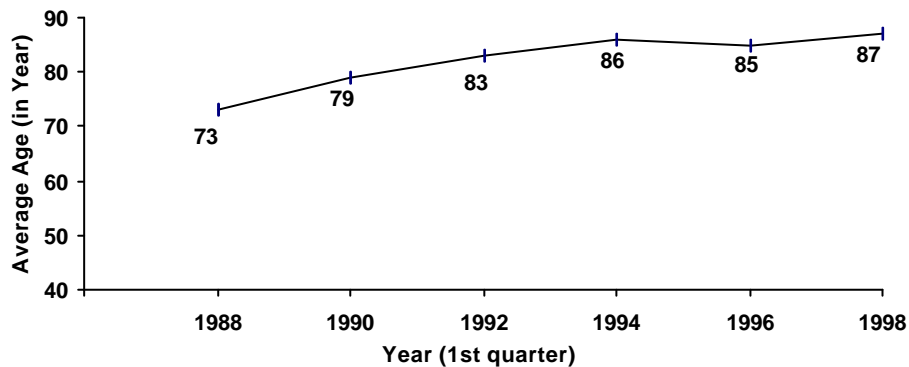
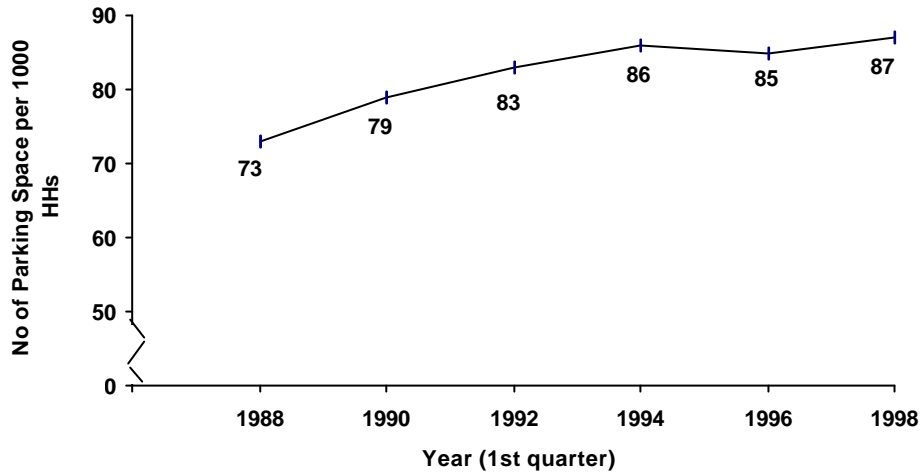
Chart 6 : Average Community Service Area Per Person in PRH, 1988-1998



Carparks ⁽²⁾

10. The number of parking spaces per 1 000 households was 73 in 1988, rising to 87 in 1998, representing an increase of some 19% or 2% per year.

**Chart 7 : Number of Parking Space
Per 1000 Households in PRH, 1988-1998**



INFORMATION

11. This paper is issued for Members' information.

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c.c. Members of Rental Housing Committee
Members of Strategic Planning Committee

Note ⁽²⁾ Including parking spaces for private cars, lorries and motorcycles.

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