

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Management and Operations Committee

**Early Clearance of
Yen Chow Street Temporary Housing Area**

PURPOSE

To inform Members of the proposed early clearance of Yen Chow Street Temporary Housing Area (YCSTHA) in Sham Shui Po District.

BACKGROUND

2. Members endorsed on 23 September 1995 vide Paper No. MOC 84/95 to retain 13 Temporary Housing Areas (THAs) including YCSTHA which were without immediate development need to meet the demand for temporary housing spaces in 1996/97 and 1997/98 arising from committed clearance operations, natural disasters as well as emergency situation. However, all Temporary Housing Area (THA) residents living in these 13 THAs as listed in the **Annex** on or before 23 September 1995 will be given at least one rehousing offer of Public Rental Housing (PRH) through the Direct Offer exercise by the end of 1997.

3. At the meeting of the Housing Authority on 4 January 1996, Members also endorsed the proposal vide Paper No. HA 70/95 that the above 13 THAs should be cleared by March 2000.

PRESENT SITUATION

4. As at end of January 1997, there were 5,775 families living in the 13 THAs who had been screened to be eligible for the Direct Offer exercise. PRH offers have been made to 3,995 families, representing 69.2% of the eligible families. The exercises for Kwai Shun and Hing Shing THAs were completed in August and December 1996 respectively while eligible families of the other 11 THAs will be progressively given PRH offers with a view to fulfilling the commitment at paragraph 2 above.

5. The Direct Offer exercise for YCSTHA was announced on 29 April 1996. As at end of January 1997, 181 out of 242 eligible families (74.8%) were given PRH offers. Rehousing offers are continuously being made to the remaining families of the THA.

6. The tenure of YCSTHA expired by the end of 1996. Application for extension of tenure for one year up to end of December 1997 was forwarded to District Lands Office on 15 July 1996. The Lands Department responded that the extension of tenure would be granted **only** if the Department undertook to clear and return the THA site by end of December 1997 for the development of Sham Shui Po Park Stage II to tie in with the development of Cheung Sha Wan West Public Housing Estate in 2000. The Sham Shui Po District Board, District Office and the Urban Services Department also gave their support to the arrangement.

PROPOSAL

7. As there is a need for development, it is intended to announce clearance of YCSTHA in March 1997. Since no new public rental housing flats have been set aside as reception accommodation for the proposed early clearance, refurbished flats within the district will mainly be used for rehousing the eligible clearerees.

IMPLICATIONS

8. The total involvement of the proposed early clearance of YCSTHA is shown below -

<u>Demand for PRH</u>	<u>Demand for Interim Housing (IH)</u>	<u>Total</u>
210 families	30 families	240 families

As the overall demand for PRH and IH is relatively small, the proposal will not affect the on-going clearance operations and Direct Offer exercises in Kowloon district. Sufficient refurbished PRH flats within the district and IH both locally and in the New Territories will be pooled for rehousing the residents of the THA.

9. As at February 1997, there are 41 vacant units in YCSTHA which are ready for letting to incoming residents. If YCSTHA is announced for early clearance in March 1997, there will only be a loss of 41 vacant units for meeting the demand from various categories of applicants. This represents only 0.6% of the total 7,109 units as shown in the Annex.

PUBLIC REACTION AND PUBLICITY

10. The residents of YCSTHA have urged for early clearance and they will welcome the announcement. Publicity will be made to explain clearly to residents of the two retained THAs in the same Sham Shui Po district viz. Fat Tseung Street and Lung Ping Road THAs as well as the other ten retained THAs in other districts the reason for the early clearance of the YCSTHA.

INFORMATION

11. This paper is issued for Members' information.

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Date : 3 April 1997

Annex

Serial No.	Name of THAs	Capacity in Units
1.	Fat Tseung Street	978
2.	Hing Shing	623
3.	Kai Lok	1,237
4.	Kai Wo	238
5.	Kai Yiu	214
6.	Kwai Lok	238
7.	Kwai Shun	160
8.	Long Bin	538
9.	Lung Ping Road	572
10.	Sha Kok Mei	1,159
11.	Tseung Kwan O	713
12.	Tsing On	161
13.	Yen Chow Street	278
	Total	7,109