

## LCQ18: Redeveloping aged public housing estates

Following is a question by the Hon Yang Wing-kit and a written reply by the Secretary for Housing, Ms Winnie Ho, in the Legislative Council today (November 27):

Question:

According to the 2024 Policy Address, the Hong Kong Housing Authority (HA) will release the redevelopment plans for Sai Wan Estate and Ma Tau Wai Estate in 2025. In this connection, will the Government inform this Council:

(1) as it is learnt that the Sung Wong Toi Road site, which is small in size, will be used for rehousing some residents of Ma Tau Wai Estate affected by the redevelopment project, whether the Government will consider selecting the redevelopment site which is adjacent to Ma Tau Wai Estate and is larger in size, or Site 2B1 at Kai Tak, to rehouse all residents of Ma Tau Wai Estate affected by the redevelopment project; if so, of the details; if not, the reasons for that;

(2) whether it will look into the prospect of planning the redevelopment of Chun Seen Mei Chuen, Ma Tau Wai Estate and Lok Man Sun Chuen together in the form of a small district, with a view to achieving more effective planning of ancillary facilities in the community; if so, of the details; if not, the reasons for that; and

(3) whether it will promote the collaboration among HA, the Hong Kong Housing Society and the Urban Renewal Authority in carrying out redevelopment by way of land replacement, with a view to expediting the redevelopment of aged public housing estates; if so, of the details; if not, the reasons for that?

Reply:

President,

The Hong Kong Housing Authority (HA) is studying the redevelopment plan for Ma Tau Wai Estate along with relevant technical assessments. The redevelopment plan will be released in 2025. Chun Seen Mei Chuen and Lok Man Sun Chuen are rental estates developed and managed by the Hong Kong Housing Society (HKHS). The redevelopment plan of these two estates will be subject to HKHS's further study and formulation.

There is clear division of work among the Urban Renewal Authority (URA), HA and HKHS. According to the information provided by the Development Bureau, under the Urban Renewal Ordinance (Cap. 563) and the Urban Renewal Strategy, URA is mainly responsible for rejuvenating old districts, improving the standard of private housing and the built environment. Generally speaking, the redevelopment projects of URA involve acquisition of private buildings,

compensation and rehousing; redevelopment by way of Joint Venture (JV) with private developers through tendering and receiving upfront payments from the JV developers to meet the acquisition costs of other redevelopment projects. Requiring URA to participate in the redevelopment of public housing estates by way of land replacement will jeopardize the financial viability of URA's redevelopment projects, affecting URA's capital flow and financial position, and will also thin out URA's resources for redevelopment of old and dilapidated private buildings. Given the rapid ageing of private buildings in Hong Kong, we consider that URA should focus on the redevelopment of old and dilapidated private buildings.

In response to the question raised by Hon Yang Wing-kit, the Housing Bureau has consulted the Development Bureau on the redevelopment site at Shing Tak Street/Ma Tau Chung Road near Ma Tau Wai Estate. The site concerned is a redevelopment project undertaken by URA in accordance with the Urban Renewal Ordinance. URA has tendered the site to a JV developer for private residential development. As regards Kai Tak Area 2B1, it has been granted to HKHS for development of about 1 800 subsidised sale flats (SSF). The superstructure works are currently in progress and the relevant SSF are expected to be completed in 2026-27. Therefore, the above two sites are not suitable for rehousing the residents of Ma Tau Wai Estate under the HA.