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STUDY ON EFFECTIVE TRANSITIONAL HOUSING DELIVERY IN HONG KONG

Project Team

Project Name	Study on Effective Transitional Housing Delivery in Hong Kong
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A solution to Hong Kong's acute short-term housing supply needs, and a contributor to future public policies on sustainable construction and placemaking

Objectives

To propose policy recommendations, development and technical references for the effective delivery of Transitional Housing (TH) projects in Hong Kong, encompassing the development, construction, operation and relocation processes, and aligning with UN Sustainable Development Goal 11 – “Sustainable cities and communities”.

An international comparison study was first conducted to identify challenges and reference solutions in the development and operation of transitional housing globally, then an empirical study to identify solutions in Hong Kong through industry efforts, build consensus, and measure tenants’ wellbeing and public acceptance of transitional housing.

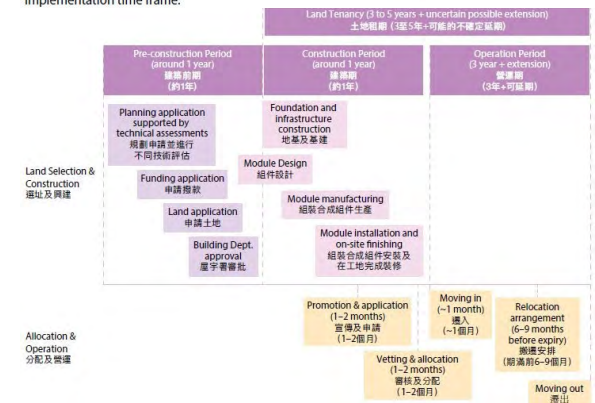
A mixed-method research approach was adopted, including a literature review, in-depth interviews, case studies, site visits and a survey of the public and tenants (n=189). The findings emphasised the significance of implementing a long-term strategy for relocatable transitional housing and establishing an effective cross-sector collaborative network. They also highlighted the Government’s crucial

role in co-ordinating efforts to align stakeholders’ interests, address challenges and mitigate project risks.

The following long-term strategies were proposed:

- Develop a comprehensive strategy encompassing available land, funding mechanisms, infrastructure requirements, community participation, recruitment criteria and effective relocation planning.
- Sustain a well-functioning mechanism with strong partnership and collaboration among stakeholders to address both housing and social needs in Hong Kong;
- Establish a centralised one-stop platform for promoting, recruiting and processing transitional housing applications to facilitate an equitable and transparent process.

A transitional housing project has the following broad implementation time frame: 過渡性房屋項目的實施時間表如下：



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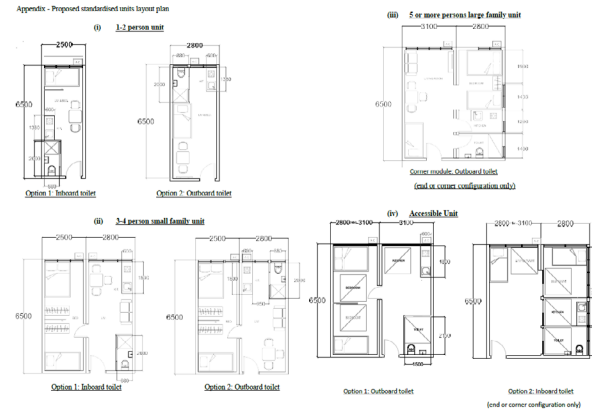
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Land development

- Shorten processing time and streamline approval procedures for planning and land applications;
- Actively involve both Government and private land owners in activating idle land;
- Establish a Geographic Information System (GIS) platform to consolidate information on potential sites and module details.

Finance and rental control

- Expand funding scope to cover operations, maintenance and relocation;
- Establish transparent evaluation mechanism to ensure effective fund allocation;
- Provide longer tenancy period and renewal options;
- Offer additional rental subsidies to tenants with low or unstable income.



Design and construction - Modular Integrated Construction (MiC)

- Streamline statutory frameworks and develop specific technical guidelines;
- Prioritise standardisation and modularisation through industry initiatives;
- Utilise advanced technology for real-time monitoring and data collection during the manufacturing, transportation and installation phases;
- Upscale funding support for R&D in relocatable MiC technology, advanced building materials, and a local MiC supply chain.

Health and wellbeing

- Create a supportive neighbourhood by incorporating communal spaces and facilities;
- Provide tenant support such as comprehensive social services and employment.

Environmental and social sustainability

- Prepare for relocation and reuse of MiC modules;
- Develop a whole-life-cycle tracking system for effective management of module reuse;
- Aggregate data from transitional housing projects to identify suitable units for tenants;
- Promote community participation in planning, site selection and design of housing units.

Sustainability Action(s) of the Project

- Promotes sustainable construction by adopting MiC as a key construction technology for future housing;
- Promotes a sustainable society through an innovative collaboration model for community participation or community-led planning and design of public housing, i.e. People + Public-Private partnership (P+PPP) model;

How the Project can enhance Climate Change Resilience

The main findings may be synthesised to construct a Transitional Housing Delivery (THD) framework, providing a useful reference for future local and global development of relocatable housing. The ultimate aim is to propose a holistic and sustainable model of housing as a social determinant of health (World Health Organisation Housing Goals 2015), as well as towards wider coverage of UN SDGs in addition to SDG11, notably SDG3 (Good health and wellbeing); SDG7 (Clean energy); SDG9 (Industry and Innovation); SDG10 (Reduced inequality); and SDG17 (Partnership for sustainable development goals).

Transitional Housing Programme (MiC) from 1	Light Public Housing Programme (MiC) from 1	Transitional Housing Programme (MiC) from 1	Light Public Housing Programme (MiC) from 1
<p>Target Tenants 目標人士</p> <ul style="list-style-type: none"> • 80% having a public rental housing (PRH) waiting time of 3 years or more (約80%住戶等候公屋輪候時間3年以上) • 20% NGOs to meet organisational targets (20% 非牟利機構的組織目標) 	<p>Applicants 申請人</p> <ul style="list-style-type: none"> • Applicants who have been on the waiting list for public rental housing (PRH) for 3 years or more (曾在公屋輪候清單上等候3年或以上) • Priority given to family applicants (家庭申請人優先) 	<p>Provision of Community Facilities 提供社區設施</p> <ul style="list-style-type: none"> • Not compulsory (不設强制性) • 1-2 units (depending on project scale) (1-2 單位(視乎項目規模)) 	<p>Equipped with appropriate and complete facilities 配備齊齊的附屬社區設施</p> <ul style="list-style-type: none"> • 1-2 residential units (1-2 單位(住宅))
<p>Land Tenancy 土地租約</p> <ul style="list-style-type: none"> • 3-5 years (with exceptional cases less than 3 years or more than 5 years) (3-5 年(如有特殊個案少於3年或多於5年)) 	<p>Operational Period 運作年期</p> <ul style="list-style-type: none"> • 5 years (with additional construction period of 1 year) (5 年(加1年建築期)) 	<p>Development Model 發展模式</p> <ul style="list-style-type: none"> • NGOs - housing provider and operator (非牟利機構 - 房屋提供者及營運者) • Task Force on Transitional Housing (TFTH) provided one-stop coordinated support to facilitate implementation (過渡性房屋小組提供一站式跨專業支援以促進項目推行) 	<p>Government-led approach 政府主導</p> <ul style="list-style-type: none"> • Housing Bureau - policy formulation and implementation (房屋局 - 政策制定及實施) • Architectural Services Department - design and construction (建築師樓 - 設計及建築)
<p>Low-Mid-rise 低層至中層樓宇/單位</p> <ul style="list-style-type: none"> • Mostly low-rise (approximately 3-4 storeys) (大部分為低層樓宇(約3-4層)) 	<p>High-rise (landed) 高層樓宇</p> <ul style="list-style-type: none"> • Mostly high-rise (approximately 17-19 storeys) with exceptional cases (mostly 15-16 storeys) (大部分為高層樓宇(約17-19層)(如有特殊個案(約15-16層))) 	<p>Rental Charge 租金</p> <ul style="list-style-type: none"> • Rental not exceeding 20%-40% of household total household income (不超過家庭總收入) 20%-40% • Fixed rent level ranging from \$2,130 to \$4,650 (Kwun Ma Shee and United Court project) (租金固定水平由\$2,130至\$4,650(觀塘及聯合道項目)) 	<p>Rental Charge 租金</p> <ul style="list-style-type: none"> • Rental not exceeding 20%-40% of household total household income (不超過家庭總收入) 20%-40% • Fixed rent level ranging from \$2,130 to \$4,650 (Kwun Ma Shee and United Court project) (租金固定水平由\$2,130至\$4,650(觀塘及聯合道項目))
<p>Target Unit Supply 目標單位供應</p> <ul style="list-style-type: none"> • More than 27,000 units in 5 years (5年內提供多於27,000個單位) 	<p>Supply 供應</p> <ul style="list-style-type: none"> • 30,000 units in 5 years (30,000個單位在5年內) 	<p>Rental Subsidies 租金補貼</p> <ul style="list-style-type: none"> • Rental allowance available in Comprehensive Social Security Assistance (CSSA) paid by Government (政府資助的租金津貼) • Eligible tenants may apply for Cash Assistance Top-Up Scheme (CATS) (合資格住戶可申請現金津貼) 	<p>Rental Subsidies 租金補貼</p> <ul style="list-style-type: none"> • CSSA rental allowance available for eligible tenants (合資格住戶可申請租金津貼) • CATS not available (CATS 不可用)
<p>Unit Design 單位設計</p> <ul style="list-style-type: none"> • 1-person to 5-person units (一人單位至五人單位) • Approximately 11 to 33 sq m (約11至33平方米) 	<p>Unit Design 單位設計</p> <ul style="list-style-type: none"> • 1-person to 5-person units (一人單位至五人單位) • Approximately 11 to 33 sq m (約11至33平方米) 	<p>Comparison of Transitional Housing Programme and the Light Public Housing Programme 過渡性房屋與可搬遷公屋的比較</p>	<p>Comparison of Transitional Housing Programme and the Light Public Housing Programme 過渡性房屋與可搬遷公屋的比較</p>