

INFORMATION NOTE FOR THE SELECT COMMITTEE ON BUILDING PROBLEMS OF PUBLIC HOUSING UNITS

Background Information on the Building Committee of the Housing Authority between 1973/74 and 2000/01

1. Introduction

1.1 The purpose of this information note is to provide the Select Committee with background information on the Building Committee of the Housing Authority (HA) between 1973/74 and 2000/01. The information is extracted from the annual reports of the HA published between 1974/75 and 1999/00, and *Terms of Reference of the Hong Kong Housing Authority and its Committees* published in 1995 and 1997.

Background Information on the Building Committee of the Housing Authority between 1973/74 and 2000/01

Year	Details
1973/74	<ul style="list-style-type: none"> • The Building Committee was appointed soon after the establishment of the Housing Authority (HA).
1974/75	<ul style="list-style-type: none"> • The Building Committee met at monthly intervals to decide upon the planning and layout of sites, the design and construction of buildings, and the acceptance of tenders for building works.
1980/81	<ul style="list-style-type: none"> • The Committee approved the establishment of a joint Public Works Department/Housing Department board for the selection and engagement of architectural and associated consultants.
1982/83	<ul style="list-style-type: none"> • The Committee discussed issues, such as: <ol style="list-style-type: none"> (a) the provision of community, welfare, educational, medical and commercial amenities and recreational facilities; (b) the introduction of modern mechanized building methods on planned projects in the construction programme of the HA; (c) the assessment of the ability of individual contractors to undertake large-scale projects in terms of their capabilities (organization, financial resources, expertise, workload and working performance); (d) the distribution of flat types in new estates; and (e) the improvement and redevelopment plans for older estates.

Year	Details
1983/84	<ul style="list-style-type: none"> • The Committee held monthly meetings to: <ol style="list-style-type: none"> (a) consider plans and layouts of estate construction schemes and other housing projects; (b) consider tenders and to approve the award of contracts for the housing construction programme, including piling and building works, services, maintenance and improvements; (c) approve the appointment of consultants of all categories for the HA's projects; and (d) oversee the progress of the housing construction programme.
1985/86	<ul style="list-style-type: none"> • The Committee monitored closely the progress of the Housing Department's structural investigation survey and the repair and redevelopment programme.
1988/89	<ul style="list-style-type: none"> • The terms of reference of the Building Committee were to: <ol style="list-style-type: none"> (a) approve the plans and layouts of housing estate construction schemes and other projects for the HA; (b) consider the planning briefs and tendered designs for the Private Sector Participation Scheme projects; (c) consider tenders and approve the award of contracts for the housing construction programme, including building works, services, maintenance and improvements; (d) approve the appointment of consultants of all categories for the HA's projects; and (e) oversee the progress of the housing construction programme.
1995/96	<ul style="list-style-type: none"> • The terms of reference of the Building Committee were to: <ol style="list-style-type: none"> (a) advise the HA on the most efficient and cost-effective means of implementing its construction and maintenance programmes and to monitor the progress of these programmes; and (b) exercise the powers and functions of the HA to: <ol style="list-style-type: none"> (i) approve the briefs, plans and designs for estate construction and other projects for the HA; (ii) act as the HA's Tender Board, to consider tenders and to approve the award of works contracts, including building works, services, maintenance and improvements contracts; (iii) approve the appointment of consultants of all categories for the HA's projects; (iv) oversee the progress of the housing construction and maintenance programmes; and (v) oversee the management of the HA's lists of contractors and consultants, and to consider and approve actions concerning firms' status on such lists, together with the preparation of tender lists.

Year	Details
1997/98	<ul style="list-style-type: none"> • The terms of reference of the Building Committee were to: <ol style="list-style-type: none"> (a) advise the HA on the most efficient and cost-effective means of implementing the construction and major improvement and renovation programmes approved by the Strategic Planning Committee, and to monitor the progress on these programmes (the Development and Construction Business); (b) exercise the powers and functions of the HA in accordance with prevailing policies for the purpose of the Development and Construction Business to: <ol style="list-style-type: none"> (i) review and endorse the business plan and to approve financial targets, service standards and performance measures within the policies and objectives set by the HA for submission to the HA for approval; (ii) monitor the performance of the business at all stages, including regular reviews of budget performance; (iii) approve the briefs, plans and designs for public housing and other related projects; (iv) approve the appointment of consultants; (v) agree to the contracting out of works and services; (vi) oversee the progress of the housing construction and major improvement/renovation programmes; (vii) oversee the management of the HA's lists of contractors and consultants, and to consider and approve actions concerning the status of contractors and consultants on such lists, together with the preparation of tender lists; and (viii) advise and assist other core business divisions of the HA so far as development cost yardsticks and building standards are concerned in meeting their financial targets, service standards and performance measures within the policies and objectives set by the HA; and (c) act as the HA's Tender Board for the consideration of tenders for projects and services which fall within their terms of reference.

Sources: Hong Kong Housing Authority Annual Reports, 1974/75 - 1999/00
 Terms of Reference of the Hong Kong Housing Authority and its Committees, 1995 and 1997

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 December 2001
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