

Panel on Housing

List of outstanding items for discussion
(position as at 29 October 2004)

**Proposed timing for
discussion**

1. Procurement of cleansing services for public rental housing estates

Proposed by Hon WONG Kwok-hing. The issue was discussed at the meetings on 15 January 2004 and 7 June 2004.

December 2004

2. Disposal of surplus Home Ownership Scheme (HOS) flats and Private Sector Participation Scheme (PSPS) flats, especially those of the Hunghom Peninsula PSPS project

Proposed by Hon Albert Jinghan CHENG. The Panel discussed the subject at various meetings in the 2003-04 session. Two joint meetings with the Panel on Planning, Lands and Works were held on 17 February and 8 March 2004 to discuss the disposal of surplus HOS and PSPS flats in the wake of the agreement reached by the Administration with the developer of the Hunghom Peninsula PSPS project over the disposal of the flats concerned. At the meeting on 7 June 2004, the Panel further discussed the proposed use of surplus HOS flats for re-provisioning departmental quarters for disciplinary services. Disposal of Kingsford Terrace PSPS flats was also discussed at the Panel meeting on 5 July 2004.

To be decided

3. Divestment of Housing Authority's retail and car-parking facilities

The subject was discussed at the meetings of the Panel on 3 November 2003, 1 December 2003, 3 May 2004 and 5 July 2004. Noting the various concerns of the stakeholders about the divestment, members agreed that the Panel should continue to follow up the issue in the new term.

To be decided

Proposed timing for discussion

4. Review of domestic rent policy

The subject was originally scheduled for discussion upon the completion of the domestic rent review.

As and when necessary

In the Judicial Review in respect of the Housing Authority (HA)'s decisions to defer the review of public rental housing (PRH) rents in 2001 and 2002, the Court of First Instance ruled in favour of the two applicants for the Judicial Review. Pursuant to this outcome, the Panel held a special meeting on 16 July 2003 to discuss the issue of median rent-to-income ratio (MRIR) for PRH flats. The Panel held another special meeting on 25 March 2004 to discuss the Administration's proposed framework for reviewing PRH rents. According to the original plan, the Panel would further discuss the subject after the judgment concerning the MRIR case is delivered by the Court of Appeal.

As proposed by Hon CHAN Yuen-han, at the meeting on 12 October 2004, discussion of the issue would be advanced to the Panel's November meeting. The issue may however need to remain on the list for continued follow-up.

5. Assistance to elderly owners of dilapidated buildings

The issue was referred to the Panel by the Complaints Division after a meeting of LegCo members with the Society for Community Organization on 23 February 2004 on how the Government can help solve the housing problems faced by elderly owner-occupiers of dilapidated buildings. The issue was subsequently discussed at the meeting of the Panel on 7 April 2004. The Administration was requested to review the "property ownership restriction" for public rental housing. The then Panel Chairman instructed that the item be put on the list for follow-up in due course. The Administration's response was issued to members vide LC Paper No. CB(1)2394/03-04 on 14 July 2004.

To be decided

Proposed timing for discussion

6. General Rent Allowance Scheme

The subject was proposed by the Administration in the previous term.

To be decided

7. Sales descriptions of uncompleted residential properties

Arising from a referral from Duty Roster Members (DRMs) on problematic uncompleted residential properties in Mainland China (LC Paper No. CB(1)529/98-99). Members may wish to be briefed on the regulations governing the sales descriptions of overseas uncompleted residential properties, and review of sales description of local uncompleted residential properties.

To be decided

8. Eligibility criteria applicable to residents of interim housing and affected by works projects for public rental housing

Duty Roster Members (DRMs) handled a complaint case about eligibility criteria applicable to residents of the Shek Lei (II) Interim Housing Estate when applying for PRH. The deputation requested that interim housing residents be waived of the eligibility criteria on income and assets limits for PRH, and for acceleration of allocation of PRH. Hon Albert HO, Panel Chairman for the 2003-04 session and one of the DRMs, instructed that the subject be put on the Panel's list of outstanding items for discussion.

To be decided

Tai Po District Council (TPDC) members also raised at their meeting with LegCo Members on 4 March 2004 concerns about the rehousing eligibility of residents affected by the project at Ma Wat River. According to TPDC members, affected residents were dissatisfied that, while their homes would be demolished by the Government because of the project, they would be subject to the income and asset limits for rehousing to PRH flats.