

Panel on Housing

List of outstanding items for discussion
(position as at 10 October 2005)

**Proposed timing for
discussion**

1. General Rent Allowance Scheme

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

To be decided

2. Public consultation on policy on public housing rent

The subject was proposed by the Administration.

To be decided

3. Disposal of surplus Home Ownership Scheme (HOS) flats and Private Sector Participation Scheme (PSPS) flats

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 reprovisioning departmental quarters for disciplinary services. Disposal of Kingsford Terrace PSPS flats was also discussed at the Panel meeting on 5 July 2004. At the meeting on 6 December 2004, the Panel further discussed the disposal of the Hunghom Peninsula PSPS flats. The Panel may wish to follow up the general issue of disposal of HOS flats, recently discussed at the meeting on 12 April 2005, from time to time.

As and when
necessary

Proposed timing for discussion

4. Review of domestic rent policy

In respect of the Judicial Review 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. The Panel further discussed the subject at the meeting on 29 November 2004 after the judgment concerning the MRIR case was delivered by the Court of Appeal on 22 November 2004. The Panel may wish to follow up the issue from time to time.

As and when necessary

5. Review of public housing policy to take into account changes in demographics in Hong Kong

The ageing population and the continuous decline in birth rate have aroused public concern on the need for a review of the existing housing policies to take into account such demographic changes. To address the problem of ageing population, members urged the Administration to significantly raise the asset limits for the elderly households and relax the PRH eligibility criteria for the elderly in general. The subject was also discussed at the meeting between LegCo Members and the Tsuen Wan District Council on 6 January 2005 and various proposals on how assistance to the elderly could be improved through adjusting the public housing policy were referred to the Panel for necessary follow-up. The referral and the relevant extracts of minutes were circulated to Panel members vide LC Paper No. CB(1) 996/04-05 on 25 February 2005.

To be decided

**Proposed timing for
discussion**

6. Use of the sites for planned recreational and sitting-out facilities in public housing estates as temporary car parks and for other purposes

Proposed by Mr WONG Kwok-hing. He called upon the Panel to follow up the oral question asked by Hon CHAN Yuen-han at the Council meeting on 15 June 2005 regarding community facilities for public housing estates.

To be decided

7. Divestment of Housing Authority (HA)'s retail and car-parking facilities

The subject was discussed at the meetings of the Panel on 3 November and 1 December 2003 as well as 3 May, 5 July and 22 November 2004. At the last meeting, a motion urging HA to put the relevant listing arrangements on hold until a consensus had been reached between The Link Management Limited and the commercial tenants was carried. The listing was subsequently aborted as a result of the application of a judicial review by a PRH tenant. The item was scheduled for discussion again at the meeting on 21 June 2005. However, in consideration of some members' view that discussion of the item pending conclusion of the above judicial review might have sub judice implications, the agenda item was subsequently cancelled. Following the conclusion of the judicial review, HA's announced its decision to re-launch the global offering of units in a Real Estate Investment Trust to implement its decision to divest the retail and car-parking facilities.

To be decided