

MEMO

專責委員會(2)文件編號 T187

SC(2) Paper No. T187

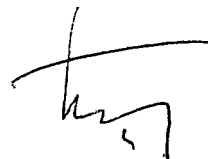
From : Director of Housing
Ref. : (4) in HD(CR) 2/179 XXI
Tel. : 2761 5030
Fax : 2761 0019
Date : 18 November 2002

To : Secretary for Home Affairs

Nominations for Appointment to Housing Authority Committees

④
④
The Hong Kong Housing Authority (HA) is a statutory body established under section 3 of the Housing Ordinance (Cap 283). The Authority has eight standing committees and two ad hoc committees. Their terms of reference are at Annex. Members are appointed to the committees in accordance with section 7 of the Ordinance for a period of two years. I also enclose an extract of section 3 and 7 from the Ordinance.

2. Vacancies will arise in the standing committees (except the Strategic Planning Committee) in April 2003. To assist the HA in drawing up a balanced membership list, I would be grateful if you would suggest some candidates for its consideration.
3. As a general guidance for your nominations, please note that we are looking for persons who are fair-minded and reasonably well educated. Some of them should preferably have experience in serving on other advisory committees. District Council members (especially chairmen and vice-chairmen), owners/tenants of public housing subsidized flats and those who could give good grassroots feedback are in particular welcome.
4. I would appreciate it if you could let me have your nominations, together with the curriculum vitae and a short write-up on each nominee (including political affiliation, if any) and his contact telephone numbers by 16 December 2002. Please also indicate which committees your nominees should join.
5. I shall sound out the candidates direct if they are considered suitable.
6. I believe that Secretary for Home Affairs would consult Director of Home Affairs and District Offices on this issue. I therefore copy this memo to them to enable them to give you an early return.



(Wilfred WU)
for Director of Housing

Encls.

c.c. Director of Home Affairs
District Officers

3. 房屋委員會的設立及組成

- (1) 現設立一個名為“香港房屋委員會”的房屋委員會。
- (2) 委員會由以下人士組成—
 - (a) 房屋署署長；
 - (b) 行政長官委任的某數目並非公職人員的人；（由 1982 年第 15 號第 3 條修訂）
 - (c) 行政長官委任的公職人員，數目不超過 3 名。（由 1988 年第 16 號第 2 條修訂；由 2000 年第 44 號第 3 條修訂）
- (3) 行政長官須—（由 2000 年第 44 號第 3 條修訂）
 - (a) 從根據第 (2)(b) 款獲委任的人當中委任一人為委員會主席；及
 - (b) 從第 (2) 款提述的人當中委任一人為委員會副主席。（由 1988 年第 16 號第 2 條代替）
- (4) 非公職人員的委員會成員，任期為 2 年，並有資格再獲委任。
- (5) 非公職人員的委員會成員，可隨時向行政長官發出書面通知，辭去委員會的職務。（由 2000 年第 44 號第 3 條修訂）
- (6) 委員會的任何會議的法定人數為 9 名委員會成員。（由 1988 年第 16 號第 2 條修訂）
- (7) 委員會的任何會議須由主席主持，如主席缺席，則由副主席主持；如兩人皆缺席，則由出席會議的成員所選出的一名成員主持。
- (8) 主席或在主席缺席時主持會議的人，對委員會所討論的一切事項有權投票，並在票數相等時有權投決定票。
- (9) 在符合本條例的規定下，委員會可訂立規則，以規管委員會的會議程序或根據第 7 條委出的任何小組委員會的會議程序。

7. 小組委員會

- (1) 委員會可委任小組委員會，以便更有效地根據本條例執行委員會的職能。（由 1993 年第 16 號第 3 條修訂）
- (2) （由 1993 年第 16 號第 3 條廢除）
- (3) 根據本條委任的小組委員會，可包括非委員會成員的人。（由 1984 年第 82 號第 2 條修訂）

3. Establishment and constitution of the Housing Authority

- (1) There is hereby established a Housing Authority to be known as “the Hong Kong Housing Authority”.
- (2) The Authority shall consist of—
 - (a) the Director of Housing;
 - (b) such number of persons, other than public officers as the Chief Executive may appoint; (*Amended 15 of 1982 s. 3*)
 - (c) such number of public officers, not exceeding 3, as the Chief Executive may appoint. (*Amended 16 of 1988 s. 2; 44 of 2000 s. 3*)
- (3) The Chief Executive shall appoint— (*Amended 44 of 2000 s. 3*)
 - (a) one of the persons appointed under subsection (2)(b) as the Chairman of the Authority; and
 - (b) one of the persons referred to in subsection (2) as the Vice-Chairman of the Authority. (*Replaced 16 of 1988 s. 2*)
- (4) The members of the Authority, other than public officers, shall be appointed for a period of 2 years and shall be eligible for reappointment.
- (5) Any member of the Authority who is not a public officer may at any time by notice in writing to the Chief Executive resign from the Authority. (*Amended 44 of 2000 s. 3*)
- (6) 9 members of the Authority shall form a quorum at any meeting of the Authority. (*Amended 16 of 1988 s. 2*)
- (7) At any meeting of the Authority, the Chairman or, in his absence, the Vice-Chairman, or, in the absence of both of them, such member as the members present shall select, shall preside.
- (8) The Chairman or the person presiding in his absence shall have a vote on all matters coming before the Authority; and in the case of an equality of votes he shall also have a casting vote.
- (9) Subject to this Ordinance, the Authority may make rules regulating the procedure at meetings of the Authority or of any committee appointed under section 7.

7. Committees

- (1) The Authority may appoint committees for the better discharge of its functions under this Ordinance. (*Amended 16 of 1993 s. 3*)
- (2) (*Repealed 16 of 1993 s. 3*)
- (3) A committee appointed under this section may include persons who are not members of the Authority. (*Amended 82 of 1984 s. 2*)

4

TERMS OF REFERENCE OF THE HONG KONG HOUSING AUTHORITY AND ITS COMMITTEES

香港房屋委員會及屬下小組委員會職權範圍

房屋委員會

THE HOUSING AUTHORITY

香港房屋委員會根據房屋條例(第 283 章)的規定，於 1973 年 4 月 1 日成立，其權力及職責已在該條例(特別是第 4 條)中訂明。房委會委出轄下多個小組委員會，以便更有效地執行各項職責。房委會的主要職責可綜述如下：

By virtue of the Housing Ordinance, Chapter 283, the Hong Kong Housing Authority was established on 1 April 1973. The powers and duties of the Authority are found in the Ordinance and, in particular, in section 4 of the Ordinance. Committees have been appointed by the Authority for the better discharge of its functions. The Authority's main duties may be summarised as follows -

- (i) 與其他和房屋有關的公營及私營機構保持聯繫，並就有關房屋的事宜向行政長官提供意見。

To liaise with other bodies concerned with housing in both the public and private sectors and to advise the Chief Executive on matters relating to housing.

- (ii) 自行規劃、興建和重建租住屋邨、自置居所計劃的屋苑、中轉房屋、平房區、臨時收容中心、非住宅大廈或建築物，以及這些地方的附屬設施，或與其他機構合作，進行有關工作。

To plan, build and redevelop on its own or jointly with others rental housing estates, home ownership scheme estates, interim housing, cottage areas, transit centres, non-residential buildings or premises and such amenities ancillary thereto.

- (iii) 管理、保養和改善租住屋邨、自置居所計劃的屋苑、中轉房屋、平房區、臨時收容中心、非住宅大廈或建築物，以及這些地方的附屬設施。

To manage, maintain and improve rental housing estates, home ownership scheme estates, interim housing, cottage areas, transit centres and non-residential buildings or premises and such amenities ancillary thereto.

- (iv) 制訂自置居所計劃，並出售根據這些計劃建成的樓宇。
To devise home ownership schemes and to dispose of flats under the various home ownership schemes.
- (v) 推行房屋資助及鼓勵自置居所的計劃，包括推行自置居所貸款計劃。
To administer housing subsidy and incentive schemes, including the Home Purchase Loan Scheme.
- (vi) 以政府代理人的身份，處理下列事宜：
To act as Government's agent -
 - (a) 清拆土地上的搭建物；
to clear land;
 - (b) 防止及管制僭建寮屋；
to prevent and control squatting;
 - (c) 策劃和統籌改善寮屋區的工作；以及
to plan and co-ordinate improvements to squatter areas; and
 - (d) 策劃和推行私人機構參建居屋計劃。
to plan and to administer the Private Sector Participation Scheme.
- (vii) 通過每年的收支預算，然後提交行政長官省覽。
To approve the annual estimates of expenditure and revenue for submission to the Chief Executive.
- (viii) 通過週年的工作報告，然後提交行政長官省覽。
To approve the Annual Report for submission to the Chief Executive.
- (ix) 通過每年的機構及業務計劃。
To approve annual corporate and business plans.

房屋委員會屬下小組委員會 THE HOUSING AUTHORITY'S COMMITTEES

房委會目前設有八個常設小組委員會及一個專責小組委員會，負責房委會某方面的工作，包括根據其職權範圍所授予的權力執行某些職責。這些小組委員會的職權範圍如下：

The Housing Authority currently has eight standing and one ad hoc committees which have responsibility for certain areas of the Authority's work including certain executive functions under delegated authority as specified in their terms of reference. The terms of reference for these committees are as follows -

常務小組委員會 STANDING COMMITTEES

(A) 建築小組委員會 Building Committee

- (i) 向房委會提供意見，使能以最有效率兼最符合經濟效益原則的方法，實施由策劃小組委員會批核的建築及大型改善與翻新計劃，並負責監察這些計劃的進展情況(與發展及建築有關的工作)。

To advise the Housing Authority 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 progress on these programmes (the Development and Construction Business).

- (ii) 按照現行政策使房委會的職權，以執行與發展及建築有關的工作：

To exercise the powers and functions of the Authority in accordance with prevailing policies for the purpose of the Development and Construction Business -

- (a) 根據房委會所訂政策及目標，檢討及通過業務計劃，並批核財政指標、服務標準及成效指標，以便提交房委會通過；

- to review and endorse the business plan and to approve financial targets, service standards and performance measures within the policies and objectives set by the Authority for submission to the Authority for approval;
- (b) 監察各個階段的業務表現，包括定期檢討財政預算的執行情況；
to monitor performance of the business at all stages including regular review of budget performance;
- (c) 批准公營房屋及其他有關工程計劃的大綱、圖則及設計；
to approve the briefs, plans and designs for public housing and other related projects;
- (d) 批核顧問公司的委聘事宜；
to approve the appointment of consultants;
- (e) 同意將工程及服務外批；
to agree to the contracting out of works and services;
- (f) 監察建屋及大型改善/翻新計劃的進展；
to oversee the progress of the housing construction and major improvement/renovation programmes;
- (g) 監察對房委會承建商及顧問公司名冊的管理，以及審議和通過對有關承建商及顧問公司在這些名冊上的資格所採取的行動，並擬備投標名冊；以及
to oversee the management of the Authority's lists of contractors and consultants, and to consider and approve actions concerning status of contractors and consultants on such lists, together with the preparation of tender lists; and
- (h) 就發展成本準則及建築標準方面，向房委會轄下處理其他核心事務的科別提供意見及協助，以便該等科別根據房委會所訂的政策及目標而達致其財政指標、服務標準及成效指標。
to advise and assist other core business divisions of the Authority 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 Authority.

- (iii) 擔任房委會投標小組委員會，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。

To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

(B) 商業樓宇小組委員會

Commercial Properties Committee

- (i) 向房委會提供意見，使能以最佳方法滿足屋邨居民及鄰近社區對商業、工業、業務及附屬設施的需求，以及能在投資方面獲得最佳的收益(與商業樓宇有關的工作)。

To advise the Housing Authority on the best means of meeting the needs of estate residents and community in the vicinity for commercial, industrial, business and ancillary facilities and of optimising financial return on its investment (the Commercial Properties Business).

- (ii) 按照現行政策行使房委會的職權，以執行與商業樓宇有關的工作：

To exercise the powers and functions of the Authority in accordance with the prevailing policies for the purposes of the Commercial Properties Business -

- (a) 根據房委會所訂政策及目標，檢討及通過業務計劃，並批核財政指標、服務標準及成效指標，以便提交房委會通過；

to review and endorse the business plan and to approve the financial targets, service standards and performance measures within the policies and objectives set by the Authority for submission to the Authority for approval;

- (b) 監察各個階段的業務表現，包括定期檢討財政預算的執行情況；

to monitor performance of the business at all stages including regular review of budget performance;

- (c) 通過設計綱要，以及發展和改善標準；
to approve client briefs, and development and improvement standards;
 - (d) 商定商業樓宇的發展成本準則及建築標準，並就核准的工程計劃定期收取進展報告；
to agree on development cost yardsticks and building standards of the commercial properties and to receive regular reports on progress of approved projects;
 - (e) 管理及維修房委會的商業樓宇，包括訂定租賃及推廣策略、租金及其他租約條款；
to manage and maintain the Authority's properties, including determination of letting and promotional strategy, rents and other tenancy terms;
 - (f) 批核私人物業管理公司的委聘事宜；以及
to approve the appointment of private management agents; and
 - (g) 訂定受重建、修葺或其他行動影響的樓宇租戶所獲發的特惠津貼額。
to determine ex-gratia allowances for properties affected by redevelopment, repair or other operational activities.
- (iii) 擔任房委會投標小組委員會，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。
To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

租賃小組 Letting Panel

審議商號為租賃或管理公共屋邨內商業單位而提出的建議書，並就下開事項向商業樓宇小組委員會提出建議，以供考慮是否接納：

To consider offers to lease or to manage commercial premises in public housing estates and to make recommendations to the Commercial Properties Committee for acceptance of terms for -

- (i) 租約條款 ;
lease;
- (ii) 擴大現有租用面積的租約條款 ;
expansion of existing leased area;
- (iii) 現租戶自願遷置的租約條款 ; 及
voluntary relocation of an existing tenant; and
- (iv) 管理商業單位的合約條款 ;
management of commercial premises under contract.

(C) 投訴小組委員會 **Complaints Committee**

- (i) 行使房委會的職權，聆聽有關以下事項的具體投訴：
To exercise the powers of the Housing Authority to hear specific complaints regarding the following -
 - (a) 房屋編配 ;
housing allocation;
 - (b) 寮屋居民登記 ;
squatter registration;
 - (c) 房屋資助 ; 及
housing subsidy; and
 - (d) 其他與公營房屋有關的投訴(資助住宅單位的租金評估事宜除外) ;
other public housing-related complaints other than rent assessment for subsidized domestic flats,

以及決定在現行政策下應就這些投訴採取何等行動。
and to determine what action within existing policy should be taken on these complaints.

- (ii) 行使房委會的職權，考慮與下述評估有關的投訴：

To exercise the powers of the Authority to consider complaints on assessment of -

- (a) 入息及資產淨值；及
income and net asset value; and
- (b) 住宅單位所繳交的市值租金；
the market rent charged on domestic flats,

以及決定這些評估是否符合維護公屋資源合理分配的政策。

and determine whether such assessment is made in accordance with the policy on safeguarding rational allocation of public housing resources.

- (iii) 負責全面監察房屋署的服務承諾。

To be responsible for the overall monitoring of the Housing Department's Performance Pledge.

(D) 財務小組委員會 **Finance Committee**

- (i) 就一般的財政投資政策向房委會提供意見，以及就房委會其他小組委員會所訂政策涉及的財政事宜，負責統籌及提供意見。這方面的工作包括就財政目標的釐定與修訂，以及其後對房委會各項工作的財政表現的監察，向房委會提供意見。

To advise the Housing Authority on general financial and investment policies and to co-ordinate and advise on the financial aspects of policies formulated by other committees of the Authority. This will include advising the Authority on the setting and updating of financial objectives and the subsequent monitoring of financial performance of all the Authority's areas of activity.

- (ii) 就所有財政政策及事宜，尤其是房屋條例第 4(3)、4(4)條，以及第 12 至 15 條所述的事宜，向房委會提供意見，包括：
To advise the Authority on all financial policies and issues including specifically those matters arising from sections 4(3), 4(4) and 12 to 15 of the Housing Ordinance, including the following -
- (a) 審核每年的機構及業務計劃所涉及的財政事宜，包括房委會的運作帳目、資本及現金預算案與五年財政預測，然後提交房委會通過；
to undertake financial examination of the annual corporate and business plans including the Operating Accounts, Capital and Cash Budgets and the Five Year Financial Forecasts of the Authority, before their submission to the Authority for approval;
 - (b) 根據下文(iii)項所述獲授予的財政權限，就房委會的核准預算案，批核增撥款項或轉撥款項申請；
to approve supplementary provisions to the Authority's approved Budgets or applications for virement, in accordance with delegated financial limits, under (iii) below;
 - (c) 監察房委會資金管理各方面的情況；
to oversee all aspects of the management of funds of the Authority;
 - (d) 監察由房署執行的房委會內部核數工作，包括審議已通過建議的實施及外間核數師(審計署署長)對房委會帳目所作的審計報告；以及
to oversee the Authority's internal audit functions performed by the Housing Department including the consideration of the implementation of agreed recommendations and the Report from the Authority's external auditors (the Director of Audit) on the Authority's accounts; and
 - (e) 監察由房署執行的房委會資訊科技工作，包括制訂及監察配合房委會業務架構的整體資訊系統策略。
to oversee the Authority's information technology functions performed by the Housing Department including the setting and monitoring of an overall information systems strategy consistent with the Authority's business structure and targets.

- (iii) 根據房委會授予本小組委員會的權力，通過把有關財政權力轉授予房署人員。

To approve financial delegations of authority to officers of the Housing Department in accordance with the powers delegated to the Committee by the Authority.

- (iv) 擔任房委會投標小組，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。

To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

(E) 居者有其屋小組委員會 Home Ownership Committee

- (i) 就各項自置居所計劃，包括居者有其屋計劃、私人機構參建居屋計劃及自置居所貸款計劃的管理及其他有關事宜（與自置居所有關的工作），向房委會提供意見。

To advise the Housing Authority on the administration and other aspects of the home ownership schemes, including the Home Ownership Scheme, the Private Sector Participation Scheme and the Home Purchase Loan Scheme (the Home Ownership Business).

- (ii) 按照現行政策行使房委會的職權，以執行與自置居所有關的工作：

To exercise the powers and functions of the Authority in accordance with prevailing policies for the purposes of the Home Ownership Business -

- (a) 根據房委會所訂政策及目標，檢討及通過業務計劃，並批核財政指標、服務標準及成效指標，以便提交房委會通過；

to review and endorse the business plan, and to approve the financial targets, service standards, and performance measures within the policies and objectives set by the Authority for submission to the Authority for approval;

- (b) 監察各個階段的業務表現，包括定期檢討財政預算的執行情況；
to monitor performance of the business at all stages including regular review of budget performance;
- (c) 商定自置居所計劃的發展成本準則及建築標準，並就核准的工程計劃定期收取進展報告；
to agree on development cost yardsticks and building standards of home ownership scheme projects and to receive regular reports on progress of approved projects;
- (d) 就私人機構參建居屋計劃的保證價格作出建議，供財務小組委員會考慮，並提交政府通過；
to recommend for consideration by the Finance Committee and approval by the Government the guaranteed prices for Private Sector Participation Scheme projects;
- (e) 訂定各項自置居所計劃的申請資格準則；
to determine the eligibility criteria for the various home ownership schemes;
- (f) 訂定自置居所計劃單位的售價、出售條件及其他有關安排；
to determine selling prices, conditions of sale and other related arrangements of the home ownership schemes;
- (g) 管理自置居所計劃的屋苑；
to manage the home ownership scheme estates;
- (h) 批核私人物業管理公司的委聘事宜；
to approve the appointment of private management agents;
- (i) 釐定自置居所計劃的屋苑管理費；以及
to set management fees for home ownership scheme estates; and
- (j) 就自置居所貸款計劃的貸款額向房委會作出建議，並負責批核其他行政安排，以便實施該計劃。
to recommend to the Authority on the loan amount and to approve other administrative arrangements for the implementation of the Home Purchase Loan Scheme.

- (iii) 擔任房委會投標小組委員會，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。

To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

(F) 人力資源小組委員會

Human Resources Committee

- (i) 參照政府的人力資源政策，就房委會的人力資源管理策略和政策，向房委會提供意見。

To advise the Housing Authority on its human resources management strategies and policies having regard to the human resources policies of the civil service.

- (ii) 監察房屋署的人力資源管理事務，包括：

To oversee the human resources management activities of the Housing Department, including the following -

- (a) 訂定人力規劃指標，以供編制房委會的五年財政預測和周年運作帳目、資金及現金預算案；

to set manpower planning parameters for the preparation of the Five Year Financial Forecast and the Annual Operating Account, Capital and Cash Budgets of the Authority;

- (b) 批准有關房署組織結構的改變；

to approve changes to the organisation structure of the Housing Department;

- (c) 通過房署就增刪公務員職位提出的建議，並批核增刪房委會職位的建議；

to endorse staffing proposals from the Housing Department on the creation and deletion of civil service posts and approving proposals on creation and deletion of Housing Authority posts;

- (d) 批准人員編制比例的改變；

to approve changes to manning scales;

- (e) 批核房委會職員聘用條款的改變；
to approve changes to the terms and conditions of appointment for Housing Authority staff;
 - (f) 批核職員的培訓及發展方針與計劃；以及
to approve staff development and training strategy and programmes; and
 - (g) 監察影響人力資源的新措施，包括管理工作研究、重新制定工作程序，以及其他顧問研究和電腦計劃等。
to oversee initiatives with human resources implications, including management studies, work process re-engineering and other consultancy studies and computer projects.
- (iii) 批核與辦公室地方有關的政策和主要建議，以及辦公室面積編配標準的改變。
To approve policy on office accommodation, major office accommodation proposals and changes to office space allocation standards.
- (iv) 擔任房委會投標小組委員會，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。
To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

(G) 租住房屋小組委員會

Rental Housing Committee

- (i) 就房委會轄下租住房屋及附屬設施，包括中轉房屋、平房區、臨時收容中心等的管理及其他有關事宜(與租住房屋有關的工作)，向房委會提供意見。
To advise the Housing Authority on the administration and other aspects of the Authority's rental housing and ancillary facilities, including interim housing, cottage areas, transit centres (the Public Rental Housing Business).

- (ii) 按照現行政策行使房委會的職權，以執行與租住房屋有關的工作：

To exercise the powers and functions of the Authority in accordance with the prevailing policies for the purposes of the Public Rental Housing Business -

- (a) 根據房委會所訂政策及目標，檢討及通過業務計劃，並批核財政指標、服務標準及成效指標，以便提交房委會通過；

To review and endorse the business plan and to approve the financial targets, service standards and performance measures within the policies and objectives set by the Authority for submission to the Authority for approval;

- (b) 監察各個階段的業務表現，包括定期檢討財政預算的執行情況；

to monitor performance of the business at all stages including regular review of budget performance;

- (c) 商定租住房屋和中轉房屋的發展成本準則及建築標準，並就核准的工程計劃定期收取進展報告；

to agree on development cost yardsticks and building standards for rental housing and interim housing and to receive regular reports on progress of approved projects;

- (d) 管理及保養租住房屋、中轉房屋、平房區、臨時收容中心及附屬設施；

to manage and maintain rental housing, interim housing, cottage areas, transit centres and ancillary facilities;

- (e) 批核私人物業管理公司的委聘事宜；

to approve the appointment of private management agents;

- (f) 訂定入住及居住租住房屋、中轉房屋、平房區及臨時收容中心的資格準則；

to determine the eligibility criteria for entrants to and residents of rental housing, interim housing, cottage areas and transit centres;

- (g) 監察租住房屋及中轉房屋的編配情況；

to monitor the allocation of rental housing and interim housing;

- (h) 釐定及檢討租住房屋、中轉房屋及平房區的租金及費用；以及
to determine and review rents and fees for rental housing, interim housing and cottage areas; and
 - (i) 釐定因重建及翻新計劃而引致的安置安排。
to determine rehousing arrangements arising out of redevelopment and renovation programmes.
- (iii) 行使房委會作為政府代理人的職權，執行以下工作：
To exercise the powers and functions of the Authority as agent of Government -
- (a) 清拆土地上的搭建物；
to clear land;
 - (b) 防止及管理僭建寮屋；以及
to prevent and control squatting; and
 - (c) 策劃及統籌改善寮屋區的工作。
to plan and co-ordinate improvements to squatter areas.
- (iv) 擔任房委會投標小組委員會，審核屬於本小組委員會職權範圍內的工程計劃及服務的投標。
To act as a Housing Authority Tender Board for consideration of tenders for projects and services which fall within the terms of reference.

甄選小組

Selection Panel

- (i) 訂立一套準則，以便為物業管理公司進行登記，列入認可名冊；
to draw up a set of criteria for the registration of property management agents on the Approved List;
- (ii) 在有需要時檢討上文(i)項所述的準則；
to review the criteria in (i) above as and when necessary;

- (iii) 審批物業管理公司的登記申請；
to vet property management agents' applications for registration;
- (iv) 審核物業管理公司就公屋管理提交的標書；
to examine tenders submitted by property management agents for public rental housing management;
- (v) 就投標的甄選向租住房屋小組委員會作出建議；及
to recommend tender selection to Rental Housing Committee; and
- (vi) 就應否續批管理合約及續批準則提出意見。
to advise the desirability and criteria for granting extensions to management contracts.

(H) 策劃小組委員會

Strategic Planning Committee

- (i) 根據房委會所訂政策及目標，檢討及通過房委會的機構計劃，並制定策略指引及規劃指標，以便提交房委會通過。
To review and endorse the corporate plan of the Housing Authority and to set strategic guidelines and planning parameters within the policies and objectives set by the Authority for submission to the Authority for approval.
- (ii) 審議與公營房屋發展有關的工程計劃的經營可能性，並通過把土地納入公營房屋發展計劃內。
To consider the viability of projects relating to public housing development and to approve the inclusion of sites in the public housing production process.
- (iii) 審議有關各類公營房屋供求的定期檢討，並向房委會建議任何須予作出的修改，已期達到政策目標。
To consider regular reviews of the housing demand and supply for various types of public housing and to recommend to the Authority any changes necessary to meet with the policy targets.

- (iv) 檢討所有與政策目標有關的房屋計劃，並收取有關總綱計劃(涵蓋公營房屋發展計劃及其相關計劃，如重建、安置及清拆計劃等)執行情況的定期報告。

To review all housing programmes related to policy targets and to receive regular reports on the performance of the master programme which covers the Public Housing Development Programme and its related programmes including redevelopment, rehousing and clearance.

- (v) 審議及通過各類重建計劃。

To consider and approve all types of redevelopment programmes.

- (vi) 根據房委會所訂政策，審議及通過混合發展計劃。

To consider and approve mixed development projects having regard to the policies set by the Authority.

- (vii) 就房委會轄下常設小組委員會之間，與執行其各項工作有關事宜，或由此而可能引起的任何分歧，提供解決辦法。

To resolve any difference which may arise among the various standing committees of the Authority in connection with or arising out of the carrying out of their various businesses.

專責小組委員會

AD HOC COMMITTEES

九龍城寨清拆事宜特別委員會

Special Committee on Clearance of Kowloon Walled City

執行房委會的職權：

To exercise the powers and functions of the Housing Authority -

- (i) 監察城寨清拆的所有事宜；
to oversee all aspects of the clearance of the Walled City;
- (ii) 就受清拆影響人士可獲補償額及安置政策提供意見；
to advise on compensation rates and rehousing policies for those affected by the clearance;

- (iii) 考慮因清拆城寨而出現的特殊問題，包括非註冊醫生及牙醫、供水商等人士的補償事宜；以及
to consider the particular problems arising from the clearance, including the treatment of unregistered doctors and dentists, water suppliers, etc; and
- (iv) 聆聽及考慮因清拆而感到不滿人士的投訴。
to receive and consider representations from those with grievances arising out of the clearance.

私營機構更多參與房委會工作專責小組

Task Force on Private Sector Involvement

- (i) 根據房委會所通過將屋邨管理及維修保養服務以逐步移交的方式交由私營機構接辦的大方向，研究推行細則，特別是關於下列各方面：

Based on the Housing Authority's endorsement of the broad direction on transferring the estate management and maintenance services to the private sector by way of phased service transfer, to consider the implementation details, with specific reference to -

- (a) 制訂將屋邨管理及維修保養服務交由私營機構接辦的外批策略，包括所移交服務的規模和進度、投標資格、分批招標及新合約的條款；
the formulation of the contracting strategy of transferring the estate management and maintenance services to the private sector, including the scale and progress of the service transfer, the qualifications for tendering, the batching of tenders, and the terms of the new contracts;
- (b) 制定監管私人物業管理公司工作表現的制度；以及
the development of performance monitoring system for the private management agents; and
- (c) 房屋署與政府就員工選擇離開公務員行列制訂轉職安排及離職方案的進度，以及有關的財政影響。

the progress of developing (between the Housing Department and Central Government) bridging-over arrangements and the release package in respect of staff who opt to leave the civil service, and the related financial implications.

- (ii) 在執行上文第(i)項工作的同時，研究由員工提出的自組公司方案是否可行。

In parallel with (i) above, to consider the viability of any management buy-out proposals.

- (iii) 有關確立準確成本資料及精簡部門架構的獨立顧問研究完成後，進一步研究大聯盟提交的第六方案。

Upon the completion of the independent consultancy study on establishing accurate costing information and streamlining of organisational structure, to further consider the Alliance's Sixth Option.

- (iv) 在房委會通過讓私營機構更多參與房委會工作的大方向後六個月內，向房委會報告研究結果。

To report back to the Housing Authority on its deliberations within six months from the endorsement of the broad direction on private sector involvement.

檢討公屋租金政策專責小組委員會 **Ad Hoc Committee on Review of Domestic Rent Policy**

小組委員會須因應房屋委員會(房委會)租戶和租住公屋的轉變情況，負責：

Having regard to the evolving profile of both tenants and rental housing stock under the Housing Authority (HA), the committee should –

- (i) 檢討現行公屋租金政策，並考慮以下各點：

review the current domestic rent policy, taking into account –

- (a) 有關政策須反映租戶的負擔能力，同時確保公屋資助是按需要而提供；

the need to reflect tenants' affordability while ensuring public housing subsidy is given in relation to need;

- (b) 現行房屋條例訂明，租金調整後，租金與入息比例中位數不得超過 10%的規定；以及
the existing legislative provisions of having a 10% cap of the median rent-to-income ratio (MRIR) after rent adjustment as stipulated in the Housing Ordinance; and
 - (c) 租住公屋業務的財政表現。
the financial performance of the rental business.
- (ii) 考慮應否修訂下列或其他有關公屋租金政策的事項：
consider whether there should be changes to the domestic rent policy in respect of, but not limited to, the following issues -
- (a) 評估租戶負擔能力的方法；
methodology for assessing tenants' affordability;
 - (b) 對有需要的租戶的財政援助；
financial assistance for tenants in need;
 - (c) 租住公屋租金的組合成分；以及
composition of public rental housing (PRH) rents; and
 - (d) 釐定和檢討租金的機制。
rent fixing and review mechanism.
- (iii) 就任何修訂政策的建議諮詢公眾，並在聽取公眾意見後，向房委會建議須予修訂的事項。
consult the public on any proposed changes and to make recommendations on necessary changes to the HA with reference to the views of the public.