

立法會
Legislative Council

LC Paper No. CB(1) 469/08-09
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 3 November 2008, at 2:30 pm
in Conference Room A of the Legislative Council Building

Members present : Hon WONG Kwok-hing, MH (Chairman)
Hon Frederick FUNG Kin-kee, SBS, JP (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon Tommy CHEUNG Yu-yan, SBS, JP
Hon LEE Wing-tat
Dr Hon Joseph LEE Kok-long, JP
Hon Alan LEONG Kah-kit, SC
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon CHAN Hak-kan
Hon WONG Sing-chi
Hon WONG Kwok-kin, BBS

Members absent : Hon Abraham SHEK Lai-him, SBS, JP
Hon LEUNG Kwok-hung

Public officers attending : **For item IV**

Ms Eva CHENG, JP
Secretary for Transport and Housing

Ms Ada FUNG, JP
Deputy Director (Development & Construction)
Housing Department

Mr Kenneth WONG
Chief Civil Engineer
Housing Department

Mrs Rosa HO
Chief Architect/2
Housing Department

Mr SIN Wai-sum
Chief Highway Engineer/Kowloon
Highways Department

For item V

Ms Eva CHENG, JP
Secretary for Transport and Housing

Ms Ada FUNG, JP
Deputy Director (Development & Construction)
Housing Department

Mr CHAN Nap-ming
Assistant Director (Development & Procurement)
Housing Department

Mr LEE Cert-quinn
Assistant Director (Estate Management) 1
Housing Department

For item VI

Ms Eva CHENG, JP
Secretary for Transport and Housing

Mr LAU Kai-hung, JP
Deputy Director (Estate Management)
Housing Department

Mr Tony LIU
Chief Manager/Management (Support Services 2)
Housing Department

Mrs Alice LO
Chief Housing Manager/Applications
Housing Department

Clerk in attendance : Miss Becky YU
Chief Council Secretary (1)1

Staff in attendance : Mrs Mary TANG
Senior Council Secretary (1)2

Miss Mandy POON
Legislative Assistant (1)4

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I. Confirmation of minutes

(LC Paper No. CB(1) 129/08-09 — Minutes of the meeting held on
14 October 2008)

The minutes of the meeting held on 14 October 2008 were confirmed.

II. Information paper issued since last meeting

2. Members noted that the following information paper had been issued since last meeting -

LC Paper No. CB(1) 29/08-09(01) — Administration's paper on Land
Registry Statistics in
September 2008 (press release)

III Items for discussion at the next meeting

(LC Paper No. CB(1) 149/08-09(01) — List of follow-up actions
LC Paper No. CB(1) 149/08-09(02) — List of outstanding items for
discussion)

3. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 1 December 2008, at 2:30 pm -

- (a) Review of Marking Scheme for Estate Management Enforcement in Public Housing Estates;
- (b) Findings of the Comprehensive Structural Investigation on Ping Shek Estate and way forward; and
- (c) Management of retail and car parking facilities in public housing estates after the divestment by the Housing Authority (HA).

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The Chairman advised that pursuant to members' request, the Clerk had written to the Link Management Limited (the Link) to invite its Executive Director and Chief Executive Officer (ED/CEO, Link) to attend the next meeting to discuss item (c). The Link responded that ED/CEO, Link was prepared to accept the invitation, but was not able to attend the meeting on 1 December 2008 due to prior commitments. To facilitate the attendance of ED/CEO, Link, the Chairman proposed and members agreed to postpone the next meeting from 1 December 2008 to Tuesday, 16 December 2008, at 2:30 pm.

IV. PWP Item No. 653TH – Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links

(LC Paper No. CB(1) 149/08-09(03) — Administration's paper on PWP Item No. 653TH – Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links)

4. The Deputy Director (Development & Construction) (DD/H(D&C)) briefed members on the proposal to upgrade PWP Item No. 653TH (653TH) to Category A for the proposed re-alignment of existing Ngau Tau Kok (NTK) Fourth Street and Fifth Street and construction of two nearby footbridge links. The relevant funding proposal would be submitted to the Public Works Subcommittee (PWSC) and Finance Committee for approval in January and February 2009 respectively. The estimated capital cost of the project was \$130.110 million.

Re-alignment of NTK Fourth Street and Fifth Street with construction of new carriageway between NTK Road and Kwun Tong Road

5. Professor Patrick LAU enquired about the need for the road re-alignment. DD/H(D&C) explained that the re-alignment was necessary to make land available for implementation of a Cross District Cultural Centre (CDCC) for providing more cultural and recreational facilities serving the population of Kwun Tong and the adjacent districts, and to maintain/facilitate the existing traffic/transport operations. Adequate transport facilities, including taxi-stand, public light bus and bus lay-bys, would be provided at the re-aligned road.

6. Noting that CDCC was part of the redevelopment of the Lower NTK Estate (LNTKE), Professor Patrick LAU asked whether the road re-alignment was included in the planning stage of the redevelopment project. DD/H(D&C) said that the redevelopment project included the provision of public rental housing, a CDCC and a district open space (DOS), the layout plan of which had been agreed between the Administration and HA. The plans for the road re-alignment were worked out with reference to the designs, such as entrances and exits, of the redevelopment project.

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7. Mr Alan LEONG expressed concern about the traffic impact of the re-alignment works. DD/H(D&C) said that according to the traffic impact assessment, the re-alignment works would not bring about any significant adverse impact on both vehicular and pedestrian traffic.

8. Mr LEUNG Yiu-chung enquired about the usage of CDCC as residents would like to have an open space within the estate area where they could stage performances or have public gatherings during festive seasons. DD/H(D&C) said that the proposed CDCC would be larger than most community halls, and would provide for cultural and recreational facilities serving the population of Kwun Tong and adjacent districts. Apart from CDCC, DOS and outdoor facilities would be provided at the redevelopment project to allow for gatherings of residents.

9. Professor Patrick LAU questioned why the proposed project would need to remove 105 trees, including 36 trees to be felled and 69 trees to be transplanted outside the project site. DD/H(D&C) said that trees had to be removed to make way for the construction of the new carriageway between NTK Road and Kwun Tong Road. Of the 132 trees within the project boundary, 27 trees would be preserved and 36 trees would be felled due to poor health conditions. As a compensatory measure, at least 36 trees would be re-planted in the area upon completion of the project.

Construction of a footbridge link connecting the existing footbridge leading to NTK Municipal Services Building (Footbridge link FB1)

10. Mr CHAN Kam-lam and Mr Fred LI enquired whether lifts/escalators would be provided for footbridge link FB1. The Chief Architect/2 (CA/2) said that while lifts/escalators were not provided for footbridge link FB1, residents could access to the footbridge using the lifts/escalators at the NTK Municipal Services Building, and the lifts provided at the nearby plaza connecting to the pedestrian walkways network within the proposed redevelopment of LNTKE.

11. In response to Mr Alan LEONG's enquiry, DD/H(D&C) confirmed that footbridge link FB1 would be covered connecting the existing footbridge with the proposed elevated walkway to be implemented under the redevelopment project of LNTKE.

Construction of a covered footbridge link connecting the existing footbridge leading to Kowloon Bay MTR Station (Footbridge link FB2)

12. Mr CHAN Kam-lam welcomed the construction of footbridge link FB2 which would allow easy access to the Kowloon Bay MTR Station by NTK residents. Mr Fred LI enquired about the interfacing arrangements for footbridge link FB2, the location of which would be at Block 8 of the existing LNTKE, with the proposed redevelopment of LNTKE. He also enquired about the outcome of consultation with the Kwun Tong District Council (KTDC) on the proposed amendments to the layout of footbridge link FB2. DD/H(D&C) said that the existing LNTKE would be demolished before the construction of FB2, which would be connected to a covered

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walkway to the proposed redevelopment at LNTKE. The construction of footbridge links FB1 and FB2 as well as the new carriageway would proceed in tandem with the demolition of existing LNTKE to facilitate early completion of the redevelopment project. KTDC was consulted on the proposed amendments to the layout of FB2, and it had supported the amendments.

13. Professor Patrick LAU enquired about how footbridge links FB1 and FB2 could be connected to the proposed redevelopment of LNTKE. DD/H(D&C) said that the construction of the two footbridges would be completed in time with the redevelopment of LNTKE, allowing elevated pedestrian passageway with linkages between the Kowloon Bay MTR Station, NTK Municipal Services Building, Upper NTK Estate and LNTKE (under redevelopment).

14. Mr CHAN Kam-lam enquired about the plans for reprovisioning of the temples situated at the junction of Jordan Valley North Road and NTK Road. DD/H(D&C) said that KTDC would be consulted on the feasibility of reprovisioning the temples to the site at the southern part of LNTKE.

15. Mr Tommy CHEUNG said that Members belonging to the Liberal Party supported the early implementation of the proposal as this would benefit the community. He added that the Administration should move forward with more construction projects amid the present state of the economy.

16. In concluding the discussion, the Chairman said that members did not object to the submission of the proposal for consideration by PWSC.

V. Environment-friendly designs of and green measures implemented in public rental housing estates

(LC Paper No. CB(1) 149/08-09(04) — Administration's paper on environment-friendly designs of and green measures implemented in public rental housing estates

LC Paper No. CB(1) 149/08-09(05) — Paper on environment-friendly designs and green measures implemented in public rental housing estates prepared by the Legislative Council Secretariat (Background brief)

17. DD/H(D&C) gave a power-point presentation on the progress of implementation of environment-friendly designs and green measures in public rental housing (PRH) estates by the Hong Kong HA in 2007/08.

(Post-meeting note: A set of the power-point presentation materials was circulated to members vide LC Paper No. CB(1) 162/08-09(01)).

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Environment-friendly designs

18. Mr Frederick FUNG stressed the need to improve the designs of PRH estates to avoid a “wall effect”.

Green construction techniques

19. Noting that HA had successfully extended the scope of precast concrete works and prefabricated components from the usual rate of 20% to around 60% in a pilot scheme, Mr WONG Kwok-kin expressed concern that the extension might further undermine the job opportunities of local construction workers. He enquired about the places of origins of the precast concrete components. He also recalled that when the funding proposal of the Tamar Project was submitted for approval by the Finance Committee, the Administration had undertaken to adopt in-situ construction methods instead of using precast concrete components. DD/H(D&C) clarified that the extension from 20% to 60% referred to the precast concrete works only. The percentage of precast concrete works in most construction projects usually ranged from 15% to 20%. She added that modular design and component prefabrication techniques were adopted in many projects as these would help enhance building quality and site safety, prevent water seepage, and minimize impact on residents in the vicinity of construction sites. HA could not stipulate in its contracts the requirement for the precast concrete components to be manufactured in Hong Kong as this would run contrary to the World Trade Organization Agreement on Government Procurement. It was worth noting that precasting techniques would not normally apply to the construction of structural walls of buildings. In a pilot project with a large works area on site, 60% precasting was applied and precast concrete shear walls must be manufactured on site to ensure quality and safety of the structure. The Secretary for Transport and Housing (STH) added that a direct comparison between public housing projects and the Tamar Project might not be appropriate given their different complexity in construction works.

20. Mr WONG Kwok-kin said that he was not opposed to the use of precast concrete components as long as these were manufactured in Hong Kong. To this end, the Administration should consider setting aside some rural areas for the manufacture of precast concrete components with a view to retaining the relevant job opportunities in Hong Kong. Given that public housing projects would tend to use up a lot of precast concrete components, Mr Frederick FUNG said that it would be more cost-effective to have these components made in Hong Kong. STH said that trials had been conducted at this stage to manufacture precast concrete components on site. It was likely to be cost-effective since there would be savings from transportation costs.

Waste management

21. Mr Fred LI enquired whether HA, after the provision of refuse chutes, would dispense with the existing arrangement of collecting domestic waste by contractors, and require tenants to dispose of their own waste. He cautioned about the hygienic

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nuisance if refuse chutes went out of service due to improper maintenance. He was also concerned about the construction and demolition waste arising from renovation of PRH units. The Assistant Director (Estate Management)1 (AD/H(EM)) responded that contractors were still required to collect domestic waste from individual households in PRH estates. For new estates with the provision of refuse storage and material recovery rooms, tenants were encouraged to make the best use of these facilities to separate refuse and store recyclables before disposal. Such an arrangement was found to be well received by residents. As regards the refuse chutes, AD/H(EM) said that estate management staff would ensure proper functioning and maintenance of the refuse chutes, and seek cooperation from residents to ensure that their waste was disposed of in a hygienic manner. DD/H(D&C) added that tenants were encouraged to minimize and recycle their waste as far as possible.

22. Mr CHAN Hak-kan was dissatisfied that only 52 sets of de-odourizers were installed so far. He considered that more de-odourizers should be installed, not only in new estates, but also in older estates where refuse collection points were a cause of nuisance to tenants. Mr Frederick FUNG echoed that HA should expedite the installation of de-odourizers. DD/H(D&C) and AD/H(EM) explained that measures would be introduced to reduce odour from refuse collection points as far as possible, and that de-odourizers were found to be effective in removing odour. It was worth noting that de-odourizers were installed in both new and old estates. In order for the de-odourizers to be effective, the refuse collection points had to be fully enclosed as a pre-condition. At members' request, the Administration undertook to provide a list of estates which had been installed with de-odourizers at refuse collection points.

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(Post-meeting note: The required information was circulated to members vide LC Paper No. CB(1) 305/08-09(01) on 27 November 2008.)

Energy conservation

23. Mr Fred LI enquired if compact fluorescent lamps (CFLs) would be used to replace the existing incandescent lamps used in lifts and common areas of PRH estates. DD/H(D&C) said that CFLs would be used in all new PRH estates while incandescent lamps used in older estates would be replaced by CFLs or the more energy-efficient fluorescent lamps wherever feasible.

24. Mr KAM Nai-wai questioned the commitment of HA in using renewable energy (RE) in PRH estates, given that only eight solar or wind-powered lamp posts had been installed on a trial basis. DD/H(D&C) advised that in addition to the installation of two solar or wind-powered lamp posts in each of the new estates completed in or after 2008, there would be trial installation of solar photovoltaic systems in Lam Tin Estate Phases 7 and 8 (to be completed in early 2009) and the East Harbour Crossing Phase 5 project (to be completed in 2010) on a larger scale. Subject to the outcome of these trial studies, further applications of RE would be considered in other projects. It was worth noting that the use of RE might not be a cost-effective option given the limited amount of electricity to be generated, the high operation cost, and the need for frequent re-charging.

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Greening work

25. As greening would help reduce global warming, Mr LEE Wing-tat was dissatisfied with the slow progress of vertical greening and green rooftops in PRH estates. He enquired about the latest development of the pilot scheme on vertical greening and green rooftops, and the time-table for its wider application to other PRH estates to allow for greening on a larger scale. Mr Frederick FUNG shared the view on the need for more greening efforts, in particular, the provision of green rooftops in both old and new PRH estates. He opined that no further studies were required in this respect as reference could be drawn from overseas experience. DD/H(D&C) said that the vertical greening of the external walls and the green rooftops of the refuse collection point at Ching Ho Estate had achieved very good results albeit the costs were quite high. While growing creeping plants was a more economical way of greening, this would take a longer time to take effect. Studies on the different types of soil and plants to be used for vertical greening and green rooftops would be made. Green rooftops would be installed in all new PRH estates as well as some of the existing estates as far as possible.

Other measures

26. Mr KAM Nai-wai enquired about the progress of Twin Tank System for supply of fresh/flushing water in PRH estates. DD/H(D&C) said that the Twin Tank System coupled with orderly cleansing arrangements would provide tenants with continuous supply of fresh/flushing water, and reduce inconvenience caused during the cleansing and repairs of water tanks. It would also allow for the conservation of water. However, the System could only be adopted in new estates but not older estates on account of the difficulties in altering the existing structure for roof tanks.

27. Mr Frederick FUNG noted that there were compact technologies which would allow for the solid waste and sewage generated from individual units to be treated within the building before discharge. He was of the view that these environmental features might become a selling point, and enhance the market value of the building.

28. Mr James TO enquired about the extent of participation from the Environment Protection Department (EPD) in the implementation of environment-friendly designs and green measures in PRH estates. Given that a high percentage of the population in Hong Kong resided in PRH estates, there was a need for close collaboration between EPD and HA to ensure that housing policies were formulated in an environment-friendly manner. These included the wider application of RE in PRH estates. DD/H(D&C) advised that in implementing green measures in PRH, HA had been working closely with EPD on the environmental benefits associated with applications of new systems and facilities within PRH estates. STH added that HA had assumed a pioneering role in adopting environment-friendly designs and green measures through a number of pilot schemes in PRH estates. Trials had to be conducted on the use of new products, such as solar or wind-powered lamp posts, before their broader application to other estates.

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29. The Chairman informed members that a visit would be arranged for the Panel to observe the progress of implementation of environment-friendly designs and green measures in PRH estates.

(*Post-meeting note:* The visit had been scheduled for Monday, 8 December 2008.)

VI. Progress of schemes for fostering harmonious families in public housing

(LC Paper No. CB(1) 149/08-09(06) — Administration's paper on progress of schemes for fostering harmonious families in public housing

LC Paper No. CB(1) 149/08-09(07) — Paper on the progress of the housing schemes for fostering harmonious families in public housing prepared by the Legislative Council Secretariat (Background brief))

30. At the Chairman's invitation, the Deputy Director (Estate Management) (DD/H(EM)) gave a power-point presentation on the progress of various enhanced housing arrangements for fostering harmonious families in PRH. These included housing arrangements for Waiting List (WL) applicants and sitting PRH tenants.

31. Mr LEUNG Yiu-chung said that there should be more publicity on the various enhanced housing arrangements for fostering harmonious families in PRH so that more WL applicants and sitting PRH tenants would be made aware of these arrangements. DD/H(EM) said that tenants were made aware of the various enhanced housing arrangements through the Estate Management Advisory Committee, notices posted within the estates, and estate newsletter. Videos promoting these housing arrangements were also broadcast at the ground floor lift lobby of PRH blocks through the Housing Channel. Mr LEUNG opined that apart from written notices, consideration should be given to deploying housing management staff to apprise individual households in person of the enhanced housing arrangements.

32. The Chairman welcomed the various enhanced housing arrangements which were people-oriented. Noting that 5 900 households with elderly family members had benefited since the implementation of the enhanced arrangements, he enquired if there were any unsuccessful cases, and whether applicants were assigned a waiting number so that they would know the status of their applications. DD/H(EM) responded that all applications under various enhanced arrangements had been accepted and none of them had been turned down. The Administration had considered the feasibility of assigning a waiting number to applicants, but the idea had been dropped on account of administrative difficulties. Nevertheless, applicants would be given a reference number in respect of their applications. The Chief Housing Manager/Applications (CHM/A) added that there was constraint in assigning a waiting number because flat allocation would hinge on the availability of suitable PRH flats. Hence, those with a higher waiting number might not be allocated flats with priority if the preferred flats fell within a popular district.

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Harmonious Families Priority (HFP) Scheme

33. Mr LEUNG Yiu-chung expressed concern that some applicants might have to wait for a longer time if a flat of their choice could not be identified within their preferred district. He enquired if there was a maximum waiting time for flat allocation. DD/H(EM) said that the requirement of a minimum waiting time of 18 months under the existing Families with Elderly Persons Priority Scheme and Special Scheme for Families with Elderly Persons had become irrelevant as the average waiting time had been reduced to 1.9 years currently. The Administration had also taken the decision to replace these two separate schemes by a single unified priority scheme viz. the HFP Scheme, under which a credit waiting time of six months would be awarded to replace the unnecessary minimum waiting time requirement and the obsolete maximum waiting time advancement.

34. Mr James TO enquired whether a family comprising an elderly tenant with a Mainland wife who was a new arrival to Hong Kong would qualify under the HFP Scheme and if so, the waiting time before flat allocation. STH said that under the existing housing policy, families would be eligible for PRH if half of the family members were permanent residents of Hong Kong. Children under the age of 18 were deemed to have fulfilled the seven-year residence requirement if one of their parents was a permanent Hong Kong resident or if the children were born in Hong Kong. Compassionate rehousing would be provided for cases deserving special consideration. By the same token, DD/H(EM) said that an elderly tenant with a Mainland wife accompanied by a child who were new arrivals to Hong Kong would qualify under the HFP Scheme.

Harmonious Families Addition Scheme

35. Mr LEE Wing-tat held the view that more should be done to foster harmonious families through proper flat allocation to allow adult offspring to live closer to elderly parents. These included greater flexibility in granting conditional temporary stay to adult offspring of elderly tenants to enable them to take care of their parents. DD/H(EM) said that under the Harmonious Families Addition Scheme, an adult offspring could be added to the tenancies of elderly tenants, subject to the "one-line continuation of family" rule, and the signing of an undertaking to the effect that they would live in harmony with their elderly parents and assume filial responsibility. This would help resolve the problems faced by elderly persons living alone, shorten the waiting list for PRH, and alleviate the problem of under-occupation.

Harmonious Families Amalgamation Scheme

36. In response to Mr LEUNG Yiu-chung's enquiry on the Harmonious Families Amalgamation Scheme, DD/H(EM) said that the Scheme allowed the amalgamation of tenancies of younger families with their elderly parents or dependent relatives in PRH, subject to the "one-line continuation of family" rule. The amalgamated household would be offered a flat of suitable size in any district they preferred subject to availability of resources, including new flats.

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Harmonious Families Transfer (HFT) Scheme

37. While welcoming that the various enhanced housing arrangements were well received, Mr Frederick FUNG noted with concern that some applicants under the HFT Scheme had difficulties in transferring to a district of their choice. He enquired whether applicants were allowed to wait for the flats within their preferred districts. He also enquired if there was a quota for the HFT Scheme and if so, the measures to be taken in the event of over or under-subscription. DD/H(EM) said that the HFT Scheme aimed at allowing younger generations and elderly parents to transfer to the same estate or in a nearby estate. In line with the first HFT exercise, a quota of 1 000 flats had been set aside for the second HFT exercise to be rolled out in December 2008. The HFT Scheme launched in October 2007 was under-subscribed because most families had already made the schooling plans for their children, and hence were reluctant to move to other districts. Under such circumstances, the surplus flats would be allocated to WL applicants. Mr FUNG held the view that surplus flats under the HFT Scheme should be re-opened to those who had not applied in the first round. DD/H(EM) said that interested tenants could apply for the second HFT exercise and those with genuine need for transfer to other estates due to special circumstances could do so at any time throughout the year.

38. The Chairman enquired about the number of offers which an applicant under the HFT Scheme would be given. DD/H(EM) said that unlike WL applicants who would be given three consecutive offers for PRH flats, applicants under the HFT Scheme who had denied the first offer without an acceptable reason would have their applications cancelled. CHM/A added that efforts would be made to identify the most suitable flat for an applicant under the HFT Scheme, but if this was found not acceptable, the chance would be given to the others waiting in line. A second offer would be given only if the reason for non-acceptance of the offer was justified. In response to the Chairman's further enquiry on the rationale behind the eligibility criterion for applicants under the HFT Scheme to have five years' residence and with child(ren) below six years old or expected child(ren) with 16 weeks of gestation or more, CHM/A advised that these younger families would require the assistance of their elderly family members to take care of the young children. Expected child(ren) with 16 weeks of gestation were included because they would have been born upon flat allocation.

39. Professor Patrick LAU enquired about the nature of transfer under the HFT Scheme. DD/H(EM) responded that most of the applications under the HFT Scheme involved the transfer from New Territories to urban district. Professor LAU noted that some estates, such as those with supporting services and facilities for the elderly, were more popular than others and as a result, families applying for transfer to these estates would have to wait for a much longer time. To resolve the problem, he suggested that efforts should be made to ensure that all estates would have the same standards, so that they would appeal to both younger families and elderly tenants. DD/H(EM) said that applicants under the HFT Scheme would usually consider factors, such as facilities and schools in the vicinity of the estates, as well as the distance from their work place, before applying for the transfer. Most families would adjust the timing of application to suit their needs.

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40. Mr WONG Sing-chi enquired about the requirement for income assessment under the various enhanced housing arrangements. He said that sitting PRH tenants applying for addition, amalgamation or transfer under these arrangements were particularly concerned that the whole household would have to undergo the Comprehensive Means Test (CMT) and the Domestic Property Test (DPT) again. DD/H(EM) explained that except for the Harmonious Families Addition Scheme which required the whole household to pass CMT and DPT with income and asset limits at the same level as the Housing Subsidy Policy (HSP), such requirements were exempted under the Harmonious Families Amalgamation Scheme and HFT Scheme. However, the requirement for households living in PRH for 10 years or more to declare household income under HSP might have an effect on households under the Harmonious Families Amalgamation Scheme because this would apply once one of the tenants had reached the 10-year threshold. For WL applicants under the HFP Scheme, DD/H(EM) said that they could choose to live together under one-roof or opt for two PRH flats within the same district, and the existing CMT and DPT would apply. STH added that applicants would have their own consideration in the choice of flats. Some might prefer to have two PRH flats within the same district and if so, their incomes would be separately assessed.

41. Mr James TO opined that the housing production of 15 000 PRH flats per year was unable to meet the annual demand of 30 000 PRH flats per year. He enquired about the measures which would be taken to address the shortfall. STH said that the difference in supply was met by flats returned from tenants. On average, about 15 000 flats were forecast to be returned annually by tenants e.g. upon purchase of their own flats, transfer to other PRH flats, emigration, or death. Notwithstanding, the Administration would continue to identify suitable land for PRH production to uphold the pledge of keeping the average waiting time for PRH at around three years.

VII. Any other business

42. There being no other business, the meeting ended at 4:30 pm.