# 立法會 Legislative Council

LC Paper No. CB(1) 794/09-10 (These minutes have been seen by the Administration)

Ref: CB1/PL/HG/1

## **Panel on Housing**

# Minutes of meeting held on Monday, 2 November 2009, 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, SBS, JP

Hon James TO Kun-sun

Hon CHAN Kam-lam, SBS, JP

Hon LEUNG Yiu-chung

Hon Abraham SHEK Lai-him, SBS, JP Hon Vincent FANG Kang, SBS, JP

Hon LEE Wing-tat

Dr Hon Joseph LEE Kok-long, SBS, JP

Hon Alan LEONG Kah-kit, SC

Hon LEUNG Kwok-hung

Prof Hon Patrick LAU Sau-shing, SBS, JP

Hon CHAN Hak-kan

Hon WONG Kwok-kin, BBS

# 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 Tony LIU

Chief Manager/Management (Support Services 2)

**Housing Department** 

Ms Connie YEUNG

Chief Architect (Development and Standards)

**Housing Department** 

#### For item V

Mr YAU Shing-mu, JP

Under Secretary for Transport and Housing

Mr Albert LEE, JP

Deputy Director (Estate Management)

**Housing Department** 

Mr CHIU Kin-chee

Chief Manager/Management (Support Services 1)

Housing Department

#### For item VI

Mr YAU Shing-mu, JP

Under Secretary for Transport and Housing

Mr Albert LEE, JP

Deputy Director (Estate Management)

**Housing Department** 

Mr Tony LIU

Chief Manager/Management (Support Services 2)

**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

#### Action

#### I. Confirmation of minutes

(LC Paper No. CB(1) 163/09-10 — Minutes of the meeting held on 15 October 2009)

The minutes of the meeting held on 15 October 2009 were confirmed.

## II. Information paper issued since last meeting

2. <u>Members</u> noted the following information paper which was issued since the last meeting -

LC Paper No. CB(1) 136/09-10 — Joint submission from different parties expressing views on the review of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) and arrangements for compensation for and rehousing of tenants affected by resumption of land for redevelopment

#### III. Items for discussion at the next meeting

(LC Paper No. CB(1) 193/09-10(01) — List of follow-up actions LC Paper No. CB(1) 193/09-10(02) — List of outstanding items for discussion)

- 3. <u>Members</u> agreed to discuss the following items at the next meeting on Monday, 7 December 2009, at 2:30 pm -
  - (a) Review of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7); and
  - (b) Progress report on the addition of lifts and escalators in Housing Authority (HA)'s existing public housing estates.
- 4. Mr Fred LI said that there was a need to follow up the issues raised at the special meeting on 28 September 2009 regarding management and maintenance of the divested retail and car parking facilities by the Link Management Limited (The Link). These included closure of recreational facilities, maintenance of fire safety installations, waiver-fee system in leasing car parking facilities to non-residents by The Link etc. The Chairman agreed to follow up with the Administration on these issues.

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

(LC Paper No. CB(1) 193/09-10(03) — Administration's paper on environment-friendly designs of and green measures implemented in public housing estates

LC Paper No. CB(1) 193/09-10(04) —Updated background brief on environment-friendly designs and green measures implemented in public rental housing estates prepared by the Legislative Council Secretariat)

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5. The <u>Secretary for Transport and Housing</u> (STH) briefly explained the progress of implementation of environment-friendly designs and green measures implemented in public rental housing (PRH) estates by HA. The <u>Deputy Director of Housing</u> (<u>Development & Construction</u>) (DDH(D&C)) gave a power-point presentation on the green measures implemented during the construction of new PRH estates and in existing estates.

(*Post-meeting note*: A copy of the power-point presentation materials was circulated to members under LC Paper No. CB(1) 255/09-10(01) on 3 November 2009.)

### Green construction techniques

6. Mr WONG Kwok-kin was concerned that the adoption of Modular Design and Component Prefabrication Techniques in the construction of PRH estates would undermine the job opportunities of local construction workers. He enquired about the feasibility of earmarking suitable land for local manufacture of precast concrete components with a view to creating more jobs for the local workforce. Consideration should also be given to manufacturing concrete components on site. STH said that the use of precast concrete components accounted for about 20% of concreting works in newly-designed estates whereas the remaining 80% of concreting works were carried out by local construction workers. The present arrangement was considered acceptable given the cost-effectiveness of precast concrete components. On-site manufacture of concrete components could only be considered if the construction site was large enough. DDH(D&C) added that the requirement for precast concrete components to be manufactured locally could not be stipulated in the construction contracts, as these were subject to the World Trade Organization Agreement on Government Procurement. Precast concrete components, which had been used since the mid 80s, should not have much impact on the job opportunities of local construction workers since most of the construction works were conducted on Besides, the adoption of Modular Design and Component Prefabrication Techniques in the construction of PRH estates was able to enhance building quality, speed of construction and site safety. Precast concrete components were also found to be very effective in preventing water seepage and reducing the environmental impact of construction sites.

#### Waste management

7. Professor Patrick LAU enquired if sorted construction and demolition (C&D) materials could be recycled for use so that these would not need to be disposed of at landfills or exported to the Mainland. DDH(D&C) confirmed that sorted C&D materials would be reused as far as practicable as in the case of redevelopment of So Uk Estate where materials from demolition would be recycled into tiles for construction purposes. The trip ticketing system would also be adopted to ensure proper disposal of the remaining C&D waste at landfills. At members' request, the Administration agreed to provide information on the handling of materials upon sorting of C&D materials/ wastes generated from public housing projects.

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- 8. While acknowledging that the number of estates participated in the Source Separation of Domestic Waste Programme had increased by 100 % over the last three years, Mr LEE Wing-tat noted that there was no corresponding increase in the recovery rate of domestic waste. He considered that more efforts should be made by HA in waste recovery. The Chief Manager/Management (Support Services 2) (CM/M(SS2)) said that there was a general increase in the amount of recyclable materials in PRH estates. By way of illustration, the number of waste plastic bottles and aluminum cans collected had increased significantly from 503 tonnes and 267 tonnes in 2006-2007 to 939 tonnes and 495 tonnes in 2008-2009 respectively. While there was a drop in the amount of waste papers, DDH(D&C) said that this might be due to the fact that individual households had sold these to the recyclers direct.
- 9. <u>Mr LEUNG Kwok-hung</u> said that PRH tenants were not keen in participating in source separation of domestic waste because the waste segregation bins were too small and not conveniently located. <u>DDH(D&C)</u> said that bigger waste segregation bins and bags had been provided at convenient locations to facilitate collection of recyclable materials.

#### **Energy conservation**

- Mr Alan LEONG noted that the outcome of the trial scheme on lighting device energy conservation in 10 pilot estates had revealed that only moderate saving in power consumption could be achieved. As a result, the original energy-saving devices in Ho Man Tin Estate were replaced with a new model in November 2008, and those in the five domestic blocks in Kwai Chung Estate would also be replaced with the new model. He enquired about the performance of the original energy-saving devices and how these compared with that of the new model. CM/M(SS2) said that the preliminary results had indicated that the original energy-saving devices could only achieve a monthly saving of over 10% in power consumption for the public areas of the housing blocks. Given that researchers at the City University of Hong Kong were able to develop a new model which was more effective, the new model was adopted in Ho Man Tin Estate and would be extended to other five domestic blocks in Kwai Chung Estate. HA would continue testing the performance of the new model. DDH(D&C) said that as part of research and development, energy-saving devices which included light-emitting diode (LED) were being used in PRH new estates on trial basis. At members' request, the Administration agreed to provide the types of energy-saving devices being on trial for use in PRH estates, including energy-efficient lighting equipped with motion detectors which would turn off automatically when not in use.
- 11. Given that 30% of the population in Hong Kong were living in PRH estates, Mr LEE Wing-tat said that very significant energy savings could be achieved should HA be committed to energy conservation. To this end, quantifiable measures with specific implementation time-tables should be worked out to conserve energy. STH agreed to the need for energy efficiency targets and trial studies on energy efficient installations in PRH estates. DDH(D&C) added that all new PRH estates would need to obtain energy efficiency registration certificates.

Admin

#### Greening work

- While commending HA for its efforts in enhancing greening in PRH estates, 12. Mr CHAN Kam-lam stressed the need to ensure security and safety in planning for green roofs. Care should be taken to avoid tall plants as these might be more vulnerable to damages during typhoon seasons. He also enquired about the amount of resources which had been invested in estate greening, and whether more funds would be provided in future to continue the greening work. DDH(D&C) said that all new PRH estates would aim at a greening ratio of at least 20% and adequate funding would be provided for the purpose. Though the greening ratio might vary from site to site, the ratio would increase in major developments, such as the Kai Tak Development, where the greening ratio would exceed 30% Testing of the vertical greening technique was being conducted in some estates. As regards green roofs, DDH(D&C) said that these would help enhance rooftop landscape, reduce temperature and save energy. Green roofs were provided for low-rise structures, such as refuse collection points, and not meant for recreational purposes. Plants to be grown on green roofs were generally those that could be easily maintained and able to withstand different weather conditions in Hong Kong, while tests on properties of sedum plants were still on-going.
- 13. Mr Frederick FUNG enquired whether the Community Participation Scheme to engage tenants, contractors and local communities in greening activities at the construction stage could be extended to existing estates as a means to foster cooperation within the estate communities. Tenants and non-governmental organizations (NGOs) should be encouraged to participate in greening work of the Consideration could also be given to organizing large-scale greening activities, and inviting experts to teach tenants and NGOs the greening techniques so as to promote public awareness on greening. CM/M(SS2) explained that under the Scheme, HA would give out seedling plants to participants who would nurture the plants at home until they were fit for transplanting into the planters of the new estates. Efforts would be made to identify suitable sites within existing estate areas for the development of plant nurseries. So far, plant nurseries had been provided in five PRH estates. DDH(D&C) added that HA would continue to organize a community environmental protection programme, "Green Delights in Estates", in conjunction The programme had been extended to 90 estates and would with three green groups. be rolled out in phases to cover all PRH estates in Hong Kong.
- 14. While agreeing that more plant nurseries be provided in PRH estates to encourage tenants' participation in greening activities, Mr LEUNG Kwok-hung noted with concern that many trees had been felled in PRH estates, and that many recreational facilities had been closed following the divestment due to the lack of maintenance. STH said that HA would follow up with The Link Management Limited on complaints involving the lack of maintenance of divested facilities.
- 15. <u>Dr Joseph LEE</u> enquired about HA's plan to improve energy efficiency in PRH estates as well as the timetable for greening work in existing and new PRH estates. <u>DDH(D&C)</u> said that energy efficiency and greening measures had all along been implemented in PRH estates, and opportunity would be taken to include these

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measures in renovation projects. Given the successful experience of green roof at Fu Shan Estate, <u>CM/M(SS2)</u> said that plans had been put in place to extend green roofs to other estates, including Fuk Loi Estate, Ping Shek Estate and Choi Hung Estate. Meanwhile, a Landscape Improvement Programme would be carried out in 18 PRH estates each year, covering an area of 110 000 square metres. This would mean that each of the 153 PRH estates would have its landscape improved once every seven to eight years. At members' request, the <u>Administration</u> agreed to provide the schedule for the Landscape Improvement Programme.

Admin

16. <u>Professor Patrick LAU</u> expressed appreciation for HA's efforts in implementing environment-friendly designs and green measures. He enquired if consideration could be given to encouraging private developers to adopt similar measures in their development projects. <u>DDH(D&C)</u> said that HA was more than happy to share its experience with other stakeholders. In fact, the Construction Industry Council was informed of the progress of implementation on a regular basis.

Admin

- 17. In concluding, the <u>Chairman</u> requested the Administration to provide the Panel with regular reports on the progress of the implementation of environment-friendly designs and green measures in PRH estates.
- V. Enhancement of closed-circuit television systems in public housing estates

(LC Paper No. CB(1) 193/09-10(05) — Administration's paper on enhancement of closed-circuit television systems in existing public rental housing estates)

18. The <u>Under Secretary for Transport and Housing</u> (USTH) briefed members on the progress of enhancing closed-circuit television (CCTV) security systems in existing PRH estates. The <u>Deputy Director of Housing</u> (Estate Management) (DDH(EM)) gave a power-point presentation on the advantages in replacing the conventional monochrome CCTV systems with digitalized security monitoring systems.

(*Post-meeting note*: A set of the power-point presentation materials was circulated to members under LC Paper No. CB(1) 255/09-10(02) on 3 November 2009.)

19. Mr CHAN Kam-lam welcomed the enhancement of CCTV security systems in existing PRH estates, and the migration from conventional monochrome CCTV system to modern digital colour CCTV systems with clearer images. Noting that the captured images could be instantly displayed in full screen when the alarm button in any lift was activated, he asked if the security guards at the service counters could do the same when detecting any irregularities. He also enquired if the new system could display images in full screen at will, as in the case of the CCTV systems in some private residential developments, to enable the security guards to monitor the situation more closely, and whether the captured images could be enlarged to facilitate identification. DDH(EM) confirmed that the system was capable of enlarging

images or displaying images in full screen. Apart from transmitting and displaying video signals of at most 16 cameras simultaneously, the number of video signals to be displayed in a monitor could also be reduced if larger images were preferred. The Housing Department would keep abreast of the latest developments in CCTV technology with a view to enhancing the efficiency and effectiveness in surveillance.

- While supporting the need to enhance CCTV security systems in PRH estates, Mr CHAN Hak-kan opined that there were certain areas which required further By way of illustration, the alarm system of some of the lifts was only connected to the security control room of the estate management office, which had to inform the security guards at the service counters of individual blocks, resulting in possible delay in the provision of services. He enquired if the enhancement programme would allow for the direct connection between the alarm systems in lifts and the monitoring systems at service counters of individual blocks to enable more efficient surveillance. DDH(EM) confirmed that the alarm systems in lifts were connected to the service counters of individual blocks, where the security guards could also communicate with the passengers inside the lift via the intercom. response to Mr CHAN's further enquiry on the application of the enhancement programme to the Tenants Purchase Scheme (TPS) estates, DDH(EM) said that technical details of the enhancement would be provided to the owners corporations of TPS estates upon request, and it would be up to them to decide whether to implement the enhancement.
- 21. Mr LEUNG Kwok-hung enquired if it was possible for the security guards, particularly those older ones, to monitor 16 images at one time, and whether any performance assessment had been conducted. DDH(EM) said that under the conventional monochrome CCTV systems, the video signals of 16 different locations were separately displayed in four monitors, with four images in each monitor. With the use of the modern digital colour CCTV systems, one monitor could transmit and display video signals of as many as 16 cameras simultaneously, thereby enhancing surveillance efficiency. Where necessary, the number of images to be displayed at one monitor could be reduced to facilitate closer surveillance. Additional monitors could be provided upon request so that the 16 images could be displayed in two The quicker transmission of video signals and higher resolution of coloured images would also provide more effective identification of targets and The enhancement programme had been implemented in 43 PRH estates for over a year and positive feedback had been obtained from the Estate Management Advisory Committees (EMACs) and security guards.
- 22. The <u>Chairman</u> enquired if the CCTV systems could also be used to guard against throwing objects from height and stealing bicycle parts from bicycle stands. <u>USTH</u> said that to tackle the problem of throwing objects from height, HA had installed CCTV systems and set up special patrol teams to monitor the situation. Throwing objects from height had also been included as a misdeed under the Marking Scheme for estate management enforcement in PRH estates. The situation was seen to have improved as evidenced by the drop in the number of misdeeds and prosecutions against throwing objects from height. <u>DDH(EM)</u> said that the enhancement programme aimed to enhance the CCTV systems within the domestic

blocks in the estates. Separately, 106 sets had been installed to monitor throwing objects from height. In particular, 10 sets were digital system and equipped with pan/ tilt/ zoom functions since 2004 to facilitate monitoring. Once a falling object was detected, the system would send off a message to alert the security guards to take immediate actions. The CM/M(SS1) supplemented that the number of cases of enforcement of the Marking Scheme involving throwing objects from height were 73 in 2007, 65 in 2008 and 45 in 2009. Meanwhile, the number of successful prosecutions against throwing objects from height were 43 in 2007, 30 in 2008 and 8 in 2009. As regards theft of bicycle parts, DDH(EM) said that there were no designated cameras installed in the open areas of PRH estates to monitor the situation. Consideration could be given to installing cameras at special locations to monitor theft or other crimes, if requested by EMACs.

# VI. Enhanced partnering arrangements among Estate Management Advisory Committees and non-governmental organizations to promote neighborliness in public rental housing estates

(LC Paper No. CB(1) 193/09-10(06) — Administration's paper on enhanced partnering arrangements among Estate Management Advisory Committees and non-governmental organizations to promote neighbourliness in public rental housing estates)

23. <u>USTH</u> briefed members on the enhanced partnering arrangements among EMACs and NGOs in promoting community building and neighborliness in PRH estates. <u>DDH(EM)</u> then gave a power-point presentation on the community activities organized to promote community building and neighborliness in PRH estates, and the funding arrangement for such activities.

(*Post-meeting note*: A set of the power-point presentation materials was circulated to members under LC Paper No. CB(1) 255/09-10(03) on 3 November 2009.)

- 24. While supporting the enhanced partnering arrangements in promoting community building and neighborliness in PRH estates, the <u>Chairman</u> was concerned about the substantial resources earmarked for community activities, which amounted to 30% of the EMAC fund of respective PRH estates (equivalent to a total of \$17.35 million or \$150,000 for an estate with 5 000 flats). He enquired if a designated authority had been assigned to monitor the use of funds, and ascertain the efficacy of community activities in meeting the needs of tenants. The provision of community services should also be subject to tender to avoid corruption and profiteering.
- 25. In response, <u>CM/M(SS2)</u> explained that to avoid duplication of efforts and services with other Government departments and local NGOs, the EMAC Chairmen

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would seek the views of the Home Affairs Department (HAD) and form an advisory panel with representatives of the Social Welfare Department (SWD) to conduct preliminary assessment on the proposals. The concerned EMAC would then discuss and approve the proposals, the sequence of events to be held, the selection of NGOs, funding arrangement, etc. To ensure EMAC funds would be used in accordance with their respective approved budgets and purposes, NGOs which had been awarded the funds were required to submit to the relevant EMAC secretariats a summary report within two months upon completion of functions. EMACs were responsible for monitoring and assessing the performance of the selected NGOs for future references. This requirement was in line with the monitoring mechanism adopted by District Councils in organizing community activities. Efforts would be made to ensure that the community activities would meet with the needs of tenants. DDH(EM) added that in view of the wide support from EMACs and the local community, HA endorsed on 31 July 2009 the proposal to invite NGOs to organize functions to foster community building and neighborliness. HA would review and assess the effectiveness of the enhanced partnering arrangements in 1.5 to two years' time. The Chairman requested the Administration to report the progress of the enhanced partnering arrangements, including the use of funds, the nature of activities and their effectiveness, to the Panel in 12 months' time.

Admin

- Mr Alan LEONG enquired about the procedures for organizing community activities as he was concerned that newer estates might have difficulties in identifying suitable NGOs to organize the needed activities. He also enquired about the plans to promote the community activities. CM/M(SS2) explained that HA would take the initiative to invite appropriate NGOs, particularly those serving the estate to make good use of their well-established community network to provide a platform for organizing community activities for the benefit of tenants. If necessary, assistance would be sought from other NGOs. EMAC, HAD and SWD would also work in concert to promote the community activities organized in partnership with NGOs.
- Mr Frederick FUNG supported that HA should play the role of a facilitator in taking forward greening activities, including green roofs and plant nurseries, in each estate with the assistance from the Environmental Protection Department, EMACs and Through these activities, tenants were able to participate in promoting community building and neighborliness. Consideration could also be given to organizing joint greening activities with other estates. USTH thanked Mr FUNG for his views which would be conveyed to the relevant departments. He said that apart from greening activities, other community activities, such as supporting services for elderly/families/women/children or other target groups, youth outreaching service, educational/health/training/learning programmes etc, were also worth pursuing. nature of activities to be organized would depend on the needs and preferences of individual estates. NGOs were also welcome to submit proposals on these activities. DDH(EM) said that thematic activities as well as other ad-hoc activities could be organized by individual estates taking into account tenants' needs. For example, new immigrants settling in new estates would prefer more orientation activities to enable them to familiarize with the new environment. EMACs would be given the autonomy to organize activities which would suit the needs of tenants. Chairmen would draw up an annual work plan in consultation with EMAC members,

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and invite interested NGOs to submit relevant proposals and budgets.

28. In concluding, the <u>Chairman</u> reiterated that HA should make reference to the procurement guidelines formulated by the Independent Commission Against Corruption to ensure that the enhanced partnering arrangements were implemented in an open and fair manner. A stringent and independent monitoring mechanism should be in place to guard against abuse of the arrangements. HA should also ensure that the community activities were organized to cater for the needs of tenants. A report on the progress of implementation of the enhanced partnering arrangements should be made to the Panel in 12 months' time.

Admin

# VII. Any other business

29. There being no other business, the meeting ended at 4:23 pm.

Council Business Division 1
<u>Legislative Council Secretariat</u>
31 December 2009