

立法會
Legislative Council

LC Paper No. CB(1) 2653/09-10
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 7 June 2010, at 2:30 pm
in Conference Room A of the Legislative Council Building

- Members present** : Hon WONG Kwok-hing, MH (Chairman)
Hon Fred LI Wah-ming, SBS, JP
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon LEE Wing-tat
Dr Hon Joseph LEE Kok-long, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon CHAN Hak-kan
Hon WONG Kwok-kin, BBS
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
- Members absent** : Hon Frederick FUNG Kin-kee, SBS, JP (Deputy Chairman)
Hon CHAN Kam-lam, SBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Vincent FANG Kang, SBS, JP
- Public officers attending** : **For item IV**

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing (Housing)

Mr YAU Shing-mu, JP
Under Secretary for Transport and Housing

Mr Albert LEE, JP
Deputy Director (Estate Management)
Housing Department

Mr LIU King-leung
Chief Manager/Management (Support Services)²
Housing Department

For item V

Ms Eva CHENG, JP
Secretary for Transport and Housing

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing (Housing)

Mr Albert LEE, JP
Deputy Director (Estate Management)
Housing Department

Mr CHAN Siu-tack
Assistant Director (Estate Management)²
Housing Department

Mr Allan WONG
Chief Manager/Management (Kwai Tsing, Tsuen Wan &
Islands)
Housing Department

For item VI

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing (Housing)

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

Mr HO Chi-shing
Chief Building Services Engineer
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

I. Confirmation of minutes

(LC Paper No. CB(1) 2014/09-10 — Minutes of the meeting held on 16 April 2010)

The minutes of the meeting held on 16 April 2010 were confirmed.

II. Information paper issued since last meeting

2. Members noted the following information papers which had been issued since last meeting -

LC Paper No. CB(1) 1820/09-10 — Referral from Duty Roster Members regarding the allocation policy on and waiting time for public rental housing flats for non-elderly singletons; and

LC Paper Nos. CB(1) 1846/09-10(01) and CB(1) 2148/09-10(01) — Administration's paper on Land Registry Statistics in April and May 2010 (press release)

III. Items for discussion at the next meeting

(LC Paper No. CB(1) 2099/09-10(01) — List of follow-up actions
LC Paper No. CB(1) 2099/09-10(02) — List of outstanding items for discussion)

3. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 5 July 2010, at 2:30 pm -

- (a) Outcome of the first rent review; and
- (b) Review of the interim measures to tackle under-occupation in public rental housing estates;

(Post-meeting note: At the request of the Administration and with the concurrence of the Chairman, item (b) had been replaced by "645TH – Sai Sha Road widening between Kam Ying Road and Trunk Road T7 junction".)

4. The Chairman said that to avoid clashing with the anticipated continuation of the Council meeting on 24 June 2010, the meeting to be hosted by the Secretary for Transport and Housing regarding the public consultation on subsidising home ownership on the same day would need to be re-scheduled. Members would be informed of the revised arrangements after consultation with the Administration. To facilitate discussion, Mr LEE Wing-tat said that the Administration should provide the raw data (in the form of hyperlinks) which formed the basis of public consultation.

(Post-meeting note: With the concurrence of the Chairman and in consultation with the Administration, the meeting was subsequently re-scheduled to Saturday, 26 June 2010, from 9:00 am to 12:00 noon.)

IV. Setting up of the Tenants Purchase Scheme Advisory Team

(LC Paper No. CB(1) 2099/09-10(03) — Administration's paper on setting up of the Tenants Purchase Scheme Advisory Team)

5. The Permanent Secretary for Transport and Housing (Housing) (PSTH(H)) briefed members on the Tenants Purchase Scheme Advisory Team (TPSAT) set up by the Hong Kong Housing Authority (HA) and the advisory and educational services delivered through TPSAT. The Deputy Director of Housing (Estate Management) (DDH(EM)) gave a power-point presentation on the work of TPSAT.

(Post-meeting note: A set of power-point presentation materials was circulated to members vide LC Paper No. CB(1) 2196/09-10(01).)

6. Given that Tenants Purchase Scheme (TPS) estates had already existed for over 12 years, Mr LEUNG Yiu-chung questioned why HA had only decided to set up TPSAT in mid-2009. He asked if there were any special circumstances which had led to the setting up of TSPAT. The Chairman also expressed concern about the possible duplication of roles between TPSAT and HA representatives at Management Committees (MCs), an executive arm of Owners' Corporations (OCs), who should be able to provide professional knowledge and experience on estate management and maintenance. DDH(EM) explained that there had been a number of management and maintenance issues in TPS estates which had to be resolved. These included problems in tree management, street vendors and lift maintenance. To enable proper management of TPS estates, which comprised both owners and tenants, there was a need to provide advisory and educational services on estate management to TPS owners who might not be aware of their management responsibilities. TPSAT was also preparing a comprehensive manual and pamphlet on good practices on management and maintenance to enhance the relevant knowledge of TPS owners and OCs on estate management and maintenance. The manual and pamphlet would cover the working experience of HA representatives in TPS estates as well as the established estate management policies such as tender arrangements and greening initiatives. Unlike TPSAT, HA representatives at MCs were involved in the day-to-day management of the estate. Therefore, there should not be a duplication of role between them. PSTH(H) added that as the owner of rental units in TPS estates, HA had the responsibilities to ensure proper management of these estates. At members' request, the Administration agreed to provide the manual and pamphlet prepared by TPSAT once these were available.

Admin

7. Mr LEE Wing-tat welcomed the setting up of TPSAT to provide OCs of TPS estates with advisory and educational services on estate management and maintenance. While the need for repair of TPS estates might not be imminent since major refurbishment had been completed prior to their sale a few years ago, this would

become more apparent in the next few years upon the ageing of these estates. However, he was aware that OCs, comprising mainly TPS owners, were reluctant to share the expenses for maintenance and repair of TPS estates as they hoped that HA would shoulder all the expenses. By way of illustration, there were prolonged arguments over who should pay for the maintenance and repair works of TPS estates as in the case of Chuk Yuen Estate. The lack of repair might result in the deterioration of estate blocks. He enquired how the maintenance and repair of TPS estates could be dealt with.

8. In response, PSTH(H) agreed that the relationship between HA and TPS owners in the management of TPS estates was quite complicated. TPSAT was set up to advise and educate TPS owners on estate management and maintenance. HA would closely monitor the effectiveness of TPSAT. DDH(EM) added that many owners were under the impression that most of the repair works were associated with structural problems which should be resolved by HA under the seven-year warranty. In fact, the rights and responsibilities of HA and individual owners were the same upon the sale of TPS estates. As such, HA and TPS owners were both required to shoulder maintenance and repair responsibilities for TPS estates. The objective of TPSAT was to re-align the roles and responsibilities among OCs and owners with a view to equipping them with the basic knowledge of proper estate management and maintenance.

9. As TPSAT would only provide advisory and educational services, Mr LEE Wing-tat was concerned that it did not have the authority to adjudicate whether the repairs required were structural in nature and how the expenses should be shared. He also asked if TPS estates were subject to the Buildings Ordinance (Cap. 123). DDH(EM) confirmed that TPS estates had to abide by the Ordinance, and that the Independent Checking Unit of the Housing Department was responsible for ensuring compliance of TPS estates with the Ordinance. He admitted that there had been arguments over whether defects were structural or latent in nature, and whether HA should be responsible for the repairs as a developer. With the advisory and educational services delivered through TPSAT, TPS owners were made aware of their roles and responsibilities in estate management and maintenance.

10. Noting that TPSAT only consisted of three staff, the Chairman questioned whether it had sufficient manpower resources to provide adequate advisory and educational services to all 39 TPS estates with 117 100 sold flats. PSTH(H) advised that it was intended that TPSAT would provide advisory and educational services for a period of two years. Given that TPSAT had been in operation for a year, Mr Alan LEONG enquired whether it had achieved any major improvement in the management of TPS estates. The Chief Manager/Management (Support Services)² said that TPSAT had visited 24 TPS estates to gather the views and experience of OCs and property management agents, and to understand major concerns of owners and tenants. Upon completion of goodwill visits to all 39 TPS estates, TPSAT would review the common concerns of OCs and plan to hold a territory-wide forum in end-2010. TPSAT had shared experience on management issues, particularly on the use of Maintenance Funds for major maintenance works, and provided advice on the application of the Marking Scheme for Estate Management Enforcement in TPS

estates. HA would conduct a comprehensive review of TPSAT upon completion of its two-year service. At members' request, the Administration agreed to report on the effectiveness of TPSAT after completion of the review.

11. Mr LEUNG Yiu-chung pointed out that apart from TPS estates, consideration should be given to extending the advisory and educational services on estate management to other residential estates, including those in the private sector. PSTH(H) said that the Administration was considering a number of management issues in private residential estates. The Housing Department would be pleased to share its estate management experience as well as the comprehensive manual and pamphlet to be compiled by TPSAT with the private sector.

V. Progress of Total Maintenance Scheme

(LC Paper No. CB(1) 2099/09-10(04) — Administration's paper on progress of Total Maintenance Scheme

LC Paper No. CB(1) 2099/09-10(05) — Paper on Total Maintenance Scheme prepared by the Legislative Council Secretariat (updated background brief)

12. The Secretary for Transport and Housing (Housing) (STH) briefed members on the progress of the Total Maintenance Scheme (TMS) for public rental housing (PRH) estates. The Assistant Director of Housing (Estate Management)² gave a power-point presentation on the subject.

(Post-meeting note: A set of power-point presentation materials was circulated to members vide LC Paper No. CB(1) 2196/09-10(02)).

13. Mr LEUNG Yiu-chung opined that the smooth progress of TMS might be partly attributed to the setting up of In-flat Inspection Ambassadors as well as application of new technologies, and partly to its limited scope to deal with problems arising from normal wear and tear only. As repair and maintenance service would not be provided for items tampered with by tenants, the actual problem had remained unresolved. Mr LEE Wing-tat echoed that there had been much contention about the nature of repairs and the party who should be held responsible for the repairs. Hence, there was a need to review TMS, particularly the scope of repair works to include more elements and service installations. Given the many complaints about the quality of repair works, he considered it necessary for HA to assess the performance of contractors which should be taken into account in the next tender exercises. DDH(EM) said that TMS aimed to provide proactive in-flat inspection and comprehensive maintenance and repair services with enhanced customer service upon requests of tenants. Repair works for in-flat installations due to normal wear and tear would be provided and paid for by HA unless it had been proved that damages were deliberately caused by tenants. In assessing tenders for maintenance/repair services, HA attached great importance to the performance of contractors rather than cost. Contractors would need to demonstrate their competence before they could be

invited to participate in tenders. HA had conducted 11 surveys on TMS and the results indicated that TMS was well received with a satisfaction rate of 85%. Continued efforts would be made to improve the Scheme. In response to Mr LEUNG Kwok-hung's question, DDH(EM) confirmed that the surveys were conducted by independent consultants engaged for the purpose.

14. Noting that 15% of the customer satisfaction survey respondents were dissatisfied, Mr CHAN Hak-kan enquired about the reasons for dissatisfaction. He was also concerned about the recurrence of water seepage from ceilings and walls after completion of repair works. DDH(EM) clarified that not all the 15% respondents were dissatisfied.. About 12% to 13 % of the respondents were neutral while some 1.5% had indicated that the works were not entirely satisfactory due to various reasons, such as delay in delivery of services as a result of unavailability of supplies, minor slippages, and complaints about noise nuisances associated with repair works. STH added that HA would analyze records of repair works to facilitate preventive maintenance.

15. Mr Alan LEONG remarked that it would be difficult to differentiate normal wear and tear from latent defects. He enquired about the standard of repair works, and whether there was any cap on the repair cost. The Chairman also enquired about the average maintenance cost for each PRH unit and the number of estates which had yet to be inspected under TMS. STH said that TMS was meant to be a five-year programme providing comprehensive repair services for PRH estates. Consideration was being given to developing in-flat inspection/repair into a regular programme upon completion of the first five-year cycle of TMS, under which thorough inspection/repair would be carried out every 10 years for estates aged 20 and above whereas general inspection/repair would be carried out every five years for estates aged 10 and above. The regular maintenance programme aimed to reduce the need for major repairs. DDH(EM) added that the in-flat inspection programme under TMS had been successfully rolled out in 160 PRH estates. Among these estates, inspection and repair services of about 100 estates had been satisfactorily completed. With the proactive identification and rectification of problems at an early stage, PRH estates would be properly maintained, thereby reducing future repair costs. Of the initial funding of \$6.3 billion earmarked for TMS, \$5 billion had been used over the past four years. The average maintenance cost for each PRH unit was about \$1,100. At members' request, the Administration agreed to provide a list of PRH estates of which inspection and repair works had yet to be carried out.

Admin

16. The Chairman enquired about the progress of replacement of U-shaped drain pipes following the outbreak of the Severe Acute Respiratory Syndrome (SARS), and installation of drain pipes on the external walls of PRH blocks for connection to rubber tubes of tenants' air-conditioners. The Chief Manager/Management (Kwai Tsing, Tsuen Wan & Islands) said that the replacement of U-shaped drain pipes in PRH estates had been completed in 2003, and arrangements were being made to replace some dilapidated U-shaped drain pipes. As regards water dripping from air-conditioner, DDH(EM) explained that this was a misdeed under the Marking Scheme for Estate Management Enforcement in Public Housing Estates. Notwithstanding, drain pipes had been installed on the external wall of all PRH blocks

Admin under a three-year programme. In response to the Chairman's enquiry, DDH(EM) confirmed that HA would be responsible for the maintenance and repair of the offices of Estate Management Advisory Committee (EMAC). At members' request, the Administration agreed to provide a list of estates of which drain pipes had yet to be installed.

17. Mr LEUNG Kwok-hung was concerned about the noise nuisance associated with repair and maintenance works, and its impact on those who had to stay home. He considered that a tolerance limit, i.e. the maximum number of hours for which noisy works could be allowed to be carried out in a day, should be worked out for the protection of affected parties. He was also concerned about the long lead time for minor repair works. Based on his own experience, it had taken five days to complete three works items, namely, window blinds, doors and drain pipes. DDH(EM) acknowledged the inconvenience caused to tenants during repair works. Efforts, including engagement of a single contractor for better coordination of works and conduct of works during office hours, had been made to minimize the inconvenience caused. Low noise methods had also been adopted to reduce noise in the course of works. However, it would still take time to organize the works and to place orders for spare parts. So far, not many complaints about noise nuisance associated with repair and maintenance works had been received based on the outcome of surveys.

18. Mr LEUNG Kwok-hung was concerned about maintenance problems in TPS estates with a mix of sold flats and PRH units. As TMS was not applicable to sold flats, tenants who suffered from water seepage arising from sold flats would have to seek rectification from owners of sold flats. DDH(EM) said that arrangements would be made with the owners concerned to identify the source of the problem.

VI. Continuous improvements in lighting systems design for domestic buildings' common areas in public rental housing estates

(LC Paper No. CB(1) 2099/09-10(06) — Administration's paper on continuous improvements in lighting systems design for domestic buildings' common areas in public rental housing estates)

19. PSTH(H) briefed members on the continuous improvements in lighting systems design for domestic buildings' common areas in PRH estates. The Deputy Director of Housing (Development & Construction) (DDH(D&C)) gave a power-point presentation on the subject.

(Post-meeting note: A set of power-point presentation materials was circulated to members vide LC Paper No. CB(1) 2196/09-10(03).)

Illumination level

20. Mr LEUNG Kwok-hung enquired if the new lighting control systems were only applicable to new PRH estates, as he was not aware of the availability of such systems in Kai Yip Estate where he lived. DDH(D&C) said that since December 2009, HA had been implementing the new lighting control systems in new PRH estates, whereby the illumination level in common areas of domestic blocks would be raised after being triggered automatically by users entering these areas or by pressing a button. The design was to ensure that the illumination level complied with the Design Manual: Barrier Free Access 2008 promulgated by the Buildings Department. While the Design Manual was not applicable to existing estates completed before 2008, consideration would be given to installing additional lighting at specific location upon request by tenants at existing estates to meet the needs of tenants with impaired vision. While supporting the extension of the new lighting control systems to existing estates with high proportion of elderly and visually impaired tenants, Mr LEUNG enquired about the application procedures for the installation of the new systems. DDH(D&C) said that tenants could submit their requests for enhancing the illumination levels in certain common areas to the estate management. Whether the new lighting control system could be retrofitted in the existing estates would depend on costs and difficulties associated with the installation.

Energy consumption

21. The Chairman questioned why the estimated lighting energy consumption per block in 2009 was higher than that of 2003 to 2008. DDH(D&C) explained that with the reduction of illumination levels in lift lobbies, corridors and staircases to 50 lux, 30 lux and 30 lux respectively in 2009, the lighting energy consumption was estimated at 198 000 kWh per block. The estimated consumption would be increased to about 265 000 kWh per block with the increase in illumination levels to 85 lux by manual switch and motion sensors for 25% of the time. The differences in illumination levels over the years as set out in Annex I to the Administration's information paper reflected the different lighting requirements prevailing at the time.

22. Given that Hong Kong had more than 250 sunny days per year, the Chairman opined that more efforts should be made to develop the wider use of solar energy in PRH estates. He was aware that solar-powered street lamps and traffic lights were commonly used in Shanghai and Shenzhen. DDH(D&C) explained that a wind turbine was installed in Sau Mau Ping South Estate where the wind speed was about three metres per second. The electricity generated was able to support lighting for an area of about 70 square metres. Photovoltaic panels were also installed in the roofs of Lam Tin Estate for power generation, providing about 3% of the electricity for lighting in common areas. Other trials on the use of solar/wind energy for street lamps were underway. Given the high capital cost in developing renewable energy and the long pay back period, there was a need to strike a balance between costs incurred and energy savings. While the cost-effectiveness of renewable energy could be improved through economies of scale, there were space constraints in the installation of photovoltaic panels at roofs of estate blocks as some of the space had to be used for greening purposes. Notwithstanding, efforts would be made to use more

environment-friendly lighting fittings, including solar-powered street lamps, in new estates.

VII. Any other business

23. There being no other business, the meeting ended at 4:20 pm.

Council Business Division 1
Legislative Council Secretariat
27 July 2010