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**Panel on Housing**

**Meeting on 9 June 2011**

**Background brief on setting up of the  
Tenants Purchase Scheme Advisory Team**

**Purpose**

This paper sets out the background to the setting up of the Tenants Purchase Scheme Advisory Team (TPSAT), and gives an account of the views and concerns expressed by the Panel on Housing (the Panel).

**Tenants Purchase Scheme**

2. The Tenants Purchase Scheme (TPS) was introduced in early 1998 under which sitting tenants can buy their public rental housing (PRH) flats at a discounted price. As at end-March 2010, over 117 100 flats in 39 estates (which account for around 60% of the flats originally targeted under TPS) have been sold. The Hong Kong Housing Authority (HA) is the owner of the remaining 66 300 PRH flats in the TPS estates.

**Management of TPS estates**

3. All the 39 TPS estates are managed by Property Management Agents (PMAs) engaged by respective Owners' Corporations (OCs) to whom the authority for management is vested under the Deed of Mutual Covenant (DMC), and the Building Management Ordinance (Cap. 344). The rights and responsibilities of HA are the same as those of individual flat owners in the TPS estates. In line with the arrangements in private housing estates, the daily management issues in TPS estates are determined by a majority of votes at the Management Committee (MC) Meetings and Owners' Meetings, the decisions

of which are binding on all owners. PMAs are responsible for implementing the decisions made by MC and Owners' Meetings.

4. There have been some management and maintenance issues in TPS estates partly due to the fact that TPS owners are not fully aware of their management responsibilities, and that some MC members do not have sufficient knowledge of property management and maintenance. There have also been cases where PMAs do not perform at a satisfactory level.

### **Tenants Purchase Scheme Advisory Team**

5. To improve the overall management of TPS estates, HA has set up a dedicated central advisory team in mid-2009 for a period of two years. The objective is to provide TPS OCs and owners with advisory and educational services and re-align the roles and responsibilities among OC and the owners with a view to equipping them with the basic knowledge of proper estate management and maintenance. TPSAT consists of three experienced estate management and works professionals, including one Housing Manager, one Maintenance Surveyor and one Building Services Engineer. The scope of advisory services provided by TPSAT includes safety-related activities, common area improvement works, in-flat repair/improvement works, and management matters.

6. TPSAT is preparing a comprehensive manual and pamphlet on good practices on management and maintenance with a view to enhancing the relevant knowledge of TPS owners and OCs on estate management and maintenance. The manual and pamphlet are expected to be issued around mid-2010. In addition, TPSAT will conduct goodwill visits to all 39 TPS estates to gather the views and experience of OCs and PMAs, and to understand major concerns of owners and tenants. A comprehensive review of TPSAT will be conducted in early 2011 to gauge its overall effectiveness

### **Deliberations by the Panel**

7. The setting up of TPSAT was discussed at the Panel meeting on 7 June 2010.

8. Given that TPS estates had already existed for over 12 years, some members enquired if there were any special circumstances which had prompted HA to set up TPSAT in mid-2009. They were also concerned about the possible duplication of roles between TPSAT and the HA representative in MCs. Other members enquired how the maintenance and repair of TPS estates could

be dealt with since TPS owners were reluctant to share the expenses for maintenance and repairs and hoping that HA would shoulder all the costs. Apart from TPS estates, consideration should be given for HA to extend the advisory and educational services on estate management to other residential estates, including those in the private sector. At members' request, the Administration agreed to report to the Panel on the effectiveness of TPSAT upon completion of the review.

### **Latest development**

9. The Administration will brief the Panel on the progress of TPSAT at its meeting on 9 June 2011.

### **Relevant papers**

Information paper provided by the Administration for the Housing Panel meeting on 7 June 2010

<http://www.legco.gov.hk/yr09-10/english/panels/hg/papers/hg0607cb1-2099-3-e.pdf>

Minutes of the Housing Panel meeting on 7 June 2010

<http://www.legco.gov.hk/yr09-10/english/panels/hg/minutes/hg20100607.pdf>

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