

Panel on Housing

List of follow-up actions (position as at 29 July 2014)

Subject	Date of meeting	Follow-up action required	Administration's response
1. Performance of Environmental Targets and Initiatives in 2011/12	3.12.2012	The Administration to provide information on the levels of reduction in the total electricity consumption of the Hong Kong Housing Authority's offices since 1999.	Response awaited.
2. Briefing by the Secretary for Transport and Housing on relevant policy initiatives in the Chief Executive's 2013 Policy Address	18.1.2013	The Administration to provide – (a) an analysis on the average waiting time for second and third offers of public rental housing ("PRH") flats for Waiting List applicants; and (b) clarification on the number of PRH flats recovered through voluntary surrender.	Response awaited.
3.1 Energy saving initiatives in new public housing developments	8.2.2013	The Administration to – (a) explain the effectiveness of energy saving installations in older PRH estates; and (b) provide the timetable for the replacement of lifts in aged PRH estates.	Response awaited.

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3.2 2012/13 - 2016/17 Public Housing Construction Programme		The Administration to provide the average timeframe for consultation with District Councils and local communities on each public housing project and the average number of rounds of consultation to be held if the time needed for completing housing projects is compressed from seven to five years.	Response awaited.
4.1 Review of Waiting List Income and Asset Limits for 2013/14 4.2 Marking Scheme for Estate Management Enforcement in Public Housing Estates	4.3.2013	The Administration to provide information on the details of the housing loan scheme raised by Mr James TO and its impact on the eligibility for PRH on other household members of the recipient. The Administration to provide the number of cases under the Marking Scheme which had been referred to the Families Services Centre of the Social Welfare Department and/or the Hospital Authority for follow-up.	Response awaited.
5. Progress of Total Maintenance Scheme ("TMS")	15.4.2013	The Administration to provide the lists of the 177 PRH estates in which the first five-year cycle of TMS had been successfully implemented and the 58 PRH estates in which the second five-year cycle of TMS had been/would be rolled out.	Response awaited.

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6. Review of enhanced partnering arrangements among Estate Management Advisory Committees ("EMACs") and non-governmental organisations ("NGOs") to promote neighbourliness in public rental housing estates	9.5.2013	The Administration to provide the theme of each of the 800 partnering functions held during the period from April 2011 to March 2013 under the partnering arrangements among EMACs and NGOs to promote neighbourliness in PRH estates.	Response awaited.
7. Overcrowding relief in public rental housing estates	3.6.2013	<p>In respect of households with five or more persons, the Administration to provide the average waiting time –</p> <p>(a) for such households to be allocated with PRH units; and</p> <p>(b) for those who are overcrowded PRH tenants to be transferred to larger flats.</p>	Response awaited.
8. Implementation of the Residential Properties (First-hand sales) Ordinance ("the Ordinance") and the work of the Sales of First-hand Residential Properties Authority ("the SRPA")	2.7.2013	The Director of SRPA to brief the Panel on the progress of the work of SRPA around 12 months after implementation of the Ordinance.	The Panel received a briefing on the work of SRPA at its meeting on 6 January 2014.

Subject	Date of meeting	Follow-up action required	Administration's response
<p>9.1 Analysis of housing situation of Waiting List applicants as at end-June 2013</p> <p>9.2 Public Works Programme Item No. B742CL – Main engineering infrastructure in association with the proposed developments at Area 56 in Tung Chung</p>	<p>4.11.2013</p>	<p>The Administration to provide a breakdown of the about 7 000 flats recovered annually which could be made available for allocation to Waiting List applicants.</p> <p>Before submitting the proposal to the Public Works Subcommittee, the Administration to –</p> <p>(a) advise the public transport services and facilities to be provided for the proposed public housing development at Area 56 in Tung Chung, including the alignment of bus routes from and to the proposed development; and</p> <p>(b) consider providing a pedestrian network to directly connect the proposed public housing development with the North Lantau Highway network.</p>	<p>Response awaited.</p> <p>Response awaited.</p>
<p>10. Briefing by the Secretary for Transport and Housing on relevant policy initiatives in the Chief Executive's 2014 Policy Address</p>	<p>28.1.2014</p>	<p>The Administration to provide information to substantiate the Chief Executive's remarks made at the Chief Executive's Question and Answer session on 16 January 2014 on the 2014 Policy Address that implementing rental control would result in a decrease in the supply of rental flats and an increase in rental.</p>	<p>Response awaited.</p>

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11. Increasing housing land supply	29.1.2014 (Joint meeting with Panel on Development)	The Administration to provide an analysis on the vacancy rates of housing units in Hong Kong, including public and private housing, and to respond to the view that there was a substantial number of vacant units to satisfy the housing demand of Hong Kong people.	The Administration's response was circulated vide LC Paper No. CB(1)1573/13-14(01) on 6 June 2014.
12. Implementation arrangement for the clearance of Long Bin Interim Housing	10.2.2014	The Administration to provide information on the number of units in Shek Lei Estate which were designated for use as interim housing and the vacancy rate of such units in recent years.	Response awaited.
13. Marking Scheme for Estate Management Enforcement in Public Housing Estates	3.3.2014	<p>The Administration to –</p> <ul style="list-style-type: none"> (a) provide detailed information on the 51 Notices-to-quit issued up to December 2013 and an update on their implementation; (b) elaborate on the mechanism and its effectiveness in rendering assistance to cases of rent in arrears and the number of flats so surrendered; and (c) provide the number and details of point-allotment cases which had been referred to the Social Welfare Department for follow-up. 	Response awaited.

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14. Progress report on addition of lifts and escalators to existing public rental housing estates	7.4.2014	<p>The Administration to –</p> <ul style="list-style-type: none">(a) list out the existing public rental housing ("PRH") blocks where lift services are not provided or not provided in full (such as services unavailable at certain floors) as well as the number of units affected, and the reasons for not adding lifts to these blocks; and(b) arrange a site visit for the Panel to PRH blocks for which –<ul style="list-style-type: none">(i) lifts have been added recently;(ii) additional lifts are planned to be provided; and(iii) lift services are requested but not provided, including those where lift services are unavailable at certain floors and where lifts are required to facilitate wheel-chair users in commuting between the housing block and the estate shopping mall (as in the case of Kwai Shing East Estate).	Response awaited.

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<p>15.1 Measures to tackle under-occupation in public rental housing estates</p> <p>15.2 Rental increase by the Hong Kong Housing Society in 2014</p>	<p>5.5.2014</p>	<p>The Administration to elaborate on its "reasonable and considerate" approach in implementing the under-occupation policy, including the relevant circumstances and criteria that will be considered.</p> <p>The Hong Kong Housing Society to –</p> <p>(a) provide detailed information on its financial situation, including its fiscal reserve and daily operation costs, to justify the need for rental increase; and</p> <p>(b) study the feasibility of providing needy tenants of its rental estates with rental assistance and inform the Panel of the study outcome.</p>	<p>Response awaited.</p> <p>The Hong Kong Housing Society's response was circulated vide LC Paper No. CB(1)1731/13-14(01) on 2 July 2014.</p> <p>Response from the Hong Kong Housing Society awaited.</p>
<p>16. Disposal of properties by The Link Management Limited ("The Link") and related issues</p>	<p>3.6.2014</p>	<p>The Administration to –</p> <p>(a) advise whether the restriction mentioned by the former Secretary for Housing, Planning and Lands ("SHPL") in his reply to the oral question asked by Hon Albert CHENG at the Council meeting of 8 March 2006 on "The listing arrangements for The Link REIT", as described below, is still effective nowadays and if so, how the</p>	<p>Response awaited.</p>

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		<p>Administration would ensure that a third party who has purchased a shopping centre from The Link will comply with the restriction and will not dispose of the shops in the shopping mall individually:</p> <p>On 8 March 2006, the former SHPL stated that "...the Property Agreement between the HA and The Link REIT contains restrictive covenants applicable to the divested properties. Under those covenants each shopping mall or carparking facility within a public housing estate can be sold by The Link REIT only as a whole and not in part. Such restrictive covenants will apply in the same way to any third party who purchases any such facilities from The Link REIT.";</p> <p>(b) provide information concerning the 180 divested properties to explain how the land lease conditions could ensure that the residents of the relevant estate or court will be given priority in using the carparking spaces in the properties;</p>	

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		<p>(c) consider conducting a comprehensive assessment on the provision of retail and carparking facilities in the estates/ courts involving divested properties (e.g. change in rental level), and the need for taking remedial actions; and</p> <p>(d) set out the number of independent shops and traditional trades in the core area and non-core area shopping centres of The Link in each year from 2005 to 2014.</p>	
<p>17. Receiving public views on "Measures to tackle under-occupation in public rental housing estates"</p>	<p>17.6.2014</p>	<p>The Administration to reflect to the Hong Kong Housing Authority that it should conduct the following reviews and inform the Panel of the review outcome –</p> <p>(a) to review the under-occupation policy with a view to exempting those households which have been rehoused to larger units due to special circumstances, in particular the previous tenants of public rental housing estates built using seawater and tenants affected by redevelopment and who were rehoused to units in harmony blocks; and</p>	<p>Response awaited.</p>

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		(b) for households that have become Prioritized Under-occupied households as a result of the death of their family members, to review whether the six-month period currently allowed for such households to continue to stay in their existing units is too short.	
18. Receiving public views on "Waiting time for public rental housing"	30.6.2014	<p>The Administration to provide –</p> <p>(a) for cases where the first flat offer was not accepted, the average duration between the first and the second flat offers, and among such cases, the number and percentage of those cases where the duration was more than one year, in each of the past two years; and</p> <p>(b) the timetable for redevelopment of Kwai Shing West Estate.</p>	Response awaited.
19. Receiving public views on "Tenancy control"	24.7.2014	<p>The Administration to –</p> <p>(a) clarify whether the former Secretary for Housing, Planning and Lands had undertaken to conduct a review on the removal of security of tenure three years after the removal in 2004; and</p>	Response awaited.

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		(b) summarize the difficulties faced by lower income tenants, particularly those living in sub-divided units, as expressed by the deputations/individuals who attended the meeting and as identified by the Administration through its relevant researches and studies, and the corresponding measures proposed by the Administration to tackle those difficulties.	

Council Business Division 1
Legislative Council Secretariat
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