

**立法會**  
***Legislative Council***

LC Paper No. CB(1)1244/14-15  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Monday, 1 June 2015, at 2:30 pm**  
**in Conference Room 3 of the Legislative Council Complex**

- Members present** : Hon Alice MAK Mei-kuen, JP (Chairman)  
Hon Christopher CHUNG Shu-kun, BBS, MH, JP (Deputy Chairman)  
Hon LEE Cheuk-yan  
Hon James TO Kun-sun  
Hon LEUNG Yiu-chung  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Vincent FANG Kang, SBS, JP  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon CHAN Hak-kan, JP  
Hon IP Kwok-him, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon WONG Yuk-man  
Hon WU Chi-wai, MH  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon KWOK Wai-keung  
Dr Hon Fernando CHEUNG Chiu-hung  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP  
Hon Tony TSE Wai-chuen, BBS
- Member absent** : Hon WONG Kwok-hing, BBS, MH

**Public Officers : For item IV**  
**attending**

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

Mr LO Kwok-kong  
Acting Chief Civil Engineer (Public Works  
Programme)  
Housing Department

Mr Alan HUI  
Acting Chief Architect (3)  
Housing Department

Mr CHEUNG Chi-hoi  
Regional Highway Engineer/Urban  
Highways Department

Mr Wilson PANG  
Chief Traffic Engineer/Kowloon  
Transport Department

Ms Sonia YUNG  
Chief Architect (4)  
Housing Department

Mr WONG Kwong-cheung  
Chief Highway Engineer/Kowloon  
Highways Department

Ms Stella LEE  
Principal Transport Officer/Urban  
Transport Department

Mr HO Hin-leung  
Acting Chief Civil Engineer (1)  
Housing Department

**For item V**

Mr Stanley YING, JP  
Permanent Secretary for Transport and Housing  
(Housing)

Miss Agnes WONG, JP  
Deputy Secretary for Transport and Housing (Housing)

Mr John HUNG  
Assistant Director (Strategic Planning)  
Housing Department

**For item VI**

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

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

Mr Danny CHUNG  
Chief Manager/Management (Support Services)5  
Housing Department

**Clerk in attendance :** Ms Angel SHEK  
Chief Council Secretary (1)1

**Staff in attendance :** Mr Ken WOO  
Senior Council Secretary (1)5

Ms Mandy LI  
Council Secretary (1)1

Miss Mandy POON  
Legislative Assistant (1)1

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**I. Confirmation of minutes**

(LC Paper No. CB(1)855/14-15 — Minutes of the special meeting held on 21 March 2015

LC Paper No. CB(1)883/14-15 — Minutes of the meeting held on 14 April 2015)

The minutes of the special meeting and the regular meeting held on 21 March and 14 April 2015 respectively were confirmed.

**II. Information papers issued since last meeting**

2. Members noted that the following papers had been issued since the last meeting –

(LC Paper No. CB(1)826/14-15(01) — Land Registry Statistics for April 2015 provided by the Administration (press release)

LC Paper No. CB(1)834/14-15(01) — Letter dated 5 May 2015 from Dr Hon Fernando CHEUNG Chiu-hung on the rehousing policy for tenants affected by enforcement actions to eradicate subdivided units in industrial buildings (Chinese version only))

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

(LC Paper No. CB(1)884/14-15(01) — List of follow-up actions

LC Paper No. CB(1)884/14-15(02) — List of outstanding items for discussion

LC Paper No. CB(1)910/14-15(01) — Joint letter dated 28 May 2015 from Hon Alice MAK Mei-kuen, Hon WONG Kwok-hing and Hon KWOK Wai-keung

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expressing concerns about illegal refinancing of Home Ownership Scheme flats with unpaid premium (Chinese version only))

3. The Chairman advised that the Administration proposed to discuss the following three items at the next regular meeting scheduled for Monday, 6 July 2015, at 2:30 pm –

- (a) Performance of the environmental targets and initiatives of the Hong Kong Housing Authority in 2014-2015;
- (b) Progress of the Total Maintenance Scheme; and
- (c) Enforcement actions against subdivided units in industrial buildings and the rehousing arrangements; and the suggestion on provision of transitional housing.

4. The Chairman also drew the Panel's attention to the following two discussion items proposed by members –

- (a) Refinancing of Home Ownership Scheme flats with premium unpaid; and
- (b) Design of new public rental housing flats.

5. For item 4(a) above, the Chairman said that it was proposed by Mr WONG Kwok-hing, Mr KWOK Wai-keung and herself in a joint letter dated 28 May 2015 addressed to the Administration (LC Paper No. CB(1)910/14-15(01)). According to the Administration's response to the joint letter which was tabled at the meeting, the Administration did not suggest pursuing the matter at a Panel meeting in view that it had already provided a detailed response to related issues through answering a Member's written question raised at the Council meeting on 13 May 2015. Representatives from the Administration would also attend a relevant case conference on 8 June 2015 coordinated by the Legislative Council. As regards item 4(b) above, it was proposed by Mr Frederick FUNG and Mr KWOK Wai-keung in their respective letters dated 29 May 2015 which were also tabled at the meeting.

*(Post-meeting note: The Administration's response to the joint letter, and the letters dated 29 May 2015 from Mr Frederick FUNG and Mr KWOK Wai-keung respectively were issued vide LC Paper Nos. CB(1)960/14-15(01), and CB(1)961/14-15(01) and (02) on 8 June 2015.)*

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6. Members expressed support for discussion of both items 4(a) and 4(b) at the Panel meeting on 6 July 2015. Mr LEUNG Yiu-chung and Mr KWOK Wai-keung suggested that discussion on items 3(a) and 3(b) be deferred to a future meeting, or the Administration be invited to provide the relevant information papers for circulation to members instead. The Chairman said that she would take members' views into account and finalize the agenda for the meeting on 6 July 2015 after consultation with the Administration. Members would be informed of the arrangements in due course.

*(Post-meeting note: After seeking the Administration's views, the Chairman instructed that discussion on items 3(a) and 3(b) above be deferred to the next legislative session, whereas items 3(c), 4(a) and 4(b) would be dealt with at the meeting on 6 July 2015, the notice of which was issued to members vide LC Paper No. CB(1)958/14-15 on 8 June 2015.)*

**IV. Head 711 projects**

**(a) Footbridge Link at Sau Ming Road, Kwun Tong**

**(b) Public Transport Interchange at Pak Wan Street, Sham Shui Po**

(LC Paper No. CB(1)884/14-15(03) — Administration's paper on "Public Works Programme Item No. B177TB – Footbridge Link at Sau Ming Road, Kwun Tong"

LC Paper No. CB(1)884/14-15(04) — Administration's paper on "Public Works Programme Item No. B083TI – Public Transport Interchange at Pak Wan Street, Sham Shui Po")

Briefing by the Administration

7. The Deputy Director of Housing (Development & Construction) ("DDH(D&C)") gave a power-point presentation on the Administration's proposals to upgrade the following two Public Works Programme items to Category A –

(a) B177TB – Footbridge Link at Sau Ming Road, Kwun Tong; and

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- (b) B083TI – Public Transport Interchange ("PTI") at Pak Wan Street, Sham Shui Po.

(*Post-meeting note:* A set of the power-point presentation materials (LC Paper No. CB(1)929/14-15(01)) was circulated to members vide Lotus Notes on 2 June 2015.)

Discussion

*Footbridge Link at Sau Ming Road, Kwun Tong*

8. Mr KWOK Wai-keung expressed doubt about the pedestrian patronage of the proposed footbridge as there were no transport facilities, such as bus-stops and zebra crossings, near the three proposed passenger lifts in Hiu Kwong Street linking with the footbridge. He asked whether the Administration had assessed the pedestrian patronage of the proposed footbridge and the three passenger lifts.

9. DDH(D&C) replied that there was currently no grade-separated pedestrian linkage between the existing/planned developments at Sau Ming Road and the Kwun Tong Town Centre. Situated in the central location of the said area, the proposed footbridge would form a convenient pedestrian passage to the Kwun Tong Town Centre to the south and the Anderson Road developments at the north, thereby enhancing the pedestrian connectivity in the vicinity. The provision of the three passenger lifts, which had taken into account the request of the Kwun Tong District Council, could meet up to 1 800 passenger trips per hour.

10. Mr WU Chi-wai did not subscribe to the Administration's explanation. He held the view that it would be more convenient for residents of Sau Mau Ping Estate to reach the Kwun Tong Town Centre by buses at the adjoining bus terminus, instead of via the proposed footbridge. He also observed that residents of Hiu Lai Court had been commuting between the Court and Hiu Kwong Street through an existing escalator in the area. He called on the Administration to conduct a detailed assessment on the pedestrian patronage of the proposed footbridge. The Acting Chief Civil Engineer (Public Works Programme), Housing Department ("Atg CCE(PWP), HD") explained that since there was a large level difference between Sau Ming Road and Hiu Kwong Street, the proposed footbridge and lifts would provide a barrier-free access for users of the new community hall at Sau Ming Road and future residents of the adjoining public housing developments.

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11. The Chairman enquired whether the proposed passenger lifts could accommodate wheelchairs. DDH(D&C) advised that the loading capacity of each lift was 24 persons, and each lift could accommodate two wheelchairs and a stroller at the same time.

12. While indicating support for the proposal, Dr Fernando CHEUNG sought explanation for the high project cost of \$130.1 million. DDH(D&C) responded that the project estimate included the provision of a deck and foundation works for the proposed footbridge, a lift tower and related mechanical works, slope and site inspection works, on-cost payable to the Hong Kong Housing Authority ("HA"), and provisions for contingency and price adjustment. Atg CCE(PWP), HD added that the project cost was comparable to other projects of similar nature and scale. Details of the project estimate would be set out in the relevant submission to the Public Works Subcommittee ("PWSC").

13. Mr LEUNG Che-cheung expressed support for the proposal. In response to his enquiry, DDH(D&C) advised that the relevant government departments would be responsible for the management and maintenance of the proposed footbridge.

*Public Transport Interchange at Pak Wan Street, Sham Shui Po*

14. Mr LEUNG Che-cheung expressed support for the proposed PTI as it would be provided with a cover, which he had advocated for similar projects, to minimize air and noise nuisances to residential developments nearby. He asked about why other PTIs, such as the one under construction in Kiu Cheong Road, was not likewise designed with a cover. DDH(D&C) explained that the design of the PTI in Kiu Cheong Road had taken into account the request from the local community not to include topside residential development lest it would obscure their view, or affect the "fung shui" of an ancestral hall in the vicinity.

15. Mr KWOK Wai-keung sought elaboration on the ventilation design of the proposed PTI to minimize air and noise nuisances. Atg CCE(PWP), HD responded that the PTI would be designed to enable natural ventilation through wide openings at all sides. A mechanical ventilation system would also be installed to ensure compliance with the relevant air quality standard. At the request of the Chairman, the Administration undertook to set out the relevant details in its submission to PWSC.



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16. Noting that the proposed PTI would accommodate only franchised bus and green minibus services, Mr KWOK Wai-keung enquired whether consideration would be given to providing also taxi stands thereat. Atg CCE(PWP), HD replied that while there was insufficient space for accommodating taxi services in the proposed PTI, there was an existing taxi stand nearby at Pak Wan Street which could meet the needs of the local community for such services.

17. Dr Fernando CHEUNG indicated support for the proposal and requested that the proposed PTI be barrier-free for persons with disabilities. Noting that the proposed PTI was in fact a relocation of the existing one in the northern section of Pak Wan Street, the Chairman asked whether the proposed PTI would be bigger than the existing one upon relocation and whether the design for the drop-off/pick-up facilities had been optimized to prevent traffic accidents. Atg CCE(PWP), HD indicated that the proposed PTI occupied a larger floor area than the existing one. The drop-off/pick-up facilities and stacking area would be peripherally and centrally located at the PTI in a way that would minimize the need for boarding or alighting passengers to get across the traffic, so as to enhance operational efficiency and passenger safety.

18. Ir Dr LO Wai-kwok declared that he was a member of HA. Expressing support for the proposal, Ir Dr LO sought information on the programme of works for taking forward the proposed PTI and urged for early completion of the project. Atg CCE(PWP), HD advised that to tie in with the programme of the domestic blocks above the proposed PTI, the Administration planned to commence construction of PTI and associated works in 2016 for completion in end 2019. Before the new PTI commenced operation, a temporary covered bus lay-by, expected to be completed in end of 2015, would be provided at Pak Wan Street to cater for continued services of franchised bus and green minibus. In reply to the Chairman, Atg CCE(PWP), HD added that the Sham Shui Po District Council raised no objection to the provision of the temporary bus lay-by.

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19. Mr WU Chi-wai requested the Administration to provide information on the plot ratio of the residential developments to be provided above the proposed PTI as well as in other phases of the public housing redevelopment at Pak Tin Estate, with explanation on whether and how the plot ratios had optimized the land use at the sites. He also requested for information on the welfare facilities to be provided along with the public housing developments above the PTI, and the scale and floor areas of these facilities vis-à-vis the entire site and the composite development thereat. DDH(D&C) advised that social welfare facilities, including residential care homes, would be provided along with the topside residential developments. The Administration undertook to provide the requested information in its submission to PWSC.

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Concluding remarks

20. The Chairman concluded that members supported the submission of both proposals to PWSC.

**V. Green Form Subsidised Home Ownership Pilot Scheme**

(LC Paper No. CB(1)884/14-15(05) — Administration's paper on "Green Form Subsidised Home Ownership Pilot Scheme"

LC Paper No. CB(1)884/14-15(06) — Background brief on "Green Form Subsidised Home Ownership Pilot Scheme" prepared by the Legislative Council Secretariat)

Briefing by the Administration

21. The Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") briefed members on the implementation details of the Green Form Subsidised Home Ownership Pilot Scheme ("GSH") by highlighting the salient points of the discussion paper.

Discussion

*Impact of the Pilot Scheme on supply of and waiting time for public rental housing*

22. Mr LEUNG Che-cheung said that Members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the GSH proposal. Mr IP Kwok-him expressed support for taking forward GSH as it would promote PRH circulation by inducing sitting tenants of public rental housing ("PRH") to surrender their PRH flats upon acquiring GSH flats. Mr KWOK Wai-keung and Mr IP considered that compared with the Home Ownership Scheme ("HOS"), GSH would be a more affordable way to Green Form ("GF") buyers for meeting their home ownership aspirations.

23. Mr LEUNG Kwok-hung and Dr Fernando CHEUNG queried the justification of introducing GSH in view of the unsatisfactory experience and problems in implementing the Tenants Purchase Scheme which also involved

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sale of PRH units of selected estates to sitting PRH tenants. They were concerned that, with part of the new PRH flats put to sale under GSH, the number of PRH flats available for allocation to low-income households would be reduced. They also sought the Administration's clarification on whether the housing units supplied under GSH would count into the supply target for PRH at 200 000 units under the new Long Term Housing Strategy ("LTHS") promulgated in December 2014.

24. Referring to the Chief Executive's announcement made in the 2015 Policy Address proposing to HA that suitable flats among its PRH developments under construction be identified for sale to GF applicants, Mr Frederick FUNG shared members' concerns that the proposal would reduce available housing resources to meet the supply target of PRH. He also expressed dissatisfaction that the proposal had not undergone discussion by the LTHS Steering Committee during the consultation process, nor by HA in the course of formulating the new LTHS. Even if GSH would be taken forward, he considered that a two-tier pricing scheme should be introduced for subsidized sale ownership, under which GSH should seek to provide subsidized sale flats at a price level lower than that of other subsidized sale flats.

25. Mr LEE Cheuk-yan took the view that the net gain in flat supply arising from surrender of a PRH unit by GSH flat purchaser who was a PRH sitting tenant would actually be offset when the sitting tenant acquired a GSH flat. He was also concerned that GSH might add pressure on HA's target to maintain the average waiting time for PRH flats at around three years, as well as affect PRH circulation as a lead time would be required for sitting tenants to go through the formalities to dispose of their old PRH premises before acquiring the new one under GSH. Dr Fernando CHEUNG shared Mr LEE's views.

26. Mr Frederick FUNG, Mr LEE Cheuk-yan and Mr WONG Yuk-man considered that the Administration should accord priority to meeting the demand of some 270 000 PRH applicants by providing more PRH flats rather than deploying PRH resources to take forward the proposed GSH. These members also expressed concern that GSH might commercialize PRH and give rise to speculative trading.

27. PSTH(H) explained that the new LTHS reaffirmed the role of subsidized sale flats as an essential element of the housing ladder. It also stated that the Government would consider how to expand the forms of subsidized home ownership and, where appropriate, introduce supplementary schemes of subsidized sale flats. It was against this backdrop that GSH was introduced. Flats under GSH would form part of the supply target of 90 000 subsidized sale flats, despite GSH flats were initially identified from PRH developments.

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PSTH(H) stressed that HA would continue to press ahead with the public housing projects in the pipeline. As regards the lead time for re-allocation of PRH flats surrendered by sitting tenants acquiring GSH flats, PSTH(H) said that it would take an average turnaround time of about ten weeks to refurbish and re-allocate a PRH unit.

28. Mr KWOK Wai-keung enquired whether PRH households affected by redevelopment projects or those certified to be overcrowded would be accorded priority if they applied for GSH flats. The Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") responded that this would need to be decided by HA's Subsidised Housing Committee ("SHC") in due course. That said, she pointed out that at present PRH tenants affected by HA's redevelopment programme were given priority over other applicants in HOS sale exercises. SHC. might consider applying similar arrangement to GSH.

29. Mr LEUNG Che-cheung enquired about the factors the Administration would consider for evaluating the effectiveness of GSH in future. PSTH(H) advised that while HA had yet to decide on the review mechanism for the pilot scheme, factors such as public acceptance, effectiveness and responses of applicants would be taken into account.

*Impact of the Pilot Scheme on other housing policies*

30. Mr LEUNG Che-cheung enquired whether the Administration would consider changes to the existing housing policies and measures, such as replacing HOS by GSH, if GSH was found to be a more effective housing measure. He also sought the Administration's response to the recent news report claiming that some 20% of successful applicants of the recent new HOS flat sale had dropped out following announcement of GSH.

31. PSTH(H) said that the provision of GSH flats would not have a strong impact on HOS. In the course of deliberating on GSH, some HA members had already expressed the view that the role of HOS should not be undermined by the introduction of GSH. As regards buyers' choice on the type of subsidized sale flats including HOS and GSH units, it would essentially hinge on a number of factors, such as the timing of flat sale and the location of the housing developments.

32. In response to Mr KWOK Wai-keung's enquiry on whether GSH was a prelude to changing the ratio of 60:40 for quota allocation between GF and White Form applicants in HOS sale exercises, PSTH(H) advised that HA would determine the implementation details for HOS sale exercises in accordance with the prevailing mechanism and a host of relevant factors.

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*Price setting mechanism*

33. Mr LEE Cheuk-yan and Mr WU Chi-wai doubted whether the prices of GSH flats would be affordable to GF applicants as the discount rate and the assumptions on which the discount rate would be based for setting the prices of GSH flats had yet to be confirmed. Mr LEE also asked about the estimated monthly mortgage payment. The Chairman said that the local community she served had generally expressed the wish that the prices of GSH flats would be lower than that of HOS flats. She also sought explanation on the merits of GSH that would make it a more preferred choice of subsidized sale housing over HOS.

34. PSTH(H) advised that GSH flats would be sold at a discount of the market price, and the discount would be higher than that applicable to HOS flats. Drawing reference from HOS, the prices of GSH flats would be set at a level such that at least 50% of the flats would be affordable to target applicants based on the following assumptions: (a) a mortgage-to-income ratio of 40%; (b) a loan repayment period of 20 years; (c) a mortgage loan-to-price ratio of 95%; and (d) a household income at the eligibility limit for applying PRH for a four-person household. SHC would also give regard to other relevant factors in determining the exact discount to be offered.

*Resale restrictions*

35. Mr Frederick FUNG and Mr WU Chi-wai considered that more stringent restrictions than those on HOS flats should be imposed on the resale of GSH flats, because they were sold at a discount higher than that applicable to HOS flats. Mr FUNG was concerned that, similar to resale of HOS flats, owners of GSH flats might deliberately fail to identify eligible GF buyers for nomination by HA so that they could sell their flats in the open market. He took the view that owners of GSH flats should not be allowed to sell the flats in the open market so as to avoid speculative trading of GSH flats. Mr WU asked whether consideration would be given to imposing, on top of existing resale restrictions under the Schedule to the Housing Ordinance ("the Ordinance") applicable to subsidized sale flats, additional requirements through contractual arrangements to tighten resale restrictions of GSH flats. Mr IP Kwok-him agreed with some members' suggestion that second-hand GSH flats should only be sold to GF buyers but pointed out that this arrangement would necessitate amendments to the Ordinance. The Chairman asked whether and how HA could ensure that second-hand GSH flats be sold to GF buyers only if amendments to the Ordinance would not be considered at this stage.

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36. PSTH(H) advised that the current direction was that GSH owners who wished to sell their flats within the first two years of the first assignment would be required to sell their flats to HA or GF holders nominated by HA. If HA or its nominees declined to purchase the flats, the owners could sell the flats in the open market upon payment of premium. These restrictions could be imposed within the existing legal framework. PSTH(H) further said that SHC members had discussed various options of resale restrictions, including whether amendments to the Ordinance should be made for implementation of GSH. SHC came to the view that GSH, as a pilot scheme, should first be taken forward under the current legislative framework.

*Site selection*

37. Mr KWOK Wai-keung sought information on the criteria for setting the flat combination of the PRH development at San Po Kong which had been identified for providing GSH flats. DSTH(H) pointed out that the housing development at San Po Kong was originally intended to be PRH and its design remained unchanged upon HA's decision to convert it into GSH. Among the 857 flats to be provided under the said development, there would be 125 one/two-person units, 234 two/three-person units, 254 one-bedroom units and 244 two-bedroom units.

Motion

38. The Chairman referred members to the following motion moved by Dr Fernando CHEUNG and seconded by Mr LEE Cheuk-yan –

"鑒於「綠表置居先導計劃」減少公屋編配單位，延長輪候公屋時間，將公屋商品化，助長炒賣投機，違反公屋原意，本委員會促請政府立即擱置此計劃。"

(Translation)

"That, given that the Green Form Subsidised Home Ownership Pilot Scheme reduces the number of public rental housing ("PRH") units available for allocation, lengthens the waiting time for PRH, commercializes PRH and promotes speculation, which is against the original intent of PRH, this Panel urges the Government to immediately shelve the scheme."

39. The Chairman decided that Dr Fernando CHEUNG's motion was directly related to the agenda item. Members had no objection to the Panel proceeding with the motion. At the invitation of the Chairman, Dr CHEUNG

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explained the purpose of the proposed motion. Mr Frederick FUNG expressed support for the motion.

40. Mr IP Kwok-him disagreed that GSH would result in a reduction of PRH units available for allocation. Being a SHC member, Mr IP reiterated that GSH would promote PRH circulation by inducing sitting PRH tenants to surrender their PRH units upon acquiring GSH flats. He was therefore opposed to the motion.

41. The Chairman put the motion to vote. Mr LEUNG Che-cheung requested to ring the voting bell and claimed a division of the votes. The voting bell was rung for five minutes. Five members voted for the motion, seven members voted against it and no member abstained. The Chairman declared that the motion was negatived. The voting results of individual members were as follows –

*For:*

Mr LEE Cheuk-yan  
Mr Alan LEONG  
Dr Fernando CHEUNG  
(five members)

Mr Frederick FUNG  
Mr WONG Yuk-man

*Against:*

Mr Abraham SHEK  
Mr LEUNG Che-cheung  
Mr KWOK Wai-keung  
Mr Tony TSE  
(seven members)

Mr IP Kwok-him  
Miss Alice MAK  
Ir Dr LO Wai-kwok

**VI. Progress report on addition of lifts and escalators to existing public rental housing estates**

(LC Paper No. CB(1)787/14-15(08) — Administration's paper on "Progress report on addition of lifts and escalators to existing public rental housing estates"

LC Paper No. CB(1)787/14-15(09) — Updated background brief on "Progress of addition of lifts, escalators and footbridges in the Hong Kong Housing

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Authority's existing public rental housing estates" prepared by the Legislative Council Secretariat

Follow-up papers for the site visit to Kwai Shing West Estate and Kwai Shing East Estate on 10 April 2015

LC Paper No. CB(1)736/14-15(01) — Submission from Ms Amelia LAU Mei-lo, member of the Kwai Tsing District Council (Chinese version only)

LC Paper No. CB(1)736/14-15(02) — Submission from Mr Rayman CHOW Wai-hung, member of the Kwai Tsing District Council (Chinese version only)

LC Paper No. CB(1)736/14-15(03) — Submission from Ms Nancy POON Siu-ping, member of the Kwai Tsing District Council (Chinese version only)

LC Paper No. CB(1)785/14-15(01) — Administration's response to the submissions from three members of the Kwai Tsing District Council

Relevant papers

LC Paper No. CB(1)524/14-15(01) — Referral arising from the meeting between Legislative Council members and Wong Tai Sin District Council members on 27 November 2014 regarding the new policy on "Universal Accessibility" (Chinese version only) (Restricted to Members)



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LC Paper No. CB(1)733/14-15(01) — Referral arising from the meeting between Legislative Council members and Sai Kung District Council members on 26 March 2015 regarding the congestion problem at the escalator in Kin Ming Estate, Tseung Kwan O (Chinese version only) (Restricted to Members))

Briefing by the Administration

42. The Deputy Director of Housing (Estate Management) ("DDH(EM)") briefed members on the progress of the programme to add or modernize lifts, escalators and footbridges in HA's existing PRH estates by highlighting the salient points of the discussion paper (LC Paper No. CB(1)787/14-15(08)). The Assistant Director of Housing (Estate Management)2 ("ADH(EM)2") gave a power-point presentation on the subject.

*(Post-meeting note: A set of the power-point presentation materials (LC Paper No. CB(1)929/14-15(02)) was circulated to members vide Lotus Notes on 2 June 2015.)*

Discussion

43. Mr LEUNG Che-cheung asked about the measures HA would take to avoid demolition of lifts provided at PRH estates shortly after the lifts were modernized, due to circumstances such as redevelopment. DDH(EM) responded that HA would conduct system check-up for lifts over 25 years of age and their modernization would be scheduled based on their operating conditions. HA would give regard to factors such as redevelopment potential of the estates concerned in carrying out lift modernization, and ensure that lifts provided at PRH estates would be used for at least six years.

44. In response to Mr LEUNG Che-cheung's enquiry on the estates where the Lift Addition Programme ("LAP") would be launched in the coming years, ADH(EM)2 advised that aged PRH estates most in need of lifts had been included in Stage 1 of LAP, which was completed in 2014, or in Stage 2 which was scheduled for completion by 2017 with a total estimated construction cost of \$1 billion. HA had decided to turn LAP from a multi-year rolling programme to an annual on-going programme, and LAP 2015-2016 had been

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launched to add two lifts in two existing PRH estates. Other estates would be included under LAP as appropriate.

45. The Chairman referred to the Panel's site visit to Kwai Shing East Estate on 10 April 2015 and enquired about the progress made in respect of members' request for providing lift services to facilitate persons with disabilities to commute between the housing blocks and the estate shopping mall. DDH(EM) advised that based on the Administration's preliminary study, the proposal was constrained by a number of factors, such as site restrictions posed by steep slope gradient and the emergency vehicular access in the area, a high construction cost, and the need to raise the plot ratio to make available sufficient space for constructing the lifts. While HA would proceed to conduct feasibility study for the proposal, it would, in the interim, take forward the provision of a wheelchair lift at the estate by 2016. The Chairman urged the Administration to update the Panel the progress of enhancements made to the pedestrian connectivity of the Kwai Shing East Estate.

**VII. Any other business**

46. There being no other business, the meeting ended at 4:55 pm.

Council Business Division 1  
Legislative Council Secretariat  
17 September 2015