

立法會
Legislative Council

LC Paper No. CB(1)1002/15-16

(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Tuesday, 12 April 2016, at 4:30 pm
in Conference Room 3 of the Legislative Council Complex

Members present : Hon Christopher CHUNG Shu-kun, BBS, MH, JP (Chairman)
Hon Alice MAK Mei-kuen, BBS, JP (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon TAM Yiu-chung, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon WONG Kwok-hing, BBS, MH
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon CHAN Hak-kan, JP
Hon WONG Kwok-kin, SBS
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
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, SBS, MH, JP
Hon Tony TSE Wai-chuen, BBS

Members attending : Hon CHAN Chi-chuen
Dr Hon Helena WONG Pik-wan

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Hon WONG Yuk-man

Public Officers attending : Agenda Item IV

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

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

Mr LUK Kwong-wai
Chief Architect (1)
Housing Department

Mr Ricky YEUNG
Acting Chief Architect (2)
Housing Department

Mr WONG Mung-wan
Chief Architect (7)
Housing Department

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

Ms Alice PANG
Deputy Project Manager (Kowloon)
Civil Engineering and Development Department

Mr Janson WONG
Chief Engineer (Kowloon 2)
Civil Engineering and Development Department

Mrs Doris FOK LEE
Assistant Director (Leisure Services)
Leisure and Cultural Services Department

Mr YEUNG Kong-sang
Regional Highway Engineer/New Territories
Highways Department

Mr WONG Kwong-cheung
Chief Highway Engineer/New Territories West
Highways Department

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

Mrs Rosa HO
Assistant Director (Housing Subsidies)
Housing Department

Mr LEUNG Sai-chi
Assistant Director (Estate Management) 1
Housing Department

Mr Martin TSOI
Assistant Director (Project) 1
Housing Department

Mr Harry CHAN
Deputy Head of Civil Engineering Office
(Project & Environmental Management)
Civil Engineering and Development Department

Agenda Item VI

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

Mr Stephen YIM
Chief Architect (Development & Standards)
Housing Department

Mr Stephen WONG
Chief Manager (Tuen Mun & Yuen Long)
Housing Department

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

Staff in attendance : Ms Ada LAU
Senior Council Secretary (1)7

Ms Michelle NIEN
Legislative Assistant (1)5

Action

I. Confirmation of minutes

(LC Paper No. CB(1)732/15-16 —Minutes of meeting held on
1 February 2016)

The minutes of the meeting held on 1 February 2016 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)658/15-16(01) —Land Registry Statistics for
February 2016 provided by the
Administration (press release)

Action

LC Paper No. CB(1)703/15-16(01) —Letter dated 16 March 2016 from Hon Alice MAK Mei-kuen on excessive charges imposed on operators of welfare facilities operating in retail facility in public rental housing estate (Chinese version only)

LC Paper No. CB(1)730/15-16(01) —Administration's response to the joint letter dated 21 December 2015 from Hon Alice MAK Mei-kuen and Hon KWOK Wai-keung on safety of windows in public rental housing units (LC Paper No. CB(1)346/15-16(01))

LC Paper No. CB(1)753/15-16(01) —Letter dated 5 April 2016 from Hon CHAN Han-pan on issues arising from inadequacy of old application form for public rental housing (Chinese version only)

LC Paper No. CB(1)756/15-16(01) —Land Registry Statistics for March 2016 provided by the Administration (press release)

LC Paper No. CB(1)764/15-16(01) —Referral memorandum from the Public Complaints Office of the Legislative Council Secretariat on provision of transitional housing (Chinese version only) (Restricted to Members)

III. Items for discussion at the next meeting

(LC Paper No. CB(1)749/15-16(01) —List of follow-up actions

LC Paper No. CB(1)749/15-16(02) —List of outstanding items for discussion)

Action

3. Members agreed to discuss the following items at the next regular meeting scheduled for Tuesday, 10 May 2016, at 4:30 pm –

- (a) the work of the Sales of First-hand Residential Properties Authority;
- (b) Shek Lei Interim Housing;
- (c) the suggestion to increase the number of commercial units and set up holiday bazaars in public rental housing ("PRH") estates; and
- (d) issues concerning excessive charges imposed on operators of welfare and education facilities operating in the shopping centre in a PRH estate.

4. Miss Alice MAK referred to the letter from Mr CHAN Han-pan dated 5 April 2016. In the letter, Mr CHAN expressed concerns about the inadequacy of the old application form for public rental housing of the Hong Kong Housing Authority ("HA"). Miss MAK proposed to the Chairman to invite the Administration to discuss the matter at a Panel meeting. The Chairman advised that as Mr CHAN's letter had been forwarded to the Transport and Housing Bureau ("THB") for its response, he considered it more appropriate to re-visit the matter after receiving a reply from THB.

(Post meeting note: Administration's response to Mr CHAN's letter was issued to members vide LC Paper No. CB(1)880/15-16(01) on 6 May 2016 in electronic form.)

IV. Public Works Programme Items No. B722CL, B289RS and B187TB – Infrastructure, community and transport facilities to support public housing developments at Sham Shui Po, Kwun Tong and Tuen Mun

(LC Paper No. CB(1)749/15-16(03) —Administration's paper on Public Works Programme Item No. B722CL, B289RS and B187TB – Infrastructure, community and transport facilities to support public housing developments at Sham Shui Po, Kwun Tong and Tuen Mun)

Action

5. With the aid of PowerPoint, Deputy Director of Housing (Development & Construction) ("DD(D&C)") briefed members on the Administration's proposal to upgrade three Public Works Programme ("PWP") items to Category A for public works in relation to infrastructure, community and transport facilities to support the public housing developments in Sham Shui Po, Kwun Tong and Tuen Mun.

(*Post-meeting note:* Presentation materials (LC Paper No. CB(1)796/15-16(01)) for the item were issued to members on 13 April 2016 in electronic form.)

B722CL – Demolition and ground decontamination works for development at North West Kowloon Reclamation Site 1, Sham Shui Po - Phase 1

6. Dr Helena WONG said that as the site was earmarked for public housing development, the noise and light pollution arising from the operation of the adjoining Cheung Sha Wan Wholesale Vegetable Market ("the Vegetable Market") in the small hours would cause nuisance to the residents who moved into the public housing units subsequently. She had similar concerns about the impact of the operation of other wholesale food markets in West Kowloon on the residents in the vicinity. Dr WONG indicated that Democratic Party would not give its support to the project proposal if the Administration did not have a comprehensive plan about the redevelopment/relocation of those markets. Dr WONG requested the Administration to provide further information about the relocation/redevelopment plan of the Vegetable Market and other wholesale food markets in west Kowloon.

Admin

7. DD(D&C) replied that North West Kowloon Reclamation Site 1 had been zoned for residential use. The Administration was exploring the feasibility of relocation of the Vegetable Market and the Premium Vegetable Packaging Centre, while the public housing development in the area would be developed in phases. Due to the dilapidated condition of the ex-Cheung Sha Wan Abattoir, it should be demolished and the cleared site would be used for the proposed Phase 1 public housing development.

8. Mr LEUNG Kwok-hung enquired about the amount of asbestos and the type of metals found at the site. He requested the Administration to provide further information about the asbestos-containing materials and the metals that contaminated the underground soil. Mr Tony TSE was concerned that the effectiveness of the decontamination works carried out at the site might be affected by other contaminated materials or underground soil in facilities currently occupied by the Vegetable Market. Deputy Project Manager

Admin

Action

(Kowloon), Civil Engineering and Development Department ("DPM(K)") advised that site investigations revealed there were about 95m³ asbestos-containing materials in some facilities at the ex-Cheung Sha Wan Abattoir (where asbestos amounted to about 5m³) and about 200m³ underground soil contaminated with metals at isolated locations.

B289RS – Sports Centre at Choi Wing Road, Kwun Tong

Facilities at the sports centre

Admin

9. Mr Tony TSE asked about the necessity to fix the seats at the multi-purpose games arena in a permanent way and requested the Administration to provide further information about the projected usage rate of the multi-purpose main games arena and the reasons for the permanent fixing of 500 audience seats. Mr CHAN Kam-lam enquired about the usage right of the parking spaces at the proposed sports centre and requested the Administration to provide the total number of these parking spaces. Mr Tommy CHEUNG mentioned that the light given out by the lights at the multi-purpose main games arena could not be adjusted to suit players of different sports. He asked the Administration to consider designing lighting facility that was adjustable in its brightness for sports centres.

10. Assistant Director (Leisure Services), Leisure and Cultural Services Department ("AD(LS)") replied that the provision of more permanent seats in the multi-purpose main games arena was to facilitate sports associations, schools, district sports associations, etc., for hosting various kinds of sports events and competitions with a large number of spectators. Acting Chief Architect (2), Housing Department ("CA(2)(Ag)") advised that the parking spaces at the adjacent estates were also available to users of the sports centre. DD(D&C) noted Mr CHEUNG's views.

Other concerns

11. Mr CHAN Kam-lam was concerned that the construction of the public housing development i.e. Choi Fook Estate Phase 3, on the roof area of the sports centre would be impeded in the event the project proposal under discussion failed to obtain approval by the Finance Committee ("FC"). DD(D&C) replied that it was a composite development comprising the construction of the sports centre and a public housing block, therefore it was impracticable for the Administration to commence the construction of the public housing block if FC did not approve funding for the project proposal.

Action

12. Mr WU Chi-wai asked whether the Administration would provide a wet market at the public housing development at the site. DD(D&C) replied in the affirmative, adding that there would be 42 stalls inside the wet market, which was adjacent to the sports centre.

B187TB – Footbridge improvement works at Siu Hong Road, Tuen Mun

13. Mr TAM Yiu-chung, Miss Alice MAK and Mr LEUNG Kwok-hung queried the reason for the belated submission of the project proposal by the Administration. Noting that the expected completion date of the PRH development in the vicinity was in 2017 while that of the proposed works was in 2019, Mr TAM was concerned that the facilities would not be available for the residents after the intake of the PRH estates. Mr TAM noted that the usage rate of the existing footbridge was not high. Miss MAK enquired whether there were any transitional road facilities to ease the inconvenience caused to the residents before the completion of the proposed footbridge improvement works. She was also concerned about the carrying capacity of the proposed passenger lift.

14. Chief Civil Engineer (Public Works Programme), Housing Department ("CCE(PWP)") advised that there were heavy underground utilities including large drainage pipes, sewage pipes and high voltage cables at the site of the proposed works which required diversion before the proposed works could commence. However, the limited amount of space available made it difficult to relocate these underground utilities. He supplemented that the public could have access to railway stations through the widened footbridge.

15. Chief Architect (1), Housing Department added that there would be convenient access to the Siu Hong Station and light rail station through a footpath. CCE(PWP) added that the footpath would be available during the construction stage as a transitional arrangement. He supplemented that the proposed passenger lift would be large enough to accommodate two wheelchair users, a baby cart and a few passengers at the same time. Dissatisfied with the response of the Administration, Miss Alice MAK requested the Administration to provide further information on the at-grade facilities to be provided to facilitate access between the public housing development at Site 2 of Tuen Mun Area 54 and the MTR and light rail stations in the area.

Admin

Concluding remarks

16. The Chairman concluded that members supported the submission of the proposals to Public Works Subcommittee ("PWSC"). Mr LEUNG Kwok-hung

Action

indicated that he would request at PWSC that the proposal of footbridge improvement works at Siu Hong Road in Tuen Mun (PWP Item No. B187TB) be taken out from PWSC's recommendations for separate discussion and voting at the Finance Committee.

V. Creation of one supernumerary Chief Engineer post in Civil Engineering Development Department, and one permanent Chief Estate Surveyor post and one permanent Chief Housing Manager post in Housing Department

(LC Paper No. CB(1)749/15-16(04) —Administration's paper on proposed creation of one supernumerary directorate post in the Civil Engineering and Development Department and two permanent directorate posts in the Housing Department for coping with the additional workload arising from the new public housing supply target)

17. Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") briefed members of the justifications for the proposed creation of three directorate posts at Civil Engineering and Development Department ("CEDD") and Housing Department ("HD") with effect from the date of approval by FC.

18. Mr WONG Kwok-hing, Mr TAM Yiu-chung, Mr Tony TSE and Miss Alice MAK supported the proposal. Miss MAK, Mr TSE and Mr LEE Cheuk-yan asked whether there was a corresponding expansion in staff strength in other ranks in the respective departments to cope with the workload arising from the Long Term Housing Strategy ("LTHS"). Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") advised that in the financial year of 2016-2017, 193 and 19 non-directorate posts would be created in HD and CEDD respectively.

Creation of one supernumerary Chief Engineer post in Civil Engineering and Development Department

Admin

19. Indicating his support for the creation of the proposed post, Mr WU Chi-wai asked the Administration to provide information about the details of acquisition of lots for public housing construction so as to facilitate his assessment of the workload of the proposed post. Mr KWOK Wai-keung

Action

enquired whether the length of employment for the proposed post was so determined to tie in with the completion time of the technical studies required for the 17 new lots and the identification of other lots for public housing construction. Mr KWOK was concerned whether any of the 17 new lots would be earmarked for redevelopment of old PRH estates.

20. PSTH(H) explained that the identification and preparation of sites for public housing development required the joint efforts of CEDD and other departments. He said that at that stage, the Government had no plan to earmark any of the 17 sites for the redevelopment of existing PRH estates. Deputy Head of Civil Engineering Office, CEDD (Project & Environmental Management) ("DHCEO(P&EM)") explained that having considered the amount of workload (including the technical studies required for the 17 new sites) and the existing manpower at CEDD, the Department was of the view that creating that post for a period of five years was justified.

21. Mr LEUNG Yiu-chung mentioned the concerns of residents in Lai King area about light pollution caused by the operation of the container terminal in the district. Citing as an example of the lack of knowledge about the problem of light pollution in Lai King area displayed by HD officers attending a public meeting on a proposed public housing development in the area, Mr LEUNG asked whether and how the creation of the post of Chief Engineer at CEDD could enhance the Administration's understanding of public's concerns about the living conditions in their community. Mr LEUNG was concerned about the impact of rezoning of land uses on the local community. DHCEO(P&EM) explained that in conducting technical studies of the suitability of a piece of land for public housing development, the proposed post had to take into consideration residents' need for other facilities and their other concerns regarding their community. However, CEDD was not the authority to determine the ultimate usage of a piece of land.

Admin 22. The Chairman requested the Administration to provide further information about the completion time of Lai King Estate and the expected completion time of the new public housing development mentioned by Mr LEUNG; the environmental standards required, if any; and the environmental impact of the current operation of the container terminal on the residents in the area.

Admin 23. Mr Tony TSE enquired whether the need of creating other posts arose to cope with the increasing workload faced by CEDD. He requested the Administration to provide the change in the number of professional grade staff in CEDD over the past three years.

Action

Creation of one permanent Chief Housing Manager post in Housing Department

24. Miss Alice MAK requested the Administration to elaborate how the six Management Regions were defined. Deputy Director of Housing (Estate Management) ("DD(EM)") explained that HD divided the total number of PRH units and other duties evenly among the six Management Regions and each Management Region was managed by a Chief Manager.

25. Mr WU Chi-wai and Mr Tony TSE enquired about other reasons, in addition to the growing property portfolio, that justified the creation of the Chief Housing Manager ("CHM") post. DD(EM) said that, apart from sharing the workload of other CHMs in managing PRH units, the proposed post would also be responsible for steering policies in strengthening tenancy management, curbing abuse of PRH resources and promoting environmental initiatives, with the support of 680-700 non-directorate staff members. Mr WU expressed his support for the creation of that post upon further explanation given by the Administration. Mr Tony TSE requested the Administration to provide further information about the change in the number of professional grade staff in the Estate Management Division ("EMD") over the past three years and duties of the serving Senior and Chief Housing Managers at EMD.

Admin

26. Mr LEE Cheuk-yan expressed his concerns about the problem of excessive rent charged to tenants by subcontractors or Link Asset Management Limited in commercial units, including wet markets, of PRH estates. He asked whether the creation of an additional post of CHM could stem the problems in that regard and requested HA to cease subcontracting the management of its commercial properties. PSTH(H) said that HA currently had no plan to sell further its commercial properties to other entities. DD(EM) explained that HA managed its commercial properties according to prudent commercial principles. In subcontracting the management of its commercial properties and wet markets to private operators, HA assessed the suitability of the potential bidders by a number of criteria. The Chairman considered that Mr LEE's concern was related to a separate issue and suggested that Mr LEE should propose the issue for discussion at a meeting of the Panel in future.

Creation of one permanent Chief Estate Surveyor post in Housing Department

27. Mr WU Chi-wai queried the necessity to create the proposed permanent post and requested the Administration to consider creating a supernumerary post instead. Mr WU stated his view that the duties of the proposed post i.e. preparatory work for Home Ownership Scheme ("HOS") flats and other subsidized sale flats ("SSF"), could be complicated for the first project of its kind; however, the duties were routine and repetitive in nature after the housing

Action

schemes were implemented. He pointed out that those duties were currently carried out by officers below the rank of an Assistant Director.

28. DSTH(H) explained that the proposed post would be responsible for the overall coordination of the preparatory work related to each sale exercise of SSF of HA, establishing the sales arrangements, and pricing strategy for each round of sale exercise. These duties were currently carried out by Land Administration Section comprising six teams, and reported to an Assistant Director. As the Assistant Director concerned was also overseeing work relating to post-sales matters and various new sales initiatives, as well as allocation of PRH units and HA's clearance programme, the creation of the proposed post could offer essential professional support to the Assistant Director concerned regarding sales of SSF, thus ensuring that the sales exercises could be effectively supervised and timely delivered. PSTH(H) supplemented that the Administration considered the duties of the proposed post to be continuous and recurrent. Hence, it was necessary for the post to be created on a permanent basis.

Admin 29. To address Mr WU's concerns, the Administration would provide justification for the permanent post, including the operational needs of the Land Administration Section and the supervisory role assumed.

30. The Chairman mentioned the demand by PRH estate residents for HD to allocate space in their estates for basic shopping facilities. He enquired whether the proposed post would be tasked to address demand in that regard. PSTH(H) advised that as far as new PRH development projects were concerned, Development & Construction Division of HD would be responsible for the design of shopping facilities. For existing PRH estates, demand by residents on shopping facilities would be considered by the Estate Management Division of HD.

Concluding remarks

31. The Chairman concluded that members supported the submission of the proposals to Establishment Subcommittee.

VI. Security issues relating to metal gates of public rental housing units

(LC Paper No. CB(1)749/15-16(05) —Administration's paper on security issues relating to metal gates of public rental housing units

Action

LC Paper No. CB(1)749/15-16(06) —Paper on provision of metal gateset for flat entrance in public rental housing estates prepared by the Legislative Council Secretariat (background brief)

LC Paper No. CB(1)655/15-16(01) —Letter dated 4 March 2016 from Hon LEUNG Che-cheung requesting the Panel to discuss security issues with metal gates provided in public rental housing units (Chinese version only))

32. DD(D&C) gave a briefing to members on the security measures administered to most PRH estates by HA.

33. Mr LEUNG Che-cheung was not convinced that normal wear and tear of the locksets at the metal gatesets caused the security problem at PRH units in Tin Shui Wai district. He considered that the crux of the issue was the limited varieties of plugs available and the design of the gatesets. Mr LEUNG enquired whether it was feasible for HA to make some modifications, for instance, welding a metal hook on the metal gatesets, for the tenants to put a padlock to enhance the security.

34. Chief Manager/Management (Tuen Mun & Yuen Long) of Housing Department ("CM/M(T&Y)") replied that to address the concerns of the residents, HD had stepped up patrolling by security guards at the PRH estates concerned and posted notices to remind residents on the prevention of unwarranted access to their units. He said that the practice of putting another padlock onto the metal gateset might cause safety concerns during emergency. HD officers would accompany District Council Members to examine the metal gatesets at those estates to follow up with the matter.

35. Noting that HA had launched a programme to replace the metal gatesets for PRH units, Mr KWOK Wai-keung was concerned about the progress and the varieties of the locksets available for replacement. He asked whether HA would subsidize tenants to hire private contractors to replace the gatesets to expedite the process.

Action

36. CM/M(T&Y) replied that the programme, involving the replacement of the aged collapsible gates used in block designs built before the Harmony block type was adopted, commenced in 2015-2016 and would be completed in 2019-2020. HA accorded priority to elderly and residents of special needs in the replacement. Due to concerns over quality and maintenance issues, tenants were not recommended to replace the gatesets by private contractors. Chief Architect (Development & Standards) of Housing Department replied that there were at least 2 000 combinations of locksets available. With the advance in the lockset production technology, the number of combinations could be up to 6 000. He maintained that locking up both the metal gateset and the wooden door offered better protection from burglaries.

37. Mr Frederick FUNG suggested that HA should install CCTVs on each floor of the PRH blocks. The Chairman shared Mr FUNG's views. In response, DD(D&C) replied that due to privacy concerns, in-depth studies were required in that aspect.

VII. Any other business

38. There being no other business, the meeting ended at 7:07 pm.

Council Business Division 1
Legislative Council Secretariat
2 June 2016