

# 立法會

## *Legislative Council*

LC Paper No. CB(1)808/19-20

Ref : CB1/PL/HG

### **Report of the Panel on Housing for submission to the Legislative Council**

#### **Purpose**

This paper gives an account of the work of the Panel on Housing ("the Panel") during the 2019-2020 Legislative Council session. It will be tabled at the meeting of the Council on 8 July 2020 in accordance with Rule 77(14) of the Rules of Procedure of the Council.

#### **The Panel**

2. The Panel was formed by a resolution passed by the Council on 8 July 1998 and as amended on 20 December 2000, 9 October 2002, 11 July 2007 and 2 July 2008 for the purpose of monitoring and examining Government policies and issues of public concern relating to private and public housing matters. The terms of reference of the Panel are in **Appendix I**.

3. The Panel comprises 31 members, with Hon Wilson OR Chong-shing and Hon Andrew WAN Siu-kin elected as Chairman and Deputy Chairman respectively. The membership list of the Panel is in **Appendix II**.

#### **Major work**

##### Housing-related initiatives in the 2019 Policy Address and Policy Address Supplement

4. The Panel received a briefing by the Secretary for Transport and Housing on the ongoing housing-related initiatives in the 2019 Policy Address at its meeting on 8 November 2019.

### *Unsold flats of the Tenants Purchase Scheme*

5. Members expressed support for the initiative of accelerating the sale of the 42 000 unsold flats in the 39 the Tenants Purchase Scheme ("TPS") estates. Some members criticized that the management problems in TPS estates stemmed from the absence of the Hong Kong Housing Authority ("HA")'s role in managing the sold TPS flats in the estates. The Panel passed a motion urging the Administration to relaunch TPS to rekindle the hope of low and middle-income families to become home owners.

6. The Administration stressed the need to first expedite the sale of the unsold flats in the 39 TPS estates. It assured members that it intended to solve the estate management and maintenance problems in TPS estates arising from mixed ownership as soon as practicable. Given the current acute public rental housing ("PRH") supply shortage and the need to deploy housing resources in an effective manner, it would be difficult to implement the relaunch of TPS for the time being. However, when the Administration had more certainty on the overall public housing supply, it would ask HA to look into the matter seriously.

### *Rental market*

7. Members were concerned that a large number of applicants awaiting PRH were residing in subdivided units ("SDUs") and the rent of SDUs was extremely high. Members were worried that the provision of cash allowance to low-income households on a regular basis, as announced in the 2019 Policy Address, might push up rents. The Panel passed a total of three motions urging the Government to explore the feasibility of introducing tenancy control on SDUs, including control on rents and on tenure.

8. The Administration considered that whether implementing the cash allowance scheme would push up rents, and hence warrant considering the introduction of tenancy control, depended on the eligibility criteria for receiving the cash allowance (e.g. whether the allowance was linked to actual rental expenses), mode and arrangements in disbursing the allowance, etc. No simple conclusion could be drawn for the time being. Tenancy control was a highly controversial issue. It would be more prudent and appropriate to deliberate on the matter after the completion of the study on a regularized cash allowance scheme.

## Long Term Housing Strategy

9. The Panel discussed the Long Term Housing Strategy Annual Progress Report 2019 on 6 January 2020.

### *Public and private housing supply targets*

10. Members considered it inappropriate that the Administration continued to reserve land for catching up with the private housing supply target, while allowing the projected production of public housing to significantly fall behind the supply target. In their view, the Administration should re-allocate the land sites originally intended for private housing development for public housing to improve the shortfall of public housing supply. The Administration should further adjust the 70:30 public/private split of new housing supply under the Long Term Housing Strategy ("LTHS") with a greater proportion in public housing.

11. The Administration advised that apart from providing public housing for needy households, maintaining the healthy development of the private residential property market remained one of the policy objectives of the Government. In its annual update of the LTHS supply target, the Administration would review the public/private split of new housing supply, taking into account relevant factors including the demand for different types of housing and the market situation.

### *Increasing land and housing supply*

12. Members urged the Administration to expeditiously secure more land resources for increasing housing supply through all available sources of land, including the Fanling Golf Course, the site reserved for Phase Two development of the Hong Kong Disneyland, near-shore reclamations, brownfields, industrial buildings/sites, etc. Members opined that the Administration's failure to make effective use of existing idle land resources for providing housing would continue to give rise to grievances in society.

13. The Administration advised that to make available more land resources for increasing housing supply, apart from pressing ahead with rezoning of existing land, it would continue to spearhead major development projects through land resumption and infrastructure provision. Under these projects, about 400 hectares of private land were expected to be resumed in the next five years. The Administration was

reviewing 10 private land parcels which had been zoned for high-density housing development in statutory outline zoning plans but without any development plans to see whether they were suitable for public housing developments. Moreover, it was studying the land use and supporting infrastructure of the urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village; implementing the Land Sharing Pilot Scheme and identifying clusters of Civil Servants' Co-operative Building Society Scheme lots for redevelopment.

#### *Redevelopment of aged estates*

14. Members opined that redevelopment of aged estates would help increase housing supply. Noting that there were 68 800 units in 26 public rental estates under HA and the Hong Kong Housing Society ("HS") aged 50 years, members called for a timetable of redeveloping aged estates.

15. The Administration advised that HA had undertaken 18 projects to redevelop some PRH estates over the past decade. The redevelopment projects under construction included Tung Tau Estate Phase 8, Pak Tin Estate Phases 7, 8, 10 and 11. In considering the redevelopment of aged PRH estates, the Administration/HA would take into account the overall demand for PRH in society, increase in the supply of PRH units as a result of the redevelopment and impact of the redevelopment on the PRH stock available for allocation to PRH applicants.

16. The Panel passed four motions urging the Administrations to alleviate the problems of deteriorating living conditions and heavy housing burden faced by the grassroots in inadequate housing; study various propositions of land development; increase public housing production with a long-term supply target for transitional housing; and introduce tenancy control targeted at SDUs.

#### Public Housing Construction Programme

17. The Panel monitors the progress of Public Housing Construction Programme each year and discussed the programme for 2019-2020 to 2023-2024 in December 2019.

*Land supply for housing*

18. Members were concerned about progress of the Administration in catching up with the housing supply target. They observed that the private land parcels resumed under the Land Resumption Ordinance (Cap. 124) might be too small for developing public housing and the opportunities for further compressing the public housing development and construction processes might be limited. To meet the supply target, the Administration should secure adequate land parcels. Members were concerned about the situation of land supply for public housing in 2024-2025 and beyond.

19. The Administration acknowledged that land was the major bottleneck in the increase of housing supply. For projects with completion dates scheduled for 2024-2025 and beyond, they were mostly at the preliminary planning and design stage and were subject to various factors such as rezoning, consultation with local communities, road gazette, infrastructure construction and site formation works, etc. Moreover, in many cases, the sites were still subject to technical studies or investigation. Some of these sites also involved land resumption, clearance, or reprovisioning of affected facilities. The Government would continue to adopt a multi-pronged approach to increase public housing land supply in the short, medium and long term through land use review and rezoning, increasing development intensity, releasing brownfield sites and developing new development areas, etc.

*Waiting time for public rental housing*

20. Members were gravely concerned about the large number of PRH applications and that the average waiting time ("AWT") of general applicants who were housed in the past 12 months had reached 5.4 years. The Panel passed a motion urging the Administration to set a timetable for reverting the waiting time for PRH to three years and to provide rent subsidy to family applicants who have been waiting for PRH for more than three years; and to accord priority to public housing development when identifying land in future.

21. Regarding members' concerns, the Administration advised that it aimed to provide PRH to low-income families who cannot afford private rental accommodation, with the target of providing the first flat offer to the general applicants (i.e. family and elderly one-person applicants) at around three years on average. The AWT for PRH was affected by various factors, including the number of PRH applicants; the number of

units recovered from tenants; district choices of applicants and whether such choices match with the supply of PRH units available for allocation, etc. Despite the best efforts of the Government and HA in boosting public housing supply in recent years, the increase in PRH supply had yet to be able to completely absorb people's demand for PRH in the coming few years.

### Review of income and asset limits for public rental housing

22. Under the existing policy, eligibility of PRH applicants is determined by way of income and asset limits which are reviewed annually. The Panel examined the results of the Administration's annual review of the income and asset limits for PRH for 2020-2021 at its meeting on 9 March 2020.

#### *Income limit for two-person households*

23. Members considered that for a two-person household with both working members earning statutory minimum wage ("SMW") and working for 12 hours a day, the monthly household income would exceed the proposed PRH income limit for two-person households. To meet the income limit, these two-person households might be forced to work less and earn less income, hence making it difficult for them to afford the private housing rent when waiting for PRH. Members called on the Administration/HA to consider appropriate adjustments under the review mechanism taking into account such situation.

24. The Administration advised that the actual monthly income of individual families with working members earning SMW varied due to various factors, such as working hours and working days per person, and therefore could not be generalized. Following the implementation of SMW, HA had refined the review mechanism by introducing the change in nominal wage index as the income factor to reflect changes in income. Since 2013-2014, the non-housing costs had been determined with reference to the latest Household Expenditure Survey results, and adjusted by the latest movement in the Consumer Price Index (A) (excluding housing costs), or the change in the nominal wage index, whichever was higher. HA considered that the existing review mechanism was appropriate.

*Rising number of public rental housing applications*

25. Members opined that more households might fall within the PRH eligibility net if their working members lost their jobs or their income declined under the prevailing economic situation. Members enquired about how the Administration/HA would deal with the problems resulting from the increasing number of PRH applicants.

26. The Administration advised that new PRH applications received by HA would be placed at the end of the queue, and hence would not affect the waiting time of those applicants who were already waiting for PRH allocation. To deal with the increase in the number of PRH applicants, the fundamental solution was to increase the supply of land and public housing. To alleviate the hardship faced by families awaiting PRH and other inadequately housed households in short term, the Administration had launched various measures to support the implementation of transitional housing projects.

Rent payment for public housing tenants

27. The Panel discussed on the Administration's proposal to pay one month's rent for lower income tenants living in the public rental units of HA and HS on 4 November 2019.

*Scope of the proposal*

28. Members questioned the current scope to pay one month's rent for part of the tenants of public rental units, i.e. tenants of HA, HS Group A estates and Elderly Persons' Flats of HS Group B estates paying normal rent, only. Some members opined that the proposal should be extended to other tenants of public rental units, including HA tenants who were required to pay additional rent, tenants of non-Elderly Persons' Flats of HS Group B estates, etc.

29. The Administration advised that when working out the helping measures to relieve people's burden including the proposed one, the Financial Secretary had considered various factors including external and local economic situation. As the measure was intended to ease the burden of lower income families, after taking into account the income and asset limits for tenants of public rental units of HA and HS estates, the Administration considered it appropriate to pay one month's rent for tenants of HA, tenants of HS Group A estates, and tenants of Elderly Persons' Flats of HS Group B estates paying normal rent only.

*Rent relief for tenants of carparks in public housing estates*

30. Members asked whether HA and HS would provide rent relief to their carpark tenants, including commercial vehicles' drivers, as they might be facing difficult economic circumstances. Members suggested a rent remission for six months to such tenants.

31. The Administration advised that HA had noted the measures announced by the Government on 22 October 2019 to assist the operators of fee-paying public carparks under the Lands Department ("LandsD"), the Government Property Agency ("GPA") and the Leisure and Cultural Services Department ("LCSD") by reducing the rental of such carparks by 50% for six months. HA was studying whether Government's measures would be applicable to its carparks, taking into account the difference in the mode of operation between HA's carparks and the public carparks under LandsD, GPA and LCSD.

32. The Panel passed a motion urging HA and HS to grant a 50% rent remission for six months to their carpark tenants.

Transitional housing

33. The Panel discussed the Administration's proposal on a non-recurrent commitment of \$5 billion for setting up a funding scheme<sup>1</sup> to support transitional housing projects by non-government organizations ("NGOs") ("proposed funding scheme") at the meeting on 4 November 2019. The Panel also followed up the progress of the work of THB's task force announced to be set up in June 2018 to facilitate the implementation of these projects ("the Task Force") at a meeting on 26 May 2020.

*Roles and capabilities of non-government organizations in transitional housing projects*

34. Members opined that as NGOs lacked the professional capability to carry out the works required to make fit the sites or premises for transitional housing, they might face difficulties in undertaking these projects. Members considered that the Administration should take up the construction of transitional housing whereas the daily operation of such housing might be undertaken by NGOs.

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<sup>1</sup> Funding for the scheme was approved by the Finance Committee on 6 March 2020.



35. The Administration advised that as a facilitator for the provision of transitional housing, the Administration had formulated measures to deal with obstacles that might affect such projects. In view that the required efforts and financial commitment in some transitional housing projects might go beyond NGOs' financial and technical capability, the Administration considered it appropriate to take a more proactive role in assisting these organizations, including the introduction of the proposed funding scheme. Under the scheme, NGOs might make use of the funding allocated to their approved transitional housing projects to engage consultants to carry out the works.

36. The Panel passed a motion urging the Administration to take into account the pressure brought about by the demands for infrastructure and community services in the existing community. In another motion, the Panel urged the Administration to reserve interim housing units in various districts for rehousing purpose.

*Participation of statutory organizations in providing transitional housing*

37. In view that HA, HS and the Urban Renewal Authority ("URA") had rich experience in housing construction, the Panel passed a motion urging the Administration to actively engage these statutory organizations in providing transitional housing.

38. The Administration advised that it would encourage multi-partite participation in transitional housing projects and would continue to consolidate the support of professionals from various disciplines for NGOs. If necessary, the Task Force would help NGOs to identify professional management services for their completed transitional housing projects. URA, HS, the Hong Kong Construction Association and other organizations would offer professional advice and project management support to community groups participating in transitional housing projects.

*Levels of rent of transitional housing*

39. Members opined that residents of transitional housing were mainly households waiting for PRH for a long time and they were unable to afford renting accommodations at market rent. To ensure that needy families could afford to rent transitional housing units, the Administration should cap the rent of such units. The Panel passed a motion urging the Administration to cap the rent of transitional housing by NGOs at a

certain percentage of the income ceiling of public housing households.

40. The Administration advised that while rent levels for individual transitional housing projects might vary depending on the capabilities and needs of the target groups, they were generally lower than the market rent level in the same district. For transitional housing projects operated by some community organizations (such as the Hong Kong Council of Social Service) targeting persons or families receiving the Comprehensive Social Security Assistance ("CSSA"), the rent level was determined based on the latest rent allowance under the CSSA Scheme adjusted by the Social Welfare Department. There were also some community organizations setting the rent at no more than 25% of the household income.

#### Study on tenancy control of subdivided units

41. The Administration announced its appointment of the Task Force for the Study on Tenancy Control of Subdivided Units ("the Study Task Force") on 16 April 2020. The Panel received an update on the latest progress of its work at the meeting on 1 June 2020.

42. Members expressed dissatisfaction that it would take the Study Task Force another 18 months to make recommendations on tenancy control as it had been well known in society that SDU households bear hefty rents and other unfavourable tenancy arrangements and there had been numerous discussions on whether tenancy control should be implemented. They were concerned about the absence of representatives of grassroots households of SDUs and concern groups on grassroots housing in the membership of the Study Task Force.

43. The Panel passed a total of four motions giving various suggestions on the membership and work of the Study Task Force that it should –

- (a) include representatives of the grassroots and social welfare organizations as its members;
- (b) consult SDU households to gather data comprehensively for formulating tenancy control measures;

- (c) focus on the feasible options for implementing tenancy control and ways to prevent overcharging of water and electricity tariffs by landlords; and
- (d) study taxation measures and other financial incentives to minimize possible reduction in housing supply and negative impacts of tenancy control.

44. The Administration reiterated the need for a study before making any decision to implement tenancy control of SDUs. In the current situation where housing supply was still tight, tenancy control of SDUs might have an adverse effect. The Administration further advised that the Study Task force aimed to report to the Government and advise on the situations of SDUs in Hong Kong, including whether tenancy control of SDUs and/or any other alternatives should be considered. To this end, the Study Task Force would appoint a consultant to study the social, economic and legal aspects of tenancy control. The Administration assured members that the Study Task Force would have direct communication with the tenants of SDUs through site visits to understand more about their difficulties, in addition to organizing public forums to collect views of the wider community on the issues.

#### Accelerating the sale of unsold Tenants Purchase Scheme flats

45. The Panel discussed the Administration's proposal to accelerate the sale of the around 1 200 rental flats recovered from the 39 TPS estates of HA annually at the meeting on 28 April 2020.

#### *Estate management problems*

46. Members opined that HA needed to tackle the problems in estate management and maintenance arising from mixed ownership in TPS estates. Target buyers would not have confidence in purchasing TPS unsold flats if these problems remained unresolved. Moreover, the funding of \$14,000 per domestic flat under the Maintenance Fund for TPS estates provided by HA many years ago was insufficient to meet the cost required for maintaining an estate. The Panel passed a motion requesting HA to consider providing additional repair works subsidies to TPS estates.

47. The Administration acknowledged that the concern about inadequacy of the funding for the Maintenance Fund was a subject that might warrant further discussions. The Administration stressed that as an owner of TPS flats, HA currently contributed the fund in accordance with its management shares held to share the repair and maintenance charges with other owners.

*Home ownership aspirations of public rental housing residents*

48. Members considered that many families in PRH did aspire to buy the flats in which they resided. The Administration/HA should learn a lesson from the implementation of TPS in earlier years and consider relaunching an enhanced TPS for public discussion. The Administration advised that extending TPS to PRH estates other than the 39 TPS estates would reduce the number of PRH units available for allocation in the short term, which would inevitably lengthen the waiting time for PRH. When there was more certainty on the overall public housing supply, the Administration would invite HA to look into the subject of re-launching TPS.

Starter Homes projects for Hong Kong residents

49. The Panel discussed the latest progress of the two Starter Homes ("SH") projects for Hong Kong residents at the meeting on 1 June 2020.

*Pricing mechanism*

50. Members raised queries about the bases for the different pricing of units at the first SH project in Ma Tau Wai Road ("MTWR") and the second one in Anderson Road with those in the former were sold at 62% of the assessed market value and those in the latter would be sold at 80%.

51. The Administration advised that conceptually in the housing ladder, SH was a rung positioned below private housing but above the Home Ownership Scheme ("HOS"). Units in the MTWR project were sold in June 2018 at 62% of the assessed market value because the prices of HOS flats for reference at that time had been determined and set at 52% of assessed market value (i.e. a discount rate of 38%, which was 10% less than the 48% discount for the 2018 HOS sale exercise). As it would take several years from June 2020 before the SH units of the Anderson Road project could be put up for sale and the prices of HOS flats to be sold at that time were yet to be known, the pricing of these SH

units was based on 10% less than the 30% discount which was a rate basically adopted for HOS flats and hence 80% of the assessed market value.

*Alienation restriction and other issues*

52. Regarding the re-sale restriction of SH, some members enquired about the "exit mechanism", if any, for SH owners during the first five years of purchase if the property prices dropped sharply and they were forced out of work due to economic downturn.

53. The Administration considered the above re-sale restriction appropriate as SH was a form of housing subsidized by public funds. However, it would review the re-sale restriction for SH in future. SH owners who encountered economic hardships or family changes could seek the Administration's special approval to sell their flats, but they would still have to pay a premium to the Government before they could do so in the open market.

54. Some members pointed out that the home owners of the MTWR project found themselves being charged an unexpectedly high management fee after intake of their flats, which members considered should have been made known to potential buyers of SH flats in advance.

Rent adjustment of rental estates and rent assistance measures of the Hong Kong Housing Society

55. The Panel discussed rent adjustment of rental estates and rent assistance measures of HS on 2 December 2019.

56. Members expressed concerns that the rapidly deteriorating economic environment in Hong Kong in the second half of 2019 might continue into 2020 with growing uncertainties and rising unemployment rate. They considered that the current application threshold of HS's Rent Assistance Scheme ("RAS") was too high and the application form of the scheme was too complicated. In view of the above, the Panel passed three motions urging HS to freeze the rent of all its rental units for 2020-2022; waive the rent of rental units for one month; review the rent adjustment mechanism and adjust rent in accordance with tenants' ability to afford; and streamline the vetting and approval procedures of RAS.

57. HS advised that the rent adjustment of its rental estates was mainly based on the operating costs. The rental income should be

sufficient to cover the recurrent management expenses, tenancy administration costs, Rates and Government Rents. Besides, it would also take into account other factors such as inflation rate, salary index, tenants' ability to afford, etc. HS undertook to consider the prevailing economic environment, residents' opinions as well as views expressed in the motions passed at the Panel when it reviewed the rent level for 2020-2022 in the near future.

58. Noting that the rent allowances received by households in HS's rental estates under the CSSA Scheme might not be sufficient to cover the full rents of some rental units, HS was currently enhancing RAS to consider relaxing the Scheme details to assist this category of CSSA recipients and would take Panel members' opinions into consideration.

#### Total Maintenance Scheme of the Hong Kong Housing Authority

59. The Administration briefed the Panel on the progress of HA's Total Maintenance Scheme ("TMS") at the meeting on 28 April 2020.

#### *Drainage system and vent pipes*

60. In view of the coronavirus disease-2019 pandemic, members considered that HA should proactively inspect the communal drainage pipes of all PRH units by phases and should address tenants' concerns about the current conditions of their drainage pipework or the hygienic risks arising from their alterations. Members were also concerned that air emissions from rooftop vent pipes in some estates would pose health risks to households living near the exits of the vent pipes.

61. The Administration advised that PRH tenants who were concerned about the conditions of their drainage pipework or the hygienic risks arising from their alterations might seek assistance from the estate management office for follow-up as appropriate. HA had completed the inspection of the vent pipes at roof levels of its PRH buildings and found them to be compliant with the relevant legislations and international standards. It would make reference to any new guidelines issued by relevant authorities and future recommendations of the inter-department expert group regarding drainage system/vent pipes, and carry out improvement works accordingly.

#### *Quality of contractors' work*

62. Some members raised questions about the effectiveness of HA's

monitoring of TMS contractors' works in deterring poor performance. The Administration advised that in general, a TMS contractor who had not completed a repair item satisfactorily was required to carry out rectification works at the contractor's own cost. If a contractor's unsatisfactory performance persisted, HA might issue warning letters to the contractor, hence affecting the contractor's performance scores and in turn their chance of winning maintenance contracts in future.

### Marking Scheme for Estate Management Enforcement in Public Housing Estates

63. At the meeting on 4 May 2020, the Panel received an update on the latest position of HA's implementation of the Marking Scheme for Estate Management Enforcement in Public Housing Estates ("the Marking Scheme").

#### *Throwing objects from height*

64. Members suggested that more Mobile Surveillance System sets and plainclothes enforcement personnel be deployed at black spots. The Administration took note of members' suggestions and advised that HA had substantially increased the number of fixed and portable surveillance systems in the estates over past years. When considering suggestions on deploying portable systems at black spots, it would take into account various factors, including the number and locations of black spots.

#### *Illegal gambling in public places*

65. Members expressed concerns that the Marking Scheme could not deal with residents engaging in illegal gambling in PRH estates other than the one in which they resided. The Administration advised that to curb the misdeed, HA had strengthened security patrols at estate black spots, installed more CCTV surveillance system at suitable locations and liaised closely with the Police and providing support in their law enforcement actions. As the Marking Scheme aimed to control tenants' misconduct in the PRH estates in which they resided, it might not be appropriate to extend it to cover misdeeds that tenants committed in other places.

### Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority

66. The Panel discussed the measures to facilitate the mobility needs of elderly residents by HA at the meeting on 28 April 2020.

67. Members enquired about PRH residents' reaction to the trial scheme whereby under-occupation households whose family members were all aged 70 or above were allowed to enjoy life-long full rent exemption upon transfer to suitably-sized units. Members considered that the scheme might meet the needs of elderly tenants and facilitate better utilization of PRH resources.

68. The Administration advised that it had received about 200 applications under the scheme since its launch in end-2019. The scheme would last for one year and HA had issued letters to invite eligible tenants to indicate in the attached reply form the PRH estates in the same District Council constituency that they wished to transfer to. Tenants might also approach their estate management offices for assistance in completing the reply form.

69. Besides, members made suggestions on various issues including residential care services for the elderly in public housing development projects, provision of barrier-free access facilities and fitness facilities/equipment for the elderly, support for charitable organizations to provide Mobile Chinese Medical Van services in PRH estates, etc. The Administration undertook to consider these suggestions.

#### Performance of the environmental targets and initiatives of the Hong Kong Housing Authority in 2019-20

70. The Panel discussed the performance of the environmental targets and initiatives of HA on 4 May 2020.

#### *Greening*

71. Members enquired about the measures to increase the green coverage in existing PRH estates. The Administration advised that HA had set a target for all new public housing developments to achieve at least 20% green coverage, and for sites exceeding two hectares to achieve at least 30% green coverage. As regards existing PRH estates, HA had been conducting Landscape Improvement Programme each year.

#### *Participation in environmental protection*

72. In view that the municipal solid waste ("MSW") charging would be levied across the territory subject to the enactment of the relevant legislative amendments, members enquired about the preparatory work



undertaken by the Administration/HA for the implementation of the charging scheme in PRH estates.

73. The Administration advised that through various publicity channels such as Estate Newsletters and Housing Channel, HA promoted tenants' awareness and proactive participation in waste separation at source, waste reduction and environmental management initiatives in all PRH estates. To enable more stakeholders in PRH estates to try out MSW charging in actual settings in advance and help PRH residents to get prepared for the implementation of MSW charging, the Administration would continue to commence trial projects in some PRH estates.

#### Other issues

74. The Panel has scheduled a meeting for 6 July 2020 to discuss the 2020 rent review of PRH and the use of non-domestic premises of HA. During the session, the Panel was consulted on the following Public Works Programme items –

- (a) site formation and infrastructure works for public housing developments at Pok Fu Lam South;
- (b) community hall, general outpatient clinic and maternal and child health centre at Ching Hong Road, Tsing Yi; and
- (c) water feature park and landscaped walk at Diamond Hill.

#### Meetings

75. From October 2019 to June 2020, the Panel held a total of 10 meetings.

## **Appendix I**

### **Legislative Council**

#### **Panel on Housing**

#### **Terms of Reference**

1. To monitor and examine Government policies and issues of public concern relating to private and public housing.
2. To provide a forum for the exchange and dissemination of views on the above policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in respect of the above policy areas prior to their formal introduction to the Council or Finance Committee.
4. To monitor and examine, to the extent it considers necessary, the above policy matters referred to it by a member of the Panel or by the House Committee.
5. To make reports to the Council or to the House Committee as required by the Rules of Procedure.

**Panel on Housing**

**Membership list for 2019-2020 session \***

<b>Chairman</b>	Hon Wilson OR Chong-shing, MH
<b>Deputy Chairman</b>	Hon Andrew WAN Siu-kin
<b>Members</b>	Hon James TO Kun-sun Hon LEUNG Yiu-chung Hon Abraham SHEK Lai-him, GBS, JP Prof Hon Joseph LEE Kok-long, SBS, JP Hon Starry LEE Wai-king, SBS, JP Hon CHAN Hak-kan, BBS, JP Hon Mrs Regina IP LAU Suk-ye, GBS, JP Hon Paul TSE Wai-chun, JP Hon Michael TIEN Puk-sun, BBS, JP Hon WU Chi-wai, MH Hon CHAN Chi-chuen Hon CHAN Han-pan, BBS, JP Hon LEUNG Che-cheung, SBS, MH, JP Hon Alice MAK Mei-kuen, BBS, JP Hon KWOK Wai-keung, JP Dr Hon Fernando CHEUNG Chiu-hung Ir Dr Hon LO Wai-kwok, SBS, MH, JP Hon CHU Hoi-dick Dr Hon Junius HO Kwan-yiu, JP Hon SHIU Ka-fai, JP Hon SHIU Ka-chun Hon YUNG Hoi-yan, JP Hon CHEUNG Kwok-kwan, JP Hon LAU Kwok-fan, MH Dr Hon CHENG Chung-tai Hon Jeremy TAM Man-ho Hon Vincent CHENG Wing-shun, MH, JP Hon Tony TSE Wai-chuen, BBS Hon CHAN Hoi-yan

(Total : 31 members)

**Clerk** Mr Derek LO

**Legal Adviser** Ms Vanessa CHENG

\* Changes in membership are shown in Annex.

## Annex to Appendix II

### Panel on Housing

#### Changes in membership

<b>Member</b>	<b>Relevant date</b>
Hon Jimmy NG Wing-ka, BBS, JP	Up to 17 October 2019
Hon Martin LIAO Cheung-kong, GBS, JP	Up to 24 October 2019
Hon POON Siu-ping, BBS, MH	Up to 25 October 2019
Hon Tommy CHEUNG Yu-yan, GBS, JP	Up to 27 October 2019
Hon WONG Kwok-kin, SBS, JP	Up to 28 October 2019
Hon CHAN Chun-ying, JP	Up to 28 October 2019
Hon YIU Si-wing, BBS	Up to 28 October 2019
Hon Christopher CHEUNG Wah-fung, SBS, JP	Up to 29 October 2019
Hon MA Fung-kwok, SBS, JP	Up to 29 October 2019
Hon CHAN Kin-por, GBS, JP	Up to 31 October 2019
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP	Up to 4 November 2019
Hon Gary FAN Kwok-wai	Up to 16 December 2019
Hon AU Nok-hin	Up to 16 December 2019
Hon HO Kai-ming	Up to 31 May 2020