

**立法會**  
**Legislative Council**

LC Paper No. CB(1)492/20-21  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Monday, 2 November 2020, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)  
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 CHAN Kin-por, GBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon WU Chi-wai, MH  
Hon Charles Peter MOK, JP  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon Alvin YEUNG

Hon Andrew WAN Siu-kin  
Dr Hon Junius HO Kwan-yiu, JP  
Hon LAM Cheuk-ting  
Hon SHIU Ka-fai, JP  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Hon YUNG Hoi-yan, JP  
Hon CHAN Chun-ying, JP  
Hon CHEUNG Kwok-kwan, JP  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS, JP

**Member attending** : Hon Holden CHOW Ho-ding

**Members absent** : Hon James TO Kun-sun  
Hon WONG Kwok-kin, SBS, JP  
Hon Dennis KWOK Wing-hang  
Dr Hon CHIANG Lai-wan, SBS, JP

[According to the announcement made by the Hong Kong Special Administrative Region Government on 11 November 2020 pursuant to the Decision of the Standing Committee of the National People's Congress on Issues Relating to the Qualification of the Members of the Legislative Council ("LegCo") of the Hong Kong Special Administrative Region, KWOK Ka-ki, Dennis KWOK Wing-hang and Alvin YEUNG were disqualified from being members of LegCo on 30 July 2020.]

**Public Officers attending** : Agenda Item VI

Ms Connie YEUNG, JP  
Deputy Director of Housing  
(Development & Construction)

Mr Michael HONG  
Chief Civil Engineer (Public Works Programme)  
Housing Department

Mr Max WONG  
Chief Architect/3  
Housing Department

Mr Dominic WONG  
Chief Architect/6  
Housing Department

Mrs Iris CHAN  
Chief Architect/7  
Housing Department

Mr Joseph LO  
Deputy Head of Civil Engineering Office (Housing)  
Civil Engineering and Development Department

Ms Joyce LAU  
Deputy Project Manager (West)  
Civil Engineering and Development Department

Mr George LAM  
Atg Chief Engineer/Housing Projects 2  
Civil Engineering and Development Department

Mr Desmond LAM  
Chief Engineer/West 1  
Civil Engineering and Development Department

Ms Karen LEUNG  
Chief Estate Surveyor (Acquisition Section)  
Lands Department

Agenda Item VII

Dr Raymond SO, BBS, JP  
Under Secretary for Transport and Housing

Mr Stephen WONG  
Project Director (2)  
Transport and Housing Bureau (Housing)

Ms Linda CHOY  
Chief Executive Officer (Transitional Housing)  
Transport and Housing Bureau (Housing)

**Clerk in attendance** : Mr Derek LO  
Chief Council Secretary (1)5

**Staff in attendance** : Mr Fred PANG  
Senior Council Secretary (1)5

Mr Joey LO  
Senior Council Secretary (1)8

Ms Christy YAU  
Legislative Assistant (1)8

Ms Haley CHEUNG  
Legislative Assistant (1)10

Ms Michelle NIEN  
Legislative Assistant (1)5

Ms Michelle LEE  
Clerical Assistant (1)5

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**I. Election of Deputy Chairman**

The Chairman invited nominations for the deputy chairmanship. He drew members' attention to the letters sent to the Secretariat by 25 members indicating that they would not accept nominations for deputy chairmanship of the Panel. Members had been informed via email of the letters on 15 October 2020.

2. Mr CHAN Chun-ying nominated Mr Wilson OR, and the nomination was seconded by Ir Dr LO Wai-kyok. Mr Wilson OR accepted the nomination. Ms Claudia MO nominated Mr Andrew WAN, and the nomination was seconded by Dr Helena WONG. Mr Andrew WAN accepted the nomination. There being no other nomination, the Chairman announced that the voting be conducted by secret ballot and instructed the staff to distribute a ballot paper to each of the members present.

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3. After members present had cast their votes, the Chairman invited Mr CHAN Chun-ying who had nominated Mr Wilson OR, and Ms Claudia MO who had nominated Mr Andrew WAN to oversee the counting of votes. Of the members present for voting, 17 voted for Mr Wilson OR and 12 members voted for Mr Andrew WAN. The Chairman declared that Mr Wilson OR was elected the Deputy Chairman of the Panel for the 2020-2021 legislative session.

**II. Confirmation of minutes**

(LC Paper No. CB(1)61/20-21 — Minutes of the meeting held on 16 October 2020)

4. The minutes of the meeting held on 16 October 2020 were confirmed.

**III. Information papers issued since the meeting on 6 July 2020**

5. Members noted that the following papers had been issued since the regular meeting on 6 July 2020 –

LC Paper Nos. CB(1)853/19-20(01), CB(1)912/19-20 (01), CB(1)957/19-20 (01) and CB(1)966/19-20(01) — Land Registry Statistics for June to September 2020 provided by the Administration (press release)

LC Paper No. CB(1)861/19-20(01) — Referral memorandum from the Public Complaints Office of the Legislative Council Secretariat on policy issues relating to providing support for families and children in poverty (Chinese version only) (Restricted to members)

LC Paper No. CB(1)913/19-20(01) — Information booklet on General Housing Policies

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- LC Paper No. CB(1)950/19-20(01) — Letter from Hon Andrew WAN Siu-kin requesting the Administration to provide response to Legislative Council questions about public housing (Chinese version only)
- LC Paper No. CB(1)968/19-20(01) — Administration's response to the letter from Hon Andrew WAN Siu-kin (LC Paper No. CB(1)950/19-20(01)) (Chinese version only) requesting the Administration to provide response to Legislative Council questions about public housing

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

- (LC Paper No. CB(1)54/20-21(01) — List of outstanding items for discussion)

6. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 7 December 2020, at 2:30 pm –

- (a) Public Housing Construction Programme 2020-21 to 2024-25; and
- (b) Cash Allowance Trial Scheme.

*(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)98/20-21 on 4 November 2020. As the COVID-19 outbreak in Hong Kong had been getting more severe, the Panel Chairman had directed that the meeting would be rescheduled to a later date. Members were informed accordingly vide LC Paper No. CB(1)302/20-21 on 3 December 2021.)*

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7. Mr Wilson OR referred to a joint letter dated 2 November 2020 from himself and Mr Vincent CHENG to the Chairman (LC Paper No. CB(1)104/20-21(01)). He suggested that the Panel discuss with the Administration at a meeting the study on tenancy control of subdivided units ("SDUs"), and invite the Task Force for the Study on Tenancy Control of Subdivided Units to listen to members' views on the subject. Ms Starry LEE supported Mr Wilson OR's suggestion and opined that the Administration and the task force should discuss tenancy control of SDUs with the Panel as early as possible. Dr Helena WONG suggested that the Administration should brief the Panel on the Hong Kong Housing Authority ("HA")'s implementation of its programme to inspect drainage pipes of its public rental housing. The Chairman advised that in line with the past practice, he and the Deputy Chairman would meet with the Secretary for Transport and Housing to discuss the work plan of the Panel for the 2020-2021 session. He would follow up the suggestions with the Administration at the work plan meeting.

**V. Proposal for setting up a subcommittee on issues relating to transitional housing and subdivided units**

(LC Paper No. CB(1)14/20-21(01) — Letter dated 9 October 2020 from Hon Vincent CHENG Wing-shun requesting the Panel to form a subcommittee on issues relating to transitional housing and subdivided units (Chinese version only))

8. The Chairman referred members to the letter dated 9 October 2020 from Mr Vincent CHENG (LC Paper No. CB(1)14/20-21(01)) proposing that the Panel form a subcommittee on issues relating to transitional housing and SDUs ("the proposed Subcommittee"). The Chairman said that the proposed terms of reference, work plan and time frame of the proposed Subcommittee had been set out in the letter. He enquired whether members supported the proposal.

9. Mr Vincent CHENG appealed to members to support the proposal. He said that the proposed Subcommittee would provide a platform for members to follow up with the Administration the progress of transitional housing projects and their operation and to discuss tenancy control of SDUs and housing difficulties faced by SDU households.

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10. Mrs Regina IP, Ms Starry LEE, Mr Wilson OR, Mr CHAN Han-pan and Dr Fernando CHEUNG supported the setting up of the proposed Subcommittee. Mr CHAN Han-pan said that the proposed Subcommittee should follow up with the Administration the concern regarding the slow progress in transitional housing development, issues of fire safety and high rent of SDUs. Ms Starry LEE said that setting up of the proposed Subcommittee would facilitate a more focused discussion on the housing issues faced by grassroots families in SDUs. She and Mrs Regina IP expressed concern on the slow progress of the Task Force for the Study on Tenancy Control of Subdivided Units in conducting its study on tenancy control of SDUs. Mrs Regina IP said that the proposed Subcommittee should follow up with the Administration on the timing for completing the study and putting forward its proposals to deal with SDU issues. The subcommittee should also discuss the progress of transitional housing, tenancy control and safety issues of SDUs. Dr Fernando CHEUNG said that the proposed Subcommittee should follow up with the Administration the timetables for implementing tenancy control of SDUs and other measures to address problems of SDUs. Mr Wilson OR said that the proposed Subcommittee should discuss with the Administration the policies, regulatory measures and safety issues of SDUs. Mr Andrew WAN and Dr Helena WONG considered it appropriate for the Panel to set up the proposed Subcommittee. Mr Andrew WAN said that the Transport and Housing Bureau ("THB") should brief the proposed Subcommittee on the Administration's concrete measures to deal with the housing difficulties, tenancy and safety issues faced by SDU households, etc. The Chairman said that members belonging to the Liberal Party supported the proposal.

11. Members agreed to Mr Vincent CHENG's proposal as set out in his letter (LC Paper No. CB(1)14/20-21(01)). The Chairman advised that the Subcommittee would be placed on the waiting list of subcommittees on policy issues in accordance with the established procedures.



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**VI. Head 711 project nos. B811CL and B776CL - Site formation and infrastructure works for public housing developments at Tuen Mun Central and Kam Tin South, Yuen Long**

(LC Paper No. CB(1)54/20-21(02) — Administration's paper on Public Works Programme Items No. B811CL and B776CL - Site formation and infrastructure works for public housing developments at Tuen Mun Central and Kam Tin South, Yuen Long)

12. With the aid of PowerPoint, Deputy Director of Housing (Development and Construction) ("DDH(D&C)") briefed members on the Administration's proposal in LC Paper No. CB(1)54/20-21(02) to upgrade part of B811CL, entitled "Site formation and infrastructure works for public housing developments at Tuen Mun Central -- Phase 1"; and part of B776CL, entitled "Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long -- Phase 1" to Category A to carry out works for providing formed land and infrastructures for the related public housing developments.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)102/20-21(01)) for the item were issued to members on 3 November 2020 in electronic form.)*

13. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. He further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

14. Mr Andrew WAN declared that he was a member of HA.

15. Mr LAU Kwok-fan declared that he was an adviser of China Road and Bridge (H.K.) Ltd.

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Project contracts

16. Mr Tony TSE said that he supported in principle the proposal which would provide 16 000 public housing units. In view of the adverse economic situation, he enquired whether instead of engaging a major contractor to deliver the proposed projects, the Administration would split the proposed projects into several contracts so that more small and medium contractors could participate in the tender exercises. He opined that it should be feasible to split the proposed works into multiple projects, given that the proposed projects involved multiple sites and their total capital cost was more than \$1,800 million.

17. In reply, Deputy Project Manager (West), Civil Engineering and Development Department ("DPM(W), CEDD") advised that the Administration planned to take forward the proposed works at Kam Tin South under one single contract in view of the interrelating works items and the tight timeframe of the project. Deputy Head of Civil Engineering Office (Housing), Civil Engineering and Development Department ("DH(CEO)(H)/CEDD") advised that the Administration planned to deliver the proposed works at Tuen Mun Central under one contract.

Compensation and rehousing arrangements

18. Mr Wilson OR enquired about the number of existing residents affected by the future land resumption for the proposed works, and whether they would be rehoused to dedicated rehousing estates. Mr LAU Kwok-fan asked about the compensation and rehousing arrangements to be provided for households affected by the proposed works and land clearances, and enquired whether Kam Tin South, given its total area, would be within Compensation Zone "A" instead of "B" under the Government's ex-gratia compensation system.

19. Chief Estate Surveyor (Acquisition Section), Lands Department replied that the Government had announced in May 2018 the unified and enhanced ex-gratia compensation and rehousing arrangements for the Government development projects. Taking into account that Kam Tin South was not within the New Town Development Areas and might be brought under urban development in future, the Government had designated Kam Tin South to be within the Compensation Zone "B" instead of "A". According to the relevant freezing survey conducted by the Administration in February 2019, about 390 persons would be affected by the land resumption/clearance for the proposed works at Kam Tin South. The Administration could provide units in the

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dedicated estates at Pak Wo Road, Fanling, Hung Shui Kiu and Kwu Tung North for rehousing the eligible households affected by the proposed works at Kam Tin South under the current assessment.

20. Mr Holden CHOW opined that the Administration had yet to fully address the affected residents' concerns over the compensation/rehousing arrangements. Ms Alice MAK expressed a similar concern. In response to Dr Fernando CHEUNG's enquiry about the impact of the proposed works on residents of Tseng Tau Sheung Tsuen, DDH(D&C) advised that Phase 1 works of B811CL in LC Paper No. CB(1)54/20-21(02) did not involve Tseng Tau Sheung Tsuen or any of its land clearance. As mentioned in the Paper, relevant government departments would continue to communicate with the local community regarding the concerns raised by Tseng Tau Sheung Tsuen's residents.

Proposed residential developments

21. In view of the building heights of the proposed public housing developments at Tuen Mun Central, Mr Holden CHOW expressed concern on the development density, and whether the developments would give rise to a "walled effect" on the nearby environment. DDH(D&C) replied that the Administration all along paid heed to the effect of its development projects on air ventilation and wind environment in the neighbourhood. Relevant government departments had carried out visual impact, air ventilation and environmental assessments for the proposed projects. The building blocks would be dispositioned to maintain compatible visual composition and desirable wind environment.

Provision of transport and supporting facilities

*Transport*

22. Taking into account the population intake for the proposed residential developments and the local community's concern on the presently inadequate capacities of the West Rail Line and relevant road network such as Kam Sheung Road, Mr Wilson OR, Mr Tony TSE and Mr Holden CHOW enquired about the Administration's plans/projects/measures to cater for the increase in local and external transport demand. Mr Andrew WAN, Mr KWONG Chun-yu and Dr Helena WONG raised a similar enquiry.

23. Dr CHENG Chung-tai expressed concern that problems of frequent traffic accidents and congestion on Tuen Mun Road had become more serious under the pandemic. He opined that residents in New Territories West,

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including Tuen Mun, had to take a long time to commute to the urban area for work because of the lack of employment opportunities in their district. He asked how the commissioning of Tuen Mun-Chek Lap Kok Link would help improve the congestion problem of the relevant road network and enquired about the relevant supporting figures/statistics. Mr Holden CHOW expressed concern on the impact of the commissioning of Tuen Mun-Chek Lap Kok Link on the traffic condition of Wong Chu Road, and enquired how the Administration would resolve the problem. He further enquired about the progress of Tuen Mun Western Bypass.

24. DDH(D&C) replied that according to the relevant traffic impact assessments, the road network in the area concerned would be able to cater for the traffic and transport demand brought about by the proposed developments upon completion of the proposed road/junction improvement works. DPM(W), CEDD advised that the Administration had been working out short, medium and long term measures to improve the external traffic and transport condition of Northwest New Territories, such as the Tuen Mun-Chek Lap Kok Link which would be commissioned soon and Route 11 which was under planning. In addition, MTR Corporation Limited ("MTRC") planned to enhance the signalling system of the West Rail Line and increase the train frequency in 2022. The Administration would also seek funding approval for commissioning studies to review the overall situation of the strategic roads and railways including those in the New Territories from 2031 and beyond. DH(CEO)(H)/CEDD advised that the Administration was aware of the traffic congestion problem of Tuen Mun Road. The proposed road/junction improvement measures set out in LC Paper No. CB(1)54/20-21(02) would help improve the local traffic conditions in Tuen Mun Central. To improve the external transport of Tuen Mun and Yuen Long, government departments had been conducting relevant studies. The Administration would report to LegCo the progress of Route 11 and Tuen Mun Western Bypass in due course.

25. Mr Holden CHOW said that he had reservations on the proposal. He enquired how the enhancement of the signalling system of the West Rail Line would increase the carrying capacity and the number of trips during peak hour. Ms Alice MAK opined that the Administration might not be able to obtain members' support to the proposal at the relevant meeting of the Public Works Subcommittee if it did not put in place effective measures to deal with the issues raised by members at the meeting. Dr CHENG Chung-tai said that he did not support the proposal. Dr Helena WONG said that representatives of the government departments responsible for transport planning should attend the relevant Public Works Subcommittee/Finance Committee meetings to respond to members' questions on the proposed works. DPM(W), CEDD

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replied that MTRC planned to enhance the signalling system of the West Rail Line and increase the train frequency to 24 train trips per hour per direction in 2022. The Administration would require MTRC to continue monitoring passenger traffic of the West Rail Line, and if needed, consider the feasibility of further increasing train frequency to enhance its services.

*Kam Sheung Road*

26. Mr CHAN Han-pan expressed concern on the lack of progress of the Administration in addressing the local community's request for widening Kam Sheung Road. Ms Alice MAK commented that the traffic problem of Kam Sheung Road had persisted for a long time and the Administration had yet to work out effective measures to resolve it. Mr LUK Chung-hung said that the Administration should make clear to the local community its plan to widen Kam Sheung Road.

27. DPM(W), CEDD replied that the Administration understood the local community's concerns regarding Kam Sheung Road. The Feasibility Study of Traffic Improvement Scheme ("the Study") for Kam Sheung Road commenced in 2017 had reviewed and confirmed that Kam Sheung Road would be adequate to cater for the housing developments at Kam Tin South. However, taking into account that Kam Sheung Road was a narrow rural road constructed in early years and the need to improve the road safety, the Administration would take forward the improvement of Kam Sheung Road to a standard width carriageway. In 2018, the Administration had commenced the advance works for initial housing developments at Kam Tin South, which included the provision of four bus laybys along Kam Sheung Road. The Highways Department would also provide five bus laybys along Kam Sheung Road outside the project boundary of the advance works. Of these nine laybys, the Administration had already completed three of them, and the remaining six laybys were estimated to be completed in 2020 and 2021. The short-term measures on bus laybys provision would significantly improve the traffic conditions of Kam Sheung Road. The Study had also proposed to provide an exclusive left turn lane at Pok Oi Interchange from westbound Castle Peak Road to southbound Yuen Long Highway to help improve the traffic condition, and had commissioned a study on upgrading of remaining sections of Kam Tin Road and Lam Kam Road.

*Northern Link*

28. Mr LUK Chung-hung and Mr LAU Kwok-fan asked about the progress of the Northern Link including its implementation timetable/situation, and when the Administration would make public announcement in this regard.

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Mr LUK enquired whether the construction timetable of the Northern Link would tie in with the population growth in the relevant areas of the New Territories. DPM(W), CEDD replied that the Administration would target the commissioning of the Northern Link (Kwu Tung Station) to tie in with the first population intake of the public housing development in Kwu Tung New Development Area which was anticipated at 2027. The Chairman requested the Administration to provide supplementary information to address members' enquiries regarding the Northern Link.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)276/20-21(01) on 25 November 2020.)*

*Car parking facilities*

29. Mr Wilson OR expressed concern on whether the Administration would provide adequate parking spaces to cater for the proposed developments. Mr CHAN Han-pan opined that there was a serious shortfall of park-and-ride parking spaces at the West Rail Kam Sheung Road Station, and enquired whether the Administration would provide park-and-ride parking spaces in the proposed developments to help cater for the demand for such facilities. DPM(W), CEDD replied that the Transport Department had reviewed the supply of park-and-ride facilities at the West Rail Kam Sheung Road Station. The number of park-and-ride parking spaces would increase from about 593 (existing) to more than 600.

30. Mr CHAN Han-pan opined that the supply of about 600 park-and-ride parking spaces was inadequate, taking into account the residential and other new developments in the area concerned in future. In view that the Administration was reviewing the standards for parking spaces specified in the Hong Kong Planning Standards and Guidelines ("HKPSG"), Mr CHAN Han-pan enquired whether the Administration would provide parking facilities in the proposed developments in accordance with the revised parking standards when available. DDH(D&C) replied that the Administration had made reference to the parking standards specified in the current HKPSG when formulating the proposal, and would provide more parking spaces under the proposed projects to meet the new standard as far as practicable. Relevant government departments would keep in view any revised planning standards promulgated by the Transport Department/ Planning Department in future and adjust the proposal accordingly as far as practicable. She further advised that the Administration would provide a new public car parking facilities in Kam Tin South. The Chairman remarked that the Administration should make clear on the number of parking spaces to be provided in the area concerned.

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31. Mr CHAN Han-pan asked whether the Administration would consider providing park-and-ride car parks near Tai Lam Tunnel to facilitate future residents of the proposed residential developments concerned and other members of the public to travel to other parts of the territory by bus. DPM(W), CEDD replied that the Administration would follow up with the Transport Department on the suggestion of providing park-and-ride parking spaces near Tai Lam Tunnel. Mr CHAN Han-pan requested the Administration to make available/provide details regarding his enquiry before or when discussing the proposed projects in the Public Works Subcommittee/Finance Committee.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)276/20-21(01) on 25 November 2020.)*

*Other supporting facilities*

32. Mr Wilson OR enquired how the Administration would address the local community's concern on the provision of community/welfare and medical facilities to cater for the existing demand and the population increase brought about by the proposed new developments. Mr Andrew WAN and Dr Helena WONG raised a similar enquiry. Dr WONG further enquired about the details of education facilities to be provided to cater for the demand of the new population, such as the number of kindergartens, number of school places offered by the kindergartens providing whole-day and half-day services, child care services, etc. DDH(D&C) replied that in planning the provision of supporting facilities for the proposed residential developments, the Administration would take into account the standards under the HKPSG and relevant government departments' requirements. For examples, community/welfare facilities would be provided at Wu Shan Road, Tin Hau Road, Hang Fu Street and Hin Fat Lane of Tuen Mun Central. In addition, the Administration would provide social welfare facilities within the HA's developments in Yuen Long South and at a nearby Government, Institution and Community site.

33. Mr Tony TSE referred to the infrastructure-led approach adopted by the Government, and opined that to put the approach into practice, the Administration should provide community, transport and other supporting facilities to tie in with the proposed public housing developments. He enquired about the timetables for providing such facilities. DH(CEO)(H)/CEDD replied that the Administration would target to complete the proposed infrastructure works in Tuen Mun Central about one year before the population intake of the proposed residential developments concerned.

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34. Dr Junius HO said that it was important to expedite the supply of public housing to help address the housing problems in Hong Kong and he supported the proposed projects. The Administration should, in light of members' concerns, make clear on how it would improve the road and transport networks concerned. Mr LUK Chung-hung said that the proposal would help increase the supply of public housing, and the Administration should provide adequate transport and other supporting facilities in a timely manner to cater for the population intake.

35. The Chairman said that members belonging to the Liberal Party did not object to the proposal which would help increase the supply of public housing. He opined that it was important for the Administration to implement the infrastructure-led approach effectively so that adequate transport and supporting facilities would be available upon the population intake of the proposed residential developments. He requested the Administration to provide supplementary information to address members' enquiries about the provision of transport, community/welfare, medical and education facilities.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)276/20-21(01) on 25 November 2020.)*

Views of the local community

36. Dr Fernando CHEUNG said that he did not support the proposal. He opined that the relevant committee of Yuen Long District Council had passed a motion opposing the proposed public housing developments at Kam Tin South, and Pat Heung Rural Committee had passed a motion requesting the Administration to address their concerns on various issues relating to community facilities, traffic and transportation impacts, etc. before the implementation of the proposed public housing developments at Kam Tin South. He enquired whether the Administration would work out a new proposal to address the local community's concerns and secure the support from the relevant District Council and Rural Committee to the new proposal before submitting it to the Panel for discussion. Mr Andrew WAN opined that to facilitate the implementation of the public housing projects concerned, the Administration needed to actively respond to the concerns of the local community on the proposed works including the opposing views.



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37. DDH(D&C) and DPM(W), CEDD replied that the Administration had provided a detailed written explanation on 24 June 2020 in response to the respective motions passed by the Yuen Long District Council – Housing, Town Planning and Development Committee and Pat Heung Rural Committee. The Administration so far had not received further enquiries from the two committees. DDH(D&C) appealed to members to support the proposal which involved the supply of about 16 000 public housing units within the period of ten years.

Concluding remarks

38. Concluding the discussion, the Chairman said that while some members had indicated support or stated opposition to the proposal, most members had reservations or concerns about the proposal. The Administration should consider carefully whether it would be appropriate to submit the proposal to the Public Works Subcommittee for consideration.

**VII. Proposed funding injections for enhancing the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations and proposed creation of a supernumerary Administrative Officer Staff Grade C post**

(LC Paper No. CB(1)54/20-21(03) — Paper provided by the Administration

LC Paper No. CB(1)54/20-21(04) — Paper on transitional housing prepared by the Legislative Council Secretariat (updated background brief)

39. Under Secretary for Transport and Housing ("USTH") briefed members on the Administration's two proposals in LC Paper No. CB(1)54/20-21(03) to inject an additional funding of \$3.3 billion to the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations ("the Funding Scheme"), and create a supernumerary Administrative Officer Staff Grade C ("AOSGC") (D2) post in the Housing Department to work under THB for about four years with immediate effect upon approval of LegCo up to 31 March 2025 ("the staffing proposal").

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40. The Chairman reminded members that in accordance with Rule 83A of RoP of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. He further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

41. Members noted a submission from Ta Kwu Ling District Rural Committee N.T. dated 2 November 2020 ("the submission") regarding the proposals, which was tabled at the meeting.

*(Post-meeting note: The submission was issued to members vide LC Paper No. CB(1)103/20-21(01) on 3 November 2020.)*

Use of funding under the Funding Scheme

42. Mr SHIU Ka-chun referred to the Administration's previous advice that non-government organizations ("NGOs") operating transitional housing might reimburse their expenses of employing manpower to provide support services for the residents from the receivable rental income. In view that the rent level of transitional housing was lower than the relevant market rent, and the rental income received by NGOs was limited, he enquired whether after the Finance Committee approved the proposed funding injections, the Funding Scheme would provide financial support for NGOs to provide such support services or set up social work teams to assist residents of transitional housing.

43. USTH replied that the Finance Committee had approved the funding allocation of \$5 billion in March 2020 to implement the Funding Scheme. As the Funding Scheme was to provide financial support for NGOs to carry out the works required to make fit the potential sites/premises for transitional housing projects on a one-off basis, its funding scope did not cover the application organizations' expenses in providing the services mentioned by Mr SHIU Ka-chun. Since the launch of the Funding Scheme in June 2020, the Task Force had received five applications with total funding amount of \$2,230.8 million providing 4 076 units, representing about \$0.547 million per unit on average. As such, the Administration estimated that additional funding was required to meet the three-year supply target of 15 000 units, and hence proposed to inject an additional funding of \$3.3 billion to the Funding Scheme. USTH cited a transitional housing project providing about 2 000 units as an example, and advised that the rental income received by an NGO operating such a project should be sufficient to meet service needs of the residents concerned.

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Applications for transitional housing projects

44. Mr CHAN Hak-kan expressed concern about the inadequate transparency of the sites/premises that had been identified by the Administration for providing transitional housing and the lack of transparency in the selection of NGOs for taking forward transitional housing projects. USTH replied that the Task Force had uploaded the details about the sites/premises suitable for implementing transitional housing projects onto the relevant website on a monthly basis so that interested NGOs might submit applications for such projects.

Views of local community on transitional housing projects

45. Mr CHAN Hak-kan expressed concern that the Administration/Task Force had not actively communicated with the local community regarding their views on transitional housing. He referred to the concerns raised by Ta Kwu Ling District Rural Committee N.T. in the submission regarding a transitional housing project in Ta Kwu Ling, and queried whether the Administration would not give consideration to the local community's suggestions regarding the scale and design of the project. Mr LAU Kwok-fan was concerned that in order to meet the three-year target of providing 15 000 transitional housing units, the Administration would tend to disregard the views of local community on transitional housing projects. He enquired how the Administration would follow up the opposing views raised by Ta Kwu Ling District Rural Committee N.T. as mentioned in the submission, and maintain liaison with relevant stakeholders.

46. USTH replied that after identifying a potential site or premises for transitional housing projects, the Administration would conduct technical assessments. Consultation work would be carried out only after the site/premises had proved to be technically feasible to provide transitional housing. The Administration had earlier on met with representatives of Ta Kwu Ling District Rural Committee N.T., and had made a reply to their written views on the transitional housing project concerned. The project proponent had accepted some of their suggestions and had adjusted the project proposal accordingly, such as reducing the scale of the project, changing the orientation of housing blocks, providing additional elderly facilities and providing more housing units suitable for elderly residents. USTH explained that as different stakeholders might have different views on a project, it might not be practicable for the project proponent to address every issue of concern raised by the local community. The Administration would continue to communicate with local stakeholders, including Ta Kwu Ling District Rural

Action

Committee N.T. As constructing transitional housing on the concerned land lot in Ta Kwu Ling required application for planning permission under the Town Planning Ordinance (Cap. 131) in future, the local community might also submit their views on the project to the Town Planning Board for consideration.

Justifications for the staffing proposal

47. Mr LAU Kwok-fan expressed reservation about the staffing proposal, and queried about the necessity for the Administration to create the new post given that many different parties including community organizations, professional institutions and developers, etc. had been participating in the development of transitional housing. Mr SHIU Ka-chun said that he objected to the staffing proposal. In view that transitional housing projects were community-led and the Government had not directly taken part in the construction of such housing, he queried about the need to create an AOSGC post to work under the Task Force and expressed concern on the annual salary cost involved.

48. USTH replied that since its establishment, the Task Force had actively provided co-ordinated support to facilitate the implementation of community-initiated transitional housing projects. In view that the Task Force was required to carry out a lot of coordination work to pull together efforts of various bureaux/departments in assisting NGOs concerned to take forward such projects and administer the Funding Scheme, the Administration considered it necessary to increase manpower in the Task Force and create the proposed AOSGC post to oversee and steer the operation of the Task Force.

49. In view of the considerable number of members who had indicated their intention to speak on item had not yet spoken by the scheduled ending time of the meeting, the Chairman directed that the Panel would continue the discussion on the item at the next meeting.

**VIII. Any other business**

50. There being no other business, the meeting ended at 4:30 pm.