

**立法會**  
**Legislative Council**

LC Paper No. CB(1)1454/20-21  
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by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Monday, 6 September 2021, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

- Members present** : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)  
Hon Wilson OR Chong-shing, MH (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, SBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBM, GBS, JP  
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  
Ir Dr Hon LO Wai-kwok, GBS, MH, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon SHIU Ka-fai, JP  
Hon YUNG Hoi-yan, JP  
Hon CHEUNG Kwok-kwan, JP  
Hon LAU Kwok-fan, MH, JP  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS, JP
- Members absent** : Hon WONG Kwok-kin, GBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP

**Public Officers  
attending**

: Agenda Item II

Mr Ricky YEUNG  
Deputy Director (Estate Management)  
Housing Department

Mr Ian LUK  
Assistant Director (Estate Management)<sup>3</sup>  
Housing Department

Mr Ricky LAM  
Chief Manager/Management (Project Management)  
Housing Department

Agenda Item III

Mr Ricky YEUNG  
Deputy Director (Estate Management)  
Housing Department

Mr Ian LUK  
Assistant Director (Estate Management)<sup>3</sup>  
Housing Department

Mr YIM Ka-ho  
Chief Manager/Management (Kowloon East)  
Housing Department

Ms LAI Suet-kwai  
Chief Manager/Management (Support Services)<sup>2</sup>  
Housing Department

Mr YIP Shing-lam  
Chief Architect/Development & Standards  
Housing Department

Ms FONG Mei-lan  
Chief Housing Manager/Applications  
Housing Department

Agenda Item IV

Mr Ricky YEUNG  
Deputy Director (Estate Management)  
Housing Department

Mrs TANG FUNG Shuk-yin  
Assistant Director (Estate Management)1  
Housing Department

Ms LAI Suet-kwai  
Chief Manager/Management (Support Services)2  
Housing Department

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

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

Ms Michelle NIEN  
Legislative Assistant (1)5

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

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

LC Paper No. CB(1)1102/20-21(01) — Land Registry  
Statistics for June  
2021 provided by the  
Administration (press  
release)

LC Paper No. CB(1)1178/20-21(01) — Land Registry  
Statistics for July  
2021 provided by the  
Administration (press  
release)

Action

LC Paper No. CB(1)1216/20-21(01) — Information booklet on General Housing Policies

**II. Progress of the Total Maintenance Scheme**

(LC Paper No. CB(1)1263/20-21(01) — Paper provided by the Administration

LC Paper No. CB(1)1263/20-21(02) — Paper prepared by the Legislative Council Secretariat (Updated background brief))

2. At the invitation of the Chairman, Deputy Director (Estate Management), Housing Department ("DD(EM), HD") briefed members on the latest progress of the Total Maintenance Scheme ("TMS") for public rental housing ("PRH") estates implemented by the Hong Kong Housing Authority ("HA"). With the aid of PowerPoint, Assistant Director (Estate Management)3, Housing Department ("AD(EM)3, HD") elaborated on the details.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)1298/20-21(01)) for the item were issued to members on 7 September 2021 in electronic form.)*

3. Mr Wilson OR declared that he was a member of HA.

4. Mr SHIU Ka-fai declared that he was a member of HA.

Implementation and cost effectiveness of the Total Maintenance Scheme

5. Mr Wilson OR and Mr LEUNG Che-cheung said that they supported TMS which helped PRH households resolve repair and maintenance issues in their flats. Mr OR opined that HA should continue to deliver the TMS services on time and effectively. In response to Mr OR's enquiry about the respective expenditures/cost for works completed in the buildings aged between 10 and 30 years and those aged over 30 years under the TMS's third five-year plan, AD(EM)3, HD advised that the average expenditure/cost per PRH unit for TMS works under the third five-year plan as at the end of June 2021 was about \$2,200, and the Administration would provide supplementary information to address Mr OR's question.

Action

(*Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1383/20-21(01) on 30 September 2021.*)

6. Mr KWOK Wai-keung opined that the building conditions of aged PRH estates had been deteriorating and expressed concern that HA would continue to allocate flats in such estates to PRH applicants instead of redeveloping them. He said that apart from the PRH buildings aged between 10 and 30 years and those aged over 30 years, HA should also maintain statistics on the TMS works carried out in the 22 aged PRH estates the redevelopment potential of which had been earlier on assessed by the Administration/HA. He asked about the respective number of works orders involved in the various TMS's five-year plans and the number of cases where HA had repeatedly issued works orders under TMS for the same PRH unit and type of works.

7. Mr Tony TSE said that it was appropriate for HA to carry out regular in-flat inspections and provide necessary repair and maintenance works for PRH units. He asked how HA determined the inspection priorities of PRH units under TMS. In view of the impact of the COVID-19 epidemic on the implementation of TMS, he enquired whether HA could complete TMS for the relevant PRH estates according to its five-year plan and the manpower involved.

8. AD(EM)3, HD replied that the Administration did not have information on hand regarding the situation of repeated works orders involving same PRH unit and works type. From the commencement of the TMS's third five-year plan in 2016 up to the end of June 2021, HA had completed TMS in 67 estates with around 255 000 PRH units involving about 109 000 works orders. As HA had suspended TMS since February 2020 in view of the COVID-19 epidemic situation and had resumed its full service from July 2021, the third five-year plan was expected to complete in August 2022 and would cover a total of 97 PRH estates. In the second five-year plan of TMS, HA had completed TMS in 120 PRH estates involving about 170 000 works orders. AD(EM)3, HD further advised that there were currently 105 staff engaged in TMS works, including In-flat Inspection Ambassadors and Building Services Ambassadors. HA also issued works orders to contractors to carry out TMS works and the number of workers employed by these contractors was about 100. HA might adjust the manpower deployment for implementing the next five-year plan of TMS taking into account the number of PRH units to be involved.

Action

9. Mr LEUNG Che-cheung enquired how HA handled the situation that certain PRH units could not be visited for inspection under TMS, including cases where the household concerned denied entry of TMS staff for carrying out the inspection or had not resided in the unit for a long time period. Mr Tony TSE asked how HA followed up PRH tenants' proactive requests for in-flat repair services.

10. DD(EM), HD replied that by conducting flat visits under its biennial inspection system, HA could obtain information about the occupancy position of a PRH unit which might enable HA to follow up on problematic cases, such as non-occupation. HA would also investigate complaints or reported cases on occupancy situation of a PRH unit. He and AD(EM)3, HD advised that apart from putting in place TMS, HA provided services under the Responsive In-flat Maintenance Services ("RIMS") to cater for requests for in-flat repair works from PRH residents, including households of those PRH units that could not be visited by TMS staff.

Works under the Total Maintenance Scheme

11. Mr SHIU Ka-fai enquired about the types of works orders involved under TMS and their respective proportions, and the difference between TMS and RIMS in respect of works types.

12. Chief Manager/Management (Project Management), Housing Department replied that different from RIMS which provided services in response to PRH tenants' proactive repair requests, TMS was a preventive maintenance service. When conducting inspections in PRH units, apart from communicating with the households on the maintenance and repair issues that they required HA's follow-up, TMS staff would also inspect various in-flat items including the flat's ceiling, walls and floor; water supply and drainage systems; windows, door and metal gate, etc. If defects were found, TMS staff would arrange appropriate repair works. As regards RIMS, after receiving a repair request from PRH tenants, HA would arrange an in-flat inspection within 24 hours. It normally took two days or less for the repair team to complete simple repair works, and 14 days or less for completing more complicated repair works or works requiring procurement of materials. In the cases where a repair item under TMS or RIMS had remained uncompleted for an unreasonable period of time or had not been completed satisfactorily, and the tenants concerned had lodged complaints with HA or its estate offices, HA staff would take appropriate follow-up actions immediately.

Action

13. Mr SHIU Ka-fai suggested that to facilitate members' consideration of whether HA achieved optimum use of public funds in implementing TMS, HA should maintain statistics on the works orders involved for each type of TMS works and the expenditure/cost involved.

14. Mr Tony TSE enquired whether to reduce the need for carrying out repair and maintenance for the estates constructed in future, HA would take into account the types of works that were often carried out under TMS and appropriately change the design and materials used in its public housing development projects. AD(EM)3, HD replied that the most common repair items under TMS were related to problems of concrete spalling and water seepage. According to HA's information, the number of water seepage cases in PRH units had been decreasing, and this was attributed to an increase in effectiveness of HA's work and efforts in preventing the problem.

Concrete spalling and water seepage problems

15. Mr Tony TSE enquired about the cause of water seepage and concrete spalling problems in PRH. AD(EM)3, HD advised that as the provision of waterproofing layers was not part of the construction standards for some older PRH buildings when they were built in earlier years, the problem of concrete spalling would often be found in a flat in such buildings when there was water seepage from the flat above. To deal with these problems, HA would carry out waterproofing works for the flats concerned where appropriate. As all HA's new public housing development projects included waterproofing works, there were very few cases of water seepage in new PRH estates. In response to Mr Wilson OR's enquiry on whether HA would study new approach to prevent the problems of concrete spalling and water seepage which were often found during TMS inspections, AD(EM)3, HD advised that as the problem of concrete spalling was closely related to water seepage, HA would continue to explore the use of new technology to help identify the source of water seepage in PRH.

16. Ir Dr LO Wai-kwok said that he supported TMS. He referred to an incident of spalled concrete falling from the ceiling in a flat in Shek Kip Mei Estate in July 2021 and asked how HA would conduct assessments on the potential safety hazards in such aged PRH estates, including those posed by ceiling concrete spalling, so that a holistic approach would be adopted to deal with the problems and prevent accidents from happening. He reiterated that HA should redevelop aged PRH estates such as Shek Kip Mei Estate, and expressed concern that carrying out small-scale repair and maintenance works might not effectively address the potential safety hazards in such PRH buildings.

Action

17. DD(EM), HD replied that for estates aged over 30 years, HA carried out in-flat inspections for PRH flats under TMS every five years. Before the incident of falling concrete in the PRH unit mentioned by Ir Dr LO, HA staff had inspected the unit in mid-June 2021 and had requested the PRH household to remove the wooden board which covered the flat ceiling so that a further inspection could be conducted to check the conditions of the concrete ceiling. As regards redevelopment of PRH estates, the Administration had advised its position on the subject matter in its reply to a Council question raised at the meeting of 25 August 2021. Ir Dr LO Wai-kwok said that conducting TMS inspections every five years for a PRH unit might not help address the immediate danger of ceiling concrete spalling faced by PRH households. Using wooden board to cover the flat ceiling was one of the ways adopted by PRH households when they believed that the ceiling concrete spalling might pose safety hazards to them. If risks posed by ceiling concrete spalling were identified in an in-flat inspection, the inspection staff should consider making immediate arrangement to mitigate the risks instead of deferring the handling of the matter.

Inspection and maintenance of drainage pipes

18. Mr Wilson OR enquired about the latest implementation situation of the 18-month Drainage Inspection Programme for PRH that had been launched by HA. In view that the scope of TMS covered drainage system, he enquired whether HA would include the drainage inspection work as part of TMS in future. DD(EM), HD replied that under the Drainage Inspection Programme, HA had inspected the external drainage pipes in all PRH blocks and they were in good conditions. As regards drainage pipes inside flats, HA had inspected about 400 000 PRH units and targeted to complete the inspection programme in the first quarter of 2022.

19. Mr LEUNG Che-cheung said that bursting of drainage pipes occurred frequently in Tin Shui Wai's PRH buildings over the past 10 years or so, rendering the households concerned unable to use the toilet during repair. He enquired whether HA would deal with the problem under TMS which might be attributed to the pipe materials used, and whether HA would replace the drainage pipes in such PRH buildings in one go. DD(EM), HD replied that HA would follow up on the cases if Mr LEUNG could provide details of the estates involved. He explained that TMS staff would handle drainage defects in PRH found when conducting in-flat inspections. Under its Estate Improvement Programme, HA would take into account the repair and maintenance works that had been undertaken in PRH buildings and consider whether it was necessary to carry out larger scale works projects to address those frequent maintenance and repair problems in individual estates.



Action

**III. Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority**

(LC Paper No. CB(1)1263/20-21(03) — Paper provided by the Administration

LC Paper No. CB(1)1263/20-21(04) — Paper prepared by the Legislative Council Secretariat (Updated background brief))

20. At the invitation of the Chairman, DD(EM), HD briefed members on the HA's measures in assisting elderly residents in PRH. With the aid of PowerPoint, AD(EM)3, HD gave a PowerPoint presentation on the subject.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)1298/20-21(02)) for the item were issued to members on 7 September 2021 in electronic form.)*

Measures to assist elderly residents

21. In view of the increase in the number of households with elderly members in HA's estates, Mr Wilson OR opined that HA should study more measures to support ageing in place for its elderly tenants. He suggested that HA should consider re-launching the Estate Social Services for the Elderly Scheme (commonly referred to as the Estate Liaison Officer ("ELO") Scheme) which had been implemented to provide care and assistance to its elderly tenants, such as those living alone, and refer cases to relevant government departments as appropriate.

22. DD(EM), HD replied that HA launched the ELO Scheme in 1990s in over 20 PRH estates. As the Social Welfare Department ("SWD") had subsequently put in place the Support Teams for the Elderly, HA had phased out the ELO Scheme to avoid the duplication of work. Under the current practice, the Housing Department ("HD") would refer elderly tenants in need of assistance to SWD or relevant non-government organizations where appropriate. Mr OR remained of the view that HA should actively consider his suggestion. He opined that the ELO Scheme had been implemented successfully to support elderly persons, and HD staff were willing to put in efforts to identify elderly residents in need of assistance, including those hidden elderly persons.

Action

23. Mr SHIU Ka-fai expressed thanks to the efforts of HA staff in putting in place a set of measures, including upgrading of aged lifts, provision of elderly fitness facilities and visual fire alarm system, etc. to assist elderly residents. He opined that to help meet the challenges of population ageing in Hong Kong, HA should continue implementing effective and timely measures to facilitate the mobility needs of elderly residents.

24. Dr Junius HO expressed recognition of the measures introduced by HA in facilitating the mobility needs of elderly residents. He opined that PRH residents aged between 60 and 75 were mostly energetic, and HA should consider liaising with relevant government departments, such as SWD, to support them to make use of their spare time in assisting needy elderly residents in their estates, such as through participating in some in-flat maintenance services provided by voluntary organizations. DD(EM), HD replied that HA would consider Dr HO's view.

Lift Modernisation Programme

25. Noting that HA had finished replacing only 12 aged lifts under the Lift Modernisation Programme ("LMP") in the first quarter of the fiscal year 2021/2022, Mr Wilson OR expressed concern on whether HA would be able to meet its target of upgrading about 470 lifts in 26 PRH estates in the next five years under LMP. AD(EM)3, HD replied that HA had commenced lift modernization works in various PRH estates taking into account the number of lifts planned to be upgraded in the coming five years, and was confident that about 90 aged lifts would be upgraded in 2021/2022.

26. Ir Dr LO Wai-kwok expressed support for the implementation of LMP. He said that tenants in aged PRH estates might be living in units on floors which were not provided with lifts and some of them were elderly persons. He enquired about the number of lifts that needed to be upgraded in order to resolve this problem. AD(EM)3, HD replied that in 2016/2017, HA had completed the works to add lift openings in all PRH buildings for floors without one except the top floors. It was not practicable for HA to add lift openings for the top floor of a PRH building because the operation of all lifts in the building had to be suspended for a long period of time in order to raise the height of lift machine rooms. Elderly tenants or tenants with impaired mobility who were living on floors without lift services might apply for transfer to other units in the same estates or other estates and HA would make appropriate arrangements as far as practicable.

Action

Adaptation/home modification works

27. In view that HA would undertake appropriate conversion work in PRH units upon the request of elderly tenants living alone, taking into account the advice from physiotherapists or medical officers, Mr Wilson OR enquired about the HA's assistance provided to two-member PRH households with all elderly members who raised such request. DD(EM), HD replied that HA carried out necessary adaptation/home modification works for sitting/prospective elderly tenants and families with elderly person as far as practicable, and bore the relevant cost in full.

Gambling

28. Mr SHIU Ka-fai enquired about HA's handling of complaints pertaining to gathering of elderly persons in PRH estates for gambling, and the number of cases where the suspected offenders had been arrested by the Police. The Chairman asked whether there were cases where an elderly tenant taking part in illegal gambling in public places was required to surrender the PRH unit.

29. DD(EM), HD replied that illegal gambling in public places was an unlawful act, and HA all along liaised with the Police to combat the problem found in PRH estates. HA had included the misdeed of illegal gambling in public places in the Marking Scheme for Estate Management Enforcement in Public Housing Estates, and the number of cases of illegal gambling in public places with penalty points allotted under the scheme was 134 in 2020 and 72 in the first six months of 2021. DD(EM), HD further advised that as residents, including elderly persons, might gather together for playing chess or cards in gardens or other common areas in PRH estates, HA's estate staff would remind residents in such group gatherings the need of complying with the relevant requirements under the Prevention and Control of Disease (Prohibition on Group Gathering) Regulation (Cap. 559G), such as no group gatherings of more than four persons at a public place.

30. In response to Mr SHIU Ka-fai's enquiry about how HA would assist tenants committing the misdeed of illegal gambling in public places to change the behaviour so that HA would not need to allot penalty points to them again, DD(EM), HD advised that HA would remind such tenants not to gamble in public places.

Action

**IV. Marking Scheme for Estate Management Enforcement in Public Housing Estates of the Hong Kong Housing Authority**

(LC Paper No. CB(1)1263/20-21(05) — Paper provided by the Administration

LC Paper No. CB(1)1263/20-21(06) — Paper prepared by the Legislative Council Secretariat (Updated background brief)

31. At the invitation of the Chairman, DD(EM), HD briefed members on the latest progress in implementing the Marking Scheme for Estate Management Enforcement in Public Housing Estates ("the Marking Scheme") by HA and the result of the trial scheme for allowing PRH households to keep guide dog puppies as foster families. Assistant Director (Estate Management)1, Housing Department ("AD(EM)1, HD") elaborated on the details.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)1298/20-21(03)) for the item were issued to members on 7 September 2021 in electronic form.)*

Cost effectiveness of the Marking Scheme

32. Mr Tony TSE asked about the effectiveness and value-for-money assessment of the Marking Scheme, and whether there had been change to the manpower deployment for implementing the scheme since its introduction. DD(EM), HD replied that according to the latest Public Housing Recurrent Survey, more than 90% of PRH tenants were aware of the Marking Scheme. The level of satisfaction of the overall cleanliness and hygienic condition of estate common areas was about 70%. HA considered it appropriate to continue the implementation of the scheme. Apart from deploying its estate management staff to implement the scheme, HA had also set up the Special Operation Teams to help enforce the scheme and the teams currently comprised about 70 members.

Issuance of Notice-to-quit

33. Mr Tony TSE enquired on the time allowed for tenants to vacate the PRH unit after they had accumulated 16 valid penalty points under the Marking Scheme and received a Notice-to-quit ("NTQ") from HA, and how HA would handle cases where such tenants or their family members raised difficulties in meeting the requirement for surrendering the unit. DD(EM), HD replied that

## Action

tenants receiving NTQs were required to vacate their PRH units within one month. They might lodge an appeal to the Appeal Panel (Housing) in writing within 15 days from the date of issue of the notice, and the Appeal Panel (Housing) would arrange an appeal hearing about six months after receiving an appeal. The Appeal Panel (Housing) would consider a basket of factors such as the mental conditions of the household members, their age, whether offenders showed any remorse, etc., and decide whether the NTQ should be confirmed, amended or cancelled. The Appeal Panel (Housing)'s decision made on the appeal would be final.

34. Mr Tony TSE enquired about the proportion of tenants who were served with NTQs by HA had vacated their PRH units, and the proportion of tenants who had received NTQs were allowed to continue living in their PRH units after appeals. AD(EM)1, HD replied that there were 113 households which had accrued 16 or more points since the introduction of the Marking Scheme in 2003. Among them, 55 had their flats recovered while one was awaiting arrangement of flat recovery, 33 had their NTQs cancelled by the Appeal Panel (Housing) and the remaining 24 had been handled by HD with discretion on compassionate or other special grounds.

35. In response to the Chairman's enquiry on whether HA would accept PRH applications from the tenants whose tenancies had been terminated by HA upon accumulation of 16 penalty points under the Marking Scheme, DD(EM), HD and AD(EM)1, HD advised that these tenants might apply for PRH after the lapse of two years from the day after the expiry date of the NTQ concerned, and HA would not offer to them a PRH unit of better quality in respect of the geographical locality, floor level, etc.

## Causing noise nuisance

36. Mr Wilson OR enquired about the difficulties encountered by HA's estate staff in identifying source of noise nuisance in PRH buildings and HA's adoption of new technology to help tackle noise nuisance. DD(EM), HD replied that HA would make reference to the set of guidelines on reducing noise in domestic premises prepared by the Environmental Protection Department ("EPD") for the use of property management companies for dealing with noise in domestic premises. Under the existing practice, HA's enforcement efforts focused on noise nuisance occurred between 11 pm to 7 am. Upon receiving noise nuisance complaints, HA's estate staff would visit the alleged PRH unit to ascertain that it was the source of noise nuisance. HA also offered suggestions to PRH residents on how to avoid causing noise nuisance to neighbours, such as use of floor mats to eliminate noises generated by children throwing their toys onto the floor of their flats.

Action

Use of surveillance systems for detecting misdeeds

37. Mr Tony TSE enquired whether apart from its existing surveillance camera systems, HA would adopt more innovative technologies to further enhance the effectiveness in detecting throwing objects from height and other relevant Marking Scheme's misdeeds. DD(EM), HD replied that HA all along kept abreast of the development of new technology that might help improve the effectiveness in detecting misdeeds such as illegal dumping of waste, and made reference to the surveillance systems adopted by relevant government departments such as EPD and the Food and Environmental Hygiene Department. For example, HA was studying the use of mobile surveillance system with artificial intelligence functions to facilitate enforcement of the Marking Scheme.

Using leased premises for illegal purpose

38. The Chairman said that he was previously a member of HA and had expressed support to the Marking Scheme. He asked how HA would handle cases where tenants, their family members or other persons had been convicted for making bombs in PRH units. DD(EM), HD replied that the misdeed of "Using leased premises for illegal purpose" under the Marking Scheme might cover the situation mentioned by the Chairman. There was a case where a PRH tenant whose flat had been used for storage of firearms had been allotted penalty points. The Chairman said that to help protect public safety, HA should make PRH residents aware of the consequences of committing such misdeed and provide information to educate residents on what to do if they noticed such misdeed in PRH estates. DD(EM), HD replied that the Chairman's view was noted.

Littering

39. Mr Wilson OR enquired whether to tie in with the passage of the Waste Disposal (Charging for Municipal Solid Waste) (Amendment) Bill 2018, HA would revise the Marking Scheme to the effect that the misdeed of littering under the scheme would cover illegal disposal of municipal solid waste ("MSW").

40. DD(EM), HD replied that the existing approach that might be taken by HA to tackle the misdeed of littering or illegal disposal of MSW included issuing Fixed Penalty Notice pursuant to the Fixed Penalty (Public Cleanliness and Obstruction) Ordinance (Cap. 570); allotting penalty points to tenants under the Marking Scheme; stepping up supervision and monitoring, etc. As

Action

the Waste Disposal (Charging for Municipal Solid Waste) (Amendment) Ordinance 2021 had not yet come into operation, it was premature at this stage for HA to assess how PRH residents would handle their household waste after the commencement of the charging for MSW. To help PRH households get prepared for the implementation of MSW charging, EPD and HD had jointly conducted trial in some PRH estates in end 2018 for a period of about six months. Phase 2 of the trial which involved the participation of 50 PRH blocks in nine estates had commenced in May 2021. Under such trial projects, EPD would provide free dummy designated garbage bags to PRH tenants for on-site trial. The trial projects would also enable cleansing workers in the estates to practice waste collection in a trial environment. Between these two phases of trial projects, EPD had carried out publicity activities in 40 PRH estates to promote "Use Less, Waste Less" lifestyle. After the new legislation had come into operation, HA and EPD would conduct trial projects in 150 more PRH blocks.

41. The Chairman said that the Panel had discussed matters related to MSW charging at its previous meetings and members had expressed views on the need for HA to make clear the arrangements to be put in place in PRH estates having regard to the requirements under the new legislation. The question of whether the Marking Scheme should be revised to take into account such arrangements might need further discussions.

Way forward for the Marking Scheme

42. Mr Wilson OR opined that the Marking Scheme had a positive impact on promoting the responsibility of PRH residents, and it was appropriate for HA to review the scheme from time to time. He referred to the Administration's advice that HA would step up publicity of the scheme through different channels, and opined that HA should formulate more concrete publicity plans in this regard.

43. Mr Tony TSE enquired whether HA would consider adjustments to the levels of penalty for hygiene-related misdeeds under the Marking Scheme, such as spitting in public areas, having regard to public concern on environmental hygiene amid the COVID-19 epidemic. DD(EM), HD replied that HA would review on a continuous basis the penalty levels in respect of the misdeeds under the Marking Scheme.

Action

**V. Any other business**

44. The Chairman reminded members of the meeting scheduled for 20 October 2021 at 9:00 am to receive a briefing by the Secretary for Transport and Housing on the relevant initiatives in the Chief Executive's 2021 Policy Address.

*(Post-meeting note: The notice of policy briefing and agenda were issued to members vide LC Paper No. CB(1)1314/20-21 on 10 September 2021.)*

45. There being no other business, the meeting ended at 4:11 pm.

Council Business Division 1  
Legislative Council Secretariat  
28 October 2021