

立法會
Legislative Council

LC Paper No. CB(1) 977/99-00
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

LegCo Panel on Housing

Minutes of meeting
held on Monday, 6 December 1999, at 6:00 pm
in Conference Room A of the Legislative Council Building

Members present : Hon LEE Wing-tat (Chairman)
Hon Gary CHENG Kai-nam, JP (Deputy Chairman)
Hon Edward HO Sing-tin, SBS, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam
Hon LEUNG Yiu-chung
Dr Hon YEUNG Sum

Members attending : Hon Cyd HO Sau-lan
Hon LAW Chi-kwong, JP
Hon TAM Yiu-chung, GBS, JP

Members absent : Hon David CHU Yu-lin
Hon HO Sai-chu, SBS, JP
Hon Albert HO Chun-yan
Hon LEE Cheuk-yan
Hon Fred LI Wah-ming, JP
Hon NG Leung-sing
Hon Mrs Selina CHOW LIANG Shuk-ye, JP
Hon Ronald ARCULLI, JP
Hon CHAN Yuen-han
Hon Andrew WONG Wang-fat, JP
Hon SZETO Wah

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Public officers attending

: Housing Bureau

Miss Sandy CHAN
Principal Assistant Secretary (2)

Housing Department

Mr FUNG Ho-tong
Assistant Director/Management (3)

Mr CHENG Yau-tim
Chief Manager/Management (Support Services 2)

Mr CHAN Ying-fai
Senior Housing Manager/Applications

Attendance by invitation

: Elderly Power

Mr TAM Kwok-kiu
Spokesman

Ms GAN Yin-wan
Member

Mr LEE Ming-kee
Member

Clerk in attendance : Mrs Mary TANG
Chief Assistant Secretary (1)6

Staff in attendance : Miss Becky YU
Senior Assistant Secretary (1)3

In view of time constraints, agenda items on confirmation of minutes, information paper issued since last meeting and date of next meeting and items for discussion were dealt with at the special meeting on 7 December 1999.

Action

I Problems arising from shared non-self-contained accommodation in public housing estates

Meeting with the Elderly Power

(LC Paper No. CB(1) 520/99-00(01))

2. Ms GAN Yin-wan remarked that the need to share common facilities such as toilet by tenants living in converted one-person (C1P) flats had, in many cases, led to harmful confrontation. The situation would be further aggravated if one of the tenants had family members coming from the Mainland for reunion. To this end, Mr LEE Ming-kee urged the Housing Authority (HA) to draw up a definite time-table within which all C1P flats would be abolished and to make available additional resources to increase the production of one-person flats with self-contained facilities for allocation to elderly C1P tenants.

Meeting with the Administration

(LC Paper No. CB(1) 520/99-00(03))

3. Before commencing discussion, the Assistant Director/Management (3) (AD/M(3)) took the opportunity to respond to the points raised by the Elderly Power. He said that while every effort would be made to speed up the provision of one-person flats, it would not be possible to abolish C1P flats in the short term given the limited supply of one-person flats. He cautioned that as the abolition of C1P flats would involve the immediate re-housing of the tenants concerned, it would inevitably affect the Administration's pledge for reducing the average waiting time for single applicants on the Waiting List (WL).

4. On the present position of C1P flats, AD/M(3) advised that there were about 4,500 singleton tenants, including 3,000 elderly persons, residing in C1P flats. Most of the elderly in C1P flats lived together in harmony. The number of requests approved for transfer on the ground of disputes in 1997, 1998 and 1999 (up to 31 August 1999) were 12, 16 and 11 respectively. The Social Welfare Department would recommend cases for transfer to the Housing Authority (HA) if the social workers considered that continual sharing of common facilities by the tenants would likely lead to harmful confrontation. HA would consider these cases on individual merits. Dr YEUNG Sum however pointed out that the figures referred to might not be able to reflect the extent of the problem as some elderly tenants were unwilling to seek assistance from social workers. He asked if the Administration would agree in principle to abolish C1P flats in the long term to avoid recurrence of disputes over shared common facilities. AD/M(3) advised that the project of converting vacant flats in older estates into C1P flats had been suspended in recent years. Accordingly, the re-housing criteria for singletons aged 60 or below had been relaxed so that they could be re-housed to one-person flats direct upon redevelopment or clearance operations. He assured members that the Administration would review the housing policy from time to time to tackle any problems that might arise. Nevertheless, the abolition of C1P flats would hinge on the availability of re-housing resources.

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5. The Chairman opined that the question of resources could be resolved if re-housing of C1P tenants could be included as one of the committed categories of HA. This would ensure that a certain number of reception flats would be allocated each year to meet the demand of C1P tenants. AD/M(3) advised that as HA would set aside a number of flats in new estates for application by tenants of older estates, consideration would be given to use some of these flats to re-house C1P tenants, subject to the availability of suitable flats. Ms Cyd HO asked how long it would take for HA to process a request for transfer by C1P tenants. AD/M(3) advised that the time would vary according to individual circumstances. He added that apart from public rental housing flats, elderly C1P tenants could choose to live in Housing for Senior Citizen units.

6. Mr CHENG Kai-nam expressed concern about the allegation that some staff of the Housing Department (HD) had actually encouraged C1P tenants to arouse conflict and create disharmony in order to be eligible for transfer. To tackle the problem, Mr CHAN Kam-lam considered that HD should prioritize the re-housing eligibility of the 4,500 C1P tenants. Those with family members coming from the Mainland for reunion and those who had applied for transfer on ground of disputes should be accorded priority over other singleton WL applicants. Consideration should be given to transfer these tenants to interim housing or vacancies in older estates so that they could be re-housed to public housing units upon redevelopment of the estates. To expedite the re-housing process, Mr TAM Yiu-chung opined that assistance from private developers should be sought to construct one-person flats for C1P tenants. The Chairman added that disputes arising from shared common facilities could be resolved by installing additional facilities such as toilet in the C1P flats. In reply, AD/M(3) clarified that HD staff did not encourage C1P tenants to fight with each other but on the contrary helped to mediate any disputes that came to their attention. He added that there was technical difficulty in the installation of an additional toilet in C1P flats.

Admin

7. Before concluding, the Chairman requested and the Administration undertook to relay members' views expressed at the current meeting to the Rental Housing Committee of HA for consideration.

II Any other business

8. There being no other business, the meeting ended at 6:40 pm.

Legislative Council Secretariat

15 February 2000