

立法會
Legislative Council

LC Paper No. CB(1) 1415/98-99
(These minutes have been seen
by the Administration)

Ref: CB1/PL/HG/1

Panel on Housing

**Minutes of meeting
held on Monday, 1 March 1999, at 4:30 pm
in the Chamber of the Legislative Council Building**

Members present : Hon LEE Wing-tat (Chairman)
Hon Gary CHENG Kai-nam (Deputy Chairman)
Hon HO Sai-chu, JP
Hon Edward HO Sing-tin, JP
Hon LEE Cheuk-yan
Hon Fred LI Wah-ming
Hon NG Leung-sing
Hon Ronald ARCULLI, JP
Hon CHAN Yuen-han
Hon CHAN Kam-lam
Hon LEUNG Yiu-chung
Dr Hon YEUNG Sum
Hon LAU Kong-wah
Hon Andrew CHENG Kar-foo
Hon SZETO Wah
Hon TAM Yiu-chung, JP

Members absent : Hon David CHU Yu-lin
Hon Albert HO Chun-yan
Hon Mrs Selina CHOW LIANG Shuk-yee, JP
Hon James TO Kun-sun
Hon Christine LOH
Hon Andrew WONG Wang-fat, JP
Hon Timothy FOK Tsun-ting, JP

Public officers attending : For item IV

Housing Bureau

Miss Ophelia TSANG, Principal Assistant Secretary (2)
(Acting)

Housing Department

Mr K H LAU, Business Director/Allocation and Marketing

Mr Y K CHENG, Assistant Director/Applications & Home
Ownership

For Item V

Housing Bureau

Miss Ophelia TSANG, Principal Assistant Secretary (2)
(Acting)

Mr Peter K K MAK, Assistant Secretary (Special Duties)2

Housing Department

Mr Joseph C F KONG, Project Director (Central)

Mr Jovis S K LO, Chief Architect (Vetting)

For item VI

Housing Bureau

Mr C M LEUNG, Deputy Secretary (1)

Mr Y C LAI, Assistant Secretary (4)

Housing Department

Mr K H LAU, Business Director/Allocation and Marketing

Mr C Y LEE, Chief Housing Manager/Operations

Lands Department

Mr Bernard CHAN, Chief Estate Surveyor/Estate Management

For item VII

Housing Bureau

Mr C M LEUNG, Deputy Secretary (1)

Ms Eva TO Hau-yin, Principal Assistant Secretary (1)

Attendance by invitation : For Item VI

The Coalition on Safeguarding the Rights of Cottage Areas in Hong Kong

Ms TONG Yim-yung

Mr KAM Hung-fai

Mr LEUNG Kwong-lam

Mr NG Wing-yin

Mr AU Him

Clerk in attendance : Ms LEUNG Siu-kum, Chief Assistant Secretary (1)2

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

VII Any other business

Sales Description of Uncompleted Residential Properties Bill
(LC Paper No. CB(1) 919/98-99)

28. Ms CHAN Yuen-han asked how the proposed legislation could eliminate misleading information in the sales brochures regarding vacant land around the development. The Principal Assistant Secretary for Housing (1) advised the Bill stipulated that a sales brochure should contain a location plan showing the relevant development and its adjacent areas. The plan should cover major communal facilities and the land use of the surroundings of the development known to the developer. Any misrepresentation would be liable to penalties under the proposed legislation. DS for H (1) also took note of the respective suggestions of Messrs CHENG Kai-nam and Edward HO that developers should be required to use actual scene rather than artistic scene of the development in the sales brochure, and that the arrangement of the furniture within a flat in a sales brochure should be drawn to scale.

29. Mr HO expressed concern on the various technical and practical difficulties in measuring the “internal floor area” accurately. According to the Bill, internal floor area referred to the area contained within the external walls of a property but included all internal partitions and columns within the unit. However, there might be circumstances under which an external wall had to be combined with a column giving rise to a thicker external load bearing wall. The actual thickness of walls would be affected by factors such as fittings, finishes and workmanship. In addition, it was not uncommon that in a high-rise building, the external walls were thicker in the lower floors than that in the higher floors. DS for H (1) advised that the Administration had consulted the Hong Kong Institute of Surveyors which indicated that the definition on “internal floor area” as drafted was acceptable. Members agreed to discuss the technical issues of the Bill in detail after the formation of the relevant Bills Committee.

30. There being no other business, the meeting ended at 7:15 pm.

Legislative Council Secretariat
4 June 1999