

立法會
Legislative Council

LC Paper No. CB(1)954/12-13
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Friday, 8 February 2013, at 8:30am
in Conference Room 3 of the Legislative Council Complex

Members present : Hon WONG Kwok-hing, MH (Chairman)
Hon Frederick FUNG Kin-kee, SBS, JP (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, SBS, JP
Hon Vincent FANG Kang, SBS, JP
Dr Hon Joseph LEE Kok-long, SBS, JP
Dr Hon LAM Tai-fai, SBS, JP
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon WONG Yuk-man
Hon Michael TIEN Puk-sun, BBS, JP
Hon WU Chi-wai, MH
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Kenneth LEUNG
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen

Member absent : Dr Hon Fernando CHEUNG Chiu-hung

Public Officers attending : **For item IV**

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing (Housing)

Ms Ada FUNG, JP
Deputy Director (Development & Construction)
Housing Department

Mr NG Tat-kwan
Chief Building Services Engineer 2
Housing Department

For Item V

Professor Anthony CHEUNG, GBS, JP
Secretary for Transport and Housing

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing (Housing)

Ms Ada FUNG, JP
Deputy Director (Development & Construction)
Housing Department

Mr Harry CHAN
Chief Planning Officer 2
Housing Department

Clerk in attendance : Ms Miranda HON
Chief Council Secretary (1)1

Staff in attendance : Mrs Mary TANG
Senior Council Secretary (1)1

Miss Mandy POON
Legislative Assistant (1)1

Action

I. Confirmation of minutes

(LC Paper No. CB(1)485/12-13 — Minutes of the joint meeting with the Panel on Financial Affairs held on 2 November 2012

LC Paper No. CB(1)515/12-13 — Minutes of the meeting held on 3 December 2012)

The minutes of the joint meeting with the Panel on Financial Affairs held on 2 November 2012 and the regular meeting held on 3 December 2012 were confirmed.

II. Information paper issued since last meeting

2. Members noted that the following papers had been issued since the last meeting -

(LC Paper No. CB(1)390/12-13(01) — "Land Registry Statistics for December 2012" provided by the Administration (press release)

LC Paper No. CB(1)529/12-13(01) — "Land Registry Statistics for January 2013" provided by the Administration (press release))

III. Items for discussion at the next meeting

(LC Paper No. CB(1)516/12-13(01) — List of follow-up actions

LC Paper No. CB(1)516/12-13(02) — List of outstanding items for discussion

LC Paper No. CB(1)535/12-13(01) — Letter dated 5 February 2013 from Dr Hon KWOK Ka-ki on his request for holding a special meeting to discuss the high selling prices being set for the flats developed by the Hong Kong Housing Society at Shau Kei Wan (Chinese version only))

Action

3. Members agreed to discuss the following items proposed by the Administration at the next regular meeting scheduled for Monday, 4 March 2013, at 2:30 pm -

(a) Review of Waiting List Income and Asset Limits for 2013/14; and

(b) Marking Scheme for Estate Management Enforcement in Public Housing Estates.

4. After discussion, members also agreed that an additional item on "Issues relating to the Shau Kei Wan Mixed Scheme Project developed by the Hong Kong Housing Society" as raised by Dr KWOK Ka-ki in his letter of 5 February 2013 be included in the agenda of the next regular meeting. The Chairman stated that the next meeting would be extended by half an hour to end at 5:00 pm so as to allow sufficient time to discuss all the agenda items.

IV. Energy saving initiatives in new public housing developments

(LC Paper No. CB(1)516/12-13(03) — Administration's paper on "Energy saving initiatives in new public housing developments"

LC Paper No. CB(1)516/12-13(04) — Background brief on "Energy saving initiatives implemented in public rental housing estates" prepared by the Legislative Council Secretariat)

5. The Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") briefed members on the energy saving initiatives already implemented by the Hong Kong Housing Authority ("HA") and the further measures for new public housing developments ("PHD"). The Deputy Director of Housing (Development & Construction) ("DDH(D&C)") gave a power-point presentation on the subject.

(Post-meeting note: A set of the power-point presentation materials on the subject was circulated to members vide LC Paper No. CB(1)543/12-13(01) on 8 February 2013.)

HA's energy saving initiatives

6. Mr Tony TSE expressed support and appreciation for HA's efforts in implementing energy saving initiatives in public rental housing ("PRH") estates, which had achieved a substantial reduction in annual electricity consumption in communal areas within new PHD by 42% over the past 11 years. He enquired if

Action

an assessment had been conducted on the timeframe for cost recovery of energy saving initiatives. He also enquired if the energy saving initiatives implemented in PRH estates could be extended to government offices and private developments.

7. DDH(D&C) responded that the cost-effectiveness of energy saving initiatives would be assessed prior to their implementation. Trials would be conducted before the initiatives were implemented on a wider scale. By way of illustration, while the energy savings from the use of photovoltaic system would not be able to recoup the capital cost, the savings could fund the maintenance and repair costs. Further advancement in technology would enhance the cost-effectiveness of photovoltaic systems. As the BEAM Plus certification scheme provided for rating the environmental performance of buildings in Hong Kong had become one of the pre-requisites for the granting of gross floor area concessions in a development, developers would try to improve the environmental performance of their developments.

8. Ir Dr LO Wai-kwok declared interest as a member of the Building Committee and the Tender Committee of HA. He said that as the largest developer in Hong Kong, HA had an exemplary role to play in the implementation of energy saving measures in the development of public housing. As HA was awarded the first ISO 50001 certificate on residential building design in Hong Kong in June 2012, he enquired if HA would require its suppliers and contractors to obtain such ISO certification by including it in the tender requirements. He also enquired about HA's procurement policy on the use of environment friendly and energy efficient products. DDH(D&C) said that the registered contractors of HA were required to have ISO certification, including ISO 9000 on quality assurance and ISO 14001 on environmental protection. The ISO 50001 certification would likewise be included in the tender requirements. Suppliers and manufacturers of the materials and products to be used in HA's construction projects were also required to comply with ISO certification to ensure their quality and energy efficiency.

9. Mr WU Chi-wai enquired about the progress made in promoting tenants' awareness of the need for energy saving and whether the new energy saving initiatives would be applied to older PRH estates. He would support the provision of incentives to encourage energy savings by individual households. PSTH(H) responded that the trials on the use of light emitting diode ("LED") bulkheads in Kai Tak Site 1A, if proved to be successful and cost effective, would be retrofitted at an appropriate time in older estates, usually when carrying out renovation works. The performance and product reliability of LED lighting would need to be ascertained before their installation on a wider scale in PRH estates. Meanwhile, more modern lift technologies would be used in the replacement of lifts, which were due for replacement every 20 years or so.

Action

10. On the promotion of awareness of energy saving, PSTH(H) advised that pilot smart meters and display panels had been installed in ground floor lobbies in Yan On Estate at Ma On Shan Area 86B to make tenants aware of the comparative electricity, gas and water consumptions per flat, so as to encourage the reduction of energy consumption of sitting tenants. Besides, feedback on the total electricity consumption of the entire estate was also provided. DDH(D&C) added that consideration would be given to extending the installation of pilot smart meters and display panels to other older estates such as Kwai Shing West Estate. Other energy saving initiatives such as energy efficient lighting, lift and water pump installations were provided in older estates. In response to Mr WU's enquiry, the Administration would provide information on the effectiveness of the energy saving installations and initiatives adopted in older estates.

Admin

11. Dr KWOK Ka-ki said that while he supported the use of energy saving initiatives in the common areas of PRH estates, there was also a need to implement more environment friendly designs within PRH units. This would include the provision of windows on opposite sides to enable better air flow and to reduce electricity consumption of air conditioning.

Lifts and escalators

12. While supporting the need for escalators, particularly at PRH estates built along the hillside, Mr Christopher CHUNG was concerned about energy wastage due to the operation of escalators, which were in full operation during non-peak and late night hours. He enquired if HA would consider retrofitting the escalators in PRH estates with sensors similar to those used in the Central Government Offices at Tamar whose operation would only be activated when in use. PSTH(H) explained that there was a programme for installing new lifts and escalators at suitable locations within PRH estates. Most of the escalators in use in PRH estates were outdoor escalators without sensor systems. With the availability of sensor technology for outdoor escalators, HA would consider adopting sensor systems which could be used in all kinds of weather. He further said that escalators at PRH estates would be turned off in the late evenings when there was not much traffic. Efforts would be made to optimize the operating hours of escalators so as to maintain a balance between facilitating residents and conserving electricity.

13. Mr CHUNG considered it necessary that efforts be made to improve the situation and that a timetable should be set for the installation of sensors for escalators. He stressed that escalator service should not be suspended at night lest residents would have to walk a long flight of stairs. PSTH(H) responded that escalators could be turned off at suitable locations where there was an alternative such as lifts. Meanwhile, the most energy-efficient escalators would be used in PRH estates.

Action

14. Mr KWOK Wai-keung pointed out that the use of more energy-efficient lift installations could reduce electricity consumption by as much as 50%. Therefore, instead of relying on the lift modernization programme for lifts over 25 years of age, HA should consider replacing them earlier with more energy-efficient models. He enquired about the timeframe for phasing out the aged lifts in an attempt to achieve energy savings. DDH(D&C) said that a structured lift modernization rolling programme had been put in place where the conditions of all lifts over 25 years of age were evaluated regularly. Mr KWOK said that only certain parts of the lift such as motors and control panels need to be replaced to achieve energy savings. PSTH(H) responded that the older lifts had shared lift shafts which had to meet fire prevention standards. There would be a need to change the whole set up of lifts in order to meet energy efficiency objectives. In response to Mr KWOK's request, the Administration would provide the timetable for the replacement of lifts in PRH estates.

Admin

Lighting installations

LED lighting

15. Dr KWOK Ka-ki enquired about the cost implications of using energy saving installations such as LED lighting systems. He said that if the energy saving installations were found to be cost-effective, HA should consider providing such installations at existing estates. DDH(D&C) advised that the capital cost of using LED lighting would be 2.5 times that of ordinary lighting. It was expected that the cost of LED lighting would decrease in time with the availability of more LED products. Trials on the use of LED lighting would be conducted at Kai Tak Site 1A. To further enhance public awareness of the need for energy saving in PRH estates, assistance had been sought from environmental groups in promoting energy saving initiatives.

Solar-powered lamps

16. Dr KWOK Ka-ki enquired about the use of solar-powered lamp poles for educational purpose in new PHD and whether these could be used on a wider scale. PSTH(H) said that the solar-powered lamp poles were used for lighting purposes but there would be cost implications if they were provided on a wider scale. DDH(D&C) added that solar-powered lamps were used initially for educational purposes in new PHD. Following the successful trial of one kind of photovoltaic system on a larger scale at the rooftops of Lam Tin Estate, the use of other kinds of photovoltaic systems had been tried out in Yau Lai Estate. The implementation of grid-connected photovoltaic systems in all new PHD under planning and design would provide domestic blocks with at least 1.5% of communal electricity consumption.

Action

Photovoltaic systems

17. Mr Michael TIEN enquired about the investment returns of photovoltaic systems to be installed in new PHD. DDH(D&C) advised that for a 6 800 Watt grid-connected photovoltaic system that could provide domestic blocks of new PHD with 1.5% of communal electricity consumption, the capital cost would be \$700,000 and the maintenance cost would be \$6,400 per year, while the amount of energy savings was \$7,400 per year.

18. Mr TIEN noted that financial return of photovoltaic systems was extremely low, albeit that there would be other benefits in terms of reduced carbon emissions and enhanced image which could not be quantified. PSTH(H) explained that the use of photovoltaic system was quite new and there was a need to explore its feasibility in the connection to the grid. The financial return had yet to be determined as the cost and benefits were not quantifiable in monetary terms. The 1.5% reduction in electricity consumption was a significant reduction. DDH(D&C) added that with advancement in technology, photovoltaic systems were becoming more cost-effective. On the progress of installation, she said that one grid-connected photovoltaic system was installed in Lam Tin Estate while another was installed in Yau Lai Estate. More photovoltaic systems would be installed in the new PHD at Kai Tak. PSTH(H) said that if members were interested, a site visit could be arranged to observe the operation of photovoltaic systems in PRH estates.

Admin

Greening

19. Mr KWOK Wai-keung enquired if HA could make efforts to plant more trees in new and old PRH estates with a view to increasing green areas and reducing carbon emission. PSTH(H) said that it was HA's aim to have about 20% to 30% green coverage in new PHD. This not only included at grade greening, but also green rooftops and vertical greening. The older estates would have a higher percentage of greening on account of the nature of layout and design. There was a strong horticultural group within the Housing Department ("HD") which would advise tenants on greening matters. Community farms were provided in some PRH estates to promote greening of estates and to allow tenants to participate in the process.

V. 2012/13 - 2016/17 Public Housing Construction Programme

(LC Paper No. CB(1)516/12-13(05) — Administration's paper on "2012/13 - 2016/17 Public Housing Construction Programme"

Action

LC Paper No. CB(1)516/12-13(06) Updated background brief on "Public Housing Construction Programme" prepared by the Legislative Council Secretariat)

20. The Secretary for Transport and Housing ("STH") briefed members on HA's Public Housing Construction Programme ("PHCP") for the period 2012/13 – 2016/17 by highlighting the salient points of the paper. DDH(D&C) gave a power-point presentation on the subject.

(Post-meeting note: A set of the power-point presentation materials on the subject was circulated to members vide LC Paper No. CB(1)543/12-13(02) on 8 February 2013.)

Land supply

21. Mr Abraham SHEK declared interest as a Non-executive Director of MTR Corporation Limited. He said that there was a need for a holistic approach in the provision of housing in Hong Kong. He was concerned that the 2013 Policy Address had failed to provide measures to resolve the housing needs of the 200 000 applicants on the Waiting List for PRH. Meanwhile, the supply of private housing had fallen short of demand and it was only until 2016 that more private housing units could be provided. He questioned why the Urban Renewal Authority ("URA") sites and MTR sites along West Rail stations could not be used to provide public housing and whether the development of public housing in the estate common areas was possible with the divestment of retail and car-parking facilities to The Link. Sharing similar views, Mr LEUNG Che-cheung enquired if more land could be made available at the MTR sites in Yuen Long and Kam Sheung Road Station for PRH production.

22. STH responded that the Administration was considering using the MTR sites in Yuen Long and Kam Sheung Road Station for the development of public housing. On private housing, he said that about 67 000 private residential flats would be completed in the next few years, most of which would be offered for sale as uncompleted flats on or before 2015. The Administration was well aware of the need to expedite the production of public housing to resolve the housing needs of Waiting List applicants, and long and medium term measures would be put forward in the Long Term Housing Strategy ("LTHS") to address their housing needs.

23. Noting that there would be an annual production of about 20 000 PRH flats over the five years starting from 2018 and 5 000 Home Ownership Scheme ("HOS") flats from 2020/21 onwards, Mr WU Chi-wai enquired if sufficient land had been identified to meet the said production targets. Referring to the Comprehensive Development Area ("CDA") at the Tai Hom Village site which was a precious piece of land in the urban area, he was concerned that priority had

Action

not been given to public housing production as only a third of the floor area (equivalent to one million square feet) would be used for public housing development. STH responded that the Administration would be making efforts to identify sufficient land to meet the production targets of 100 000 PRH flats for the next five years starting from 2018 and would be reporting to members on a regular basis. As for Tai Hom Village which would be redeveloped as CDA, public views would be sought on the usage of the site, in consultation with the Planning Department.

24. Noting that the number of PRH flats to be provided in the urban area in the coming five years would be much more than that in the New Territories, Mr Frederick FUNG was concerned that the Government had not made enough efforts to identify land in the New Territories for public housing production. He would support using the land in the Application List for public housing production. Mr LEUNG Yiu-chung shared the view on the need to make available sites in the Application List for development of PRH and HOS, the latter of which would enable the recovery of PRH flats. STH said that there were previous cases where land from the Application List was used to develop PRH. He added that there would be flexibility in the provision of land for housing developments, and suitable sites would be made available for public housing production.

25. Mr LEE Cheuk-yan questioned why some of the Government, Institution or Community sites had not been used to develop public housing but had instead been put up for sale. He noted that the site of the former North Point Estate had also been put up for sale. He said that a large number of PRH flats could be provided if some of the sites in the Application List were used to develop public housing. He would support making available more disposed sites and using URA and MTR sites for public housing production. He further pointed out that the provision of land for private housing could not solve the housing problem because private developers were keen to develop flats at the luxury end of the market, which were beyond the affordability of the general community. STH said that while land had to be made available for both public and private housing to address the different needs of the community, more land had in fact been provided for public housing. He said that URA had its statutory role to play in urban redevelopment and its production of flats was meant to meet the housing needs of the community. PSTH(H) added that one of the reasons for the high property prices was that there was an inadequate supply of flats.

26. Dr KWOK Ka-ki considered that the crux of the housing problem rested with the identification of suitable sites for PRH production, and questioned if the Steering Committee on Land Supply chaired by the Financial Secretary had fully discharged its responsibility. STH said that with the setting of production targets for PRH, efforts would be made to identify suitable sites for PRH production. The Steering Committee on Land Supply had been proactively co-ordinating the overall plans for development and supply of land in Hong Kong for various uses, and adjusting land supply in response to changes in demand.

Action

27. Mr LEUNG Kwok-hung questioned the means to identify sufficient disposed sites to meet the production target of 100 000 PRH flats in the next five years starting from 2018, particularly when there might be a change of Government by then. He also sought comparison between the last and current term of Government with regard to the housing production measures adopted. STH responded that housing production would often straddle between two terms of Government as the construction process would take about five to seven years to complete. Continuous efforts would be made to identify sufficient land to meet the production targets.

Public rental housing

28. The Chairman thanked the Administration for its efforts in expediting the PHCP. While welcoming the expedited production of 3 400 PRH flats which were provided at the repeated request of members, he said that the Administration should make proactive efforts to increase the public housing production and to report regularly on its progress. He supported that more measures be adopted to increase the public housing supply. Mr LEE Cheuk-yan was however concerned that despite the efforts made to increase the public housing production, there would only be an increased production of 3 400 PRH flats for the five-year period from 2012/13 to 2016/17. He pointed out that this could neither meet the production targets as pledged by the Chief Executive nor resolve the plight of Waiting List applicants living in subdivided flats. Dr KWOK Ka-ki said that as the production of 75 000 PRH flats was pledged by the last term of Government, it would appear that the new term of Government had not done much to increase PRH production, except for the expedited production of 3 400 PRH flats. Besides, given the long waiting list of 200 000 applicants, the expedited production of only 3 400 PRH flats would not make much difference in the waiting time. STH responded that the Administration would continue to step up efforts to explore feasible ways to expedite the construction of public housing.

29. Miss Alice MAK noted the advanced completion of two PRH projects, namely Anderson Road Site C1 and Tuen Mun Area 54 Site 2 Phase 2, by one year from 2017/18 to 2016/17. She enquired if the Administration was confident about the timely delivery of 100 000 PRH flats in line with the production target set by the Chief Executive in the Policy Address for the five years starting from 2018. Noting from the PHCP from 2012/13 to 2016/17 that only 200 PRH flats would be provided in the Eastern District of Hong Kong Island, she enquired if more PRH flats could be provided in other districts of the Hong Kong Island in future and whether the Administration would consider redeveloping aged estates. In response, STH said that with the setting of the PRH production target, efforts would be made to identify suitable sites for PRH production. PSTH(H) added that sites for PRH production for the first five years from 2012/13 to 2016/17 had been secured. Continuous efforts would be made to secure sites to meet the production target of 100 000 PRH flats for the next five years starting from 2018.

Action

30. Mr LEUNG Che-cheung welcomed the advanced completion of 3 400 PRH flats by one year. He sought clarification on the production of PRH flats in Kowloon City in the coming five years from 2012/13 to 2016/17. He was also concerned about the need for provision of supporting facilities for the new PRH estates. STH responded that HA would optimize the development potential of all available sites to make more effective use of the precious land resources and enlist support from District Councils and local communities in the development. Regarding the production of PRH flats in Kowloon City, PSTH(H) explained that there were a number of blocks being developed at the same time and the timing of completion would be subject to change. The figures given in the Annex to the discussion paper were completion targets and HA was confident that most of them could be achieved.

Compression of completion schedule for public housing projects

31. Ir Dr LO Wai-kwok expressed concern that with the present shortage of manpower resources for public housing production, there would be difficulties in meeting the production target, let alone the compressed schedule to reduce the time needed for completion of projects from seven to five years. Furthermore, as the timing for completion was set out in the contracts, he enquired about the means of compression if the contracts had already been signed. His concern was shared by Mr WU Chi-wai.

32. STH responded that the Administration had been in close liaison with the construction industry on the availability of manpower resources. PSTH(H) supplemented that a seminar had been held the day before with the housing contractors to identify ways to speed up production. While there was not much scope for compressing the schedule of housing projects for which contracts had already been signed, there were means to expedite the construction process by making effective use of more pre-casting elements at the roof level. Much time could be saved if the application for utilities such as water supply for new housing projects could be proceeded with by HD before the tender process. He stressed that there would be no compromise on safety and quality in the production of flats and HA had impressed this message upon the contractors.

33. Mr Frederick FUNG said that with the advanced completion of public housing projects through compressing the construction period from seven to five years, he expected that a much larger number of PRH flats would be produced in five years' time, i.e. in 2018/19. He enquired about the feasibility of increasing the plot ratio of sites which were undergoing initial stages of construction. He would support the redevelopment of aged estates such as those at Tai Hang Sai in an attempt to produce more PRH flats.

Action

34. STH responded that consideration would be given to redeveloping aged estates with a view to maximizing their redevelopment potential. Consultation was being held with the Hong Kong Settlers Housing Corporation Limited on the redevelopment of aged estates in Tai Hang Sai. The advanced completion of public housing projects from seven to five years was meant to meet public aspirations for expedited production of PRH flats. PSTH(H) added that the advancement of completion of construction projects was constrained by the capacity of the construction industry and the consultation process. The construction process would take three and a half years (the foundation works would take one year and the construction of the superstructure would take two and a half years) and it would not be possible to further expedite the process. As the consultation process and preparation work would take a minimum of one year, the completion schedule would take at least five years. Notwithstanding the constraints, HD would continue to make efforts to advance the completion of housing projects.

35. Mr Abraham SHEK reminded the Administration that the compression of completion schedule for housing projects would not be possible because of manpower shortage in the construction industry. As the compressed schedule might compromise safety and quality, such should not be proceeded with unless more manpower resources could be made available through importation of construction workers. STH said that construction safety was of utmost importance in housing projects and the Government would rather extend the completion time than putting life at risk.

36. Dr KWOK Ka-ki was also concerned about the shortage of manpower resources in HD as it had failed to expedite PRH production in the past and had only been able to shorten the time needed for completion of housing projects recently. He sought elaboration on the sites in which PRH production could be expedited. STH explained that the time required for housing production was subject to various factors, such as change of land use, views from the local communities and the timely availability of sites. PSTH(H) added that the Administration had been reviewing the staffing situation of HD. About 350 additional posts would be created within HD to cope with the increased workload and this would include the creation of a number of directorate posts, the approval of which would be sought from the Establishment Subcommittee and the Finance Committee shortly. Additional posts would be created as and when necessary to meet the production target and the staffing situation would be closely monitored.

37. Mr LEUNG Yiu-chung was concerned whether sufficient time would be allowed for consultation with District Councils and local communities on the design of public housing developments if the time needed for completing housing projects had been compressed from seven to five years. DDH(D&C) said that the compressed schedule had been applied in the production of the first batch of new HOS flats. By conducting all technical studies in parallel, the design stage of the

Action

Admin

project had been fast tracked from three years to one year. Detailed consultation had been held with District Councils and local communities on the planning and design of the housing project, as well as the provision of transport and other supporting facilities. In response to Mr LEUNG, the Administration would provide the average timeframe for consultation with District Councils and local communities on each public housing project and the average number of rounds of consultation to be held if the time needed for completing housing projects was compressed from seven to five years.

Chai Wan Factory Estate ("CWFE") conversion project

38. The Chairman said that Chai Wan residents had urged for the conservation of CWFE in the conversion process and he had assisted them in lodging their request through the Public Complaints Office of the Legislative Council. He would like to thank the Administration for having heeded to the request and he hoped that the conversion project would be able to meet the housing need of Waiting List applicants. STH thanked the Chairman for his support of the CWFE conversion project which had struck a balance between conservation and housing needs.

39. Mr WU Chi-wai noted with concern the constraints in the conversion of industrial buildings into public housing developments as in the case of CWFE which could only provide 180 PRH flats. Mr WONG Yuk-man objected to the conversion of CWFE as the provision of only 180 PRH flats would not be of much help in resolving the shortage of PRH supply. Besides, the living conditions at the CWFE site were not satisfactory. He did not believe that the present term of Government could deliver the housing production target as pledged.

40. DDH(D&C) explained that on the advice of the Antiquities and Monuments Office, various technical studies and assessments would be conducted to preserve CWFE by adaptive re-use, as the Estate was the first and only remaining factory building of its kind in Hong Kong. The Administration would adopt measures to reduce the noise impact and other environmental nuisances to meet the latest standards. STH said that HA would preserve the building features of CWFE according to the result of the Heritage Impact Assessment, and would preserve the original structure, appearance and layout of the building as far as possible during the adaptive reuse of the project. Efforts would be made to optimize the use of the site to provide around 180 PRH flats which, although small in number, would help increase the housing supply.

41. Mr LEUNG Yiu-chung said that he objected to the conversion of CWFE not only because of the high conversion cost and limited production of PRH flats, but also on account of the nuisances associated with the need for regular maintenance of aged buildings. DDH(D&C) responded that the CWFE conversion project would involve major upgrading works including the addition of lifts and bathrooms to meet the requirements of current regulations. The conversion of Mei

Action

Ho House from a PRH block to a youth hostel was a successful example of adaptive re-use of historic buildings.

Home Ownership Scheme

42. Miss Alice MAK supported that more sites be identified for the production of HOS flats, the sale of which would facilitate the recovery and reallocation of PRH flats to Waiting List applicants. She enquired whether the 17 000 HOS flats to be completed in the four years from 2016/17 would include the first batch of the six HOS projects located in Shatin, Tsuen Wan, Kwai Tsing and Yuen Long. She also enquired about the availability of sites for the development of HOS flats, other than the four sites of the former My Home Purchase Plan ("MHPP"). DDH(D&C) affirmed that the 17 000 HOS flats to be completed in the four years from 2016/17 would include the first batch of the six HOS projects. PSTH(H) added that apart from the four MHPP sites, sites at Kai Tak and other places had been secured for the production of 17 000 HOS flats. STH said that the Government was committed to producing 17 000 HOS flats over the four years from 2016/17 and an average of 5 000 HOS flats per year thereafter.

43. Mr WU Chi-wai supported advancing the sale of uncompleted HOS flats, which were currently put up for sale 24 months prior to completion. STH said that due to volatility of the property market, the advancement of the sale of uncompleted HOS flats would need to take account of the risks involved. HA was however aware of the request for advancing the sale of uncompleted HOS flats and the Steering Committee on LTHS would look into the matter.

VI. Any other business

44. There being no other business, the meeting ended at 10:45 am.