

**Panel on Housing****List of outstanding items for discussion  
(position as at 31 May 2013)****Proposed timing  
for discussion****1. Continuous enhancements in Modular Flat Design for public housing development of the Housing Authority**

2 July 2013

With a view to achieving best value for money and best practice for public housing, as well as to ensure the quality of work and to speed up delivery, the Housing Authority ("HA") has, since 2008, established the library of Modular Flat Design. HA has continuously enhanced the detailed design, improved the provision of standard fixtures and fittings and adding new flat designs to the library of modular flats in response to new statutory requirements, contemporary needs of tenants and site specific environmental conditions.

The Administration would like to brief Members on the latest development of the Modular Flat Design for public housing.

**2. The implementation of the Residential Properties (First-hand sales) Ordinance ("the Ordinance") and the work of the Sales of First-hand Residential Properties Authority ("SRPA")**

2 July 2013

To report on the implementation of the Ordinance and the work of SRPA since the full implementation of the Ordinance on 29 April 2013.

**3. Landlord and Tenant (Consolidation) Ordinance (Cap. 7)**2012-2013  
To be confirmed

Members wish to be briefed on the time frame for review of the Ordinance with particular reference to the removal of security of tenure.

At the Panel meeting on 5 November 2012, members requested that the subject of rental control be discussed in the 2012-2013 session.

**4. Policy on interim housing**

To be confirmed

Members are concerned about the provision of interim housing for tenants of the interim housing Block 12 at Kwai Shing East pending demolition of the block. Members request that this subject be discussed in the 2012-2013 session.

**Proposed timing  
for discussion**

**5. Outsourcing of management of public housing estates**

To be confirmed

Members are concerned about the impact of outsourcing the work of management staff, which is currently undertaken by civil servants, to private management agencies, particularly on the enforcement of the Marking Scheme for Estate Management Enforcement in Public Housing Estates. Members request that this subject be discussed in the 2012-2013 session.

**6. Update of the Tenants Purchase Scheme**

To be confirmed

Members request the Administration to consider re-launching the Tenants Purchase Scheme with a view to assisting those well-off public rental housing tenants who cannot afford properties in the private sector to achieve home ownership. Members request that this subject be discussed in the 2012-2013 session.

Referral arising from the meeting between Duty Roster Members and "租置綜援戶權益關注組，基層發展中心，關注綜援檢討聯盟" on 2 August 2011 regarding the buy-back arrangements under the Tenants Purchase Scheme, and the provision of rental assistance for Tenants Purchase Scheme flat owners who have financial difficulties (LC Paper No. CB(1)376/11-12).

**7. Initiatives to enhance the service delivery of the Housing Authority**

To be confirmed

The Administration would like to brief members on some of the latest initiatives implemented by the Housing Authority to enhance its service delivery. The initiatives include making application forms more user-friendly, and adoption/certification to a number of ISO standards for development and construction of public housing estates as well as for estate management.

**Proposed timing  
for discussion**

- 8. Progress report on the phasing out programme of Housing for Senior Citizens and public housing for the elderly** To be confirmed

The vacancy rate of Housing for Senior Citizens Type 1 design has been high since late 1990s in view of the increasing applicants' preference for self-contained public housing units. A phasing-out programme to convert some vacant Housing for Senior Citizens Type 1 units into normal public housing flats has been implemented since 2006, and subsequently been extended to all Housing for Senior Citizens Type 1 units in March 2011. The Administration has reviewed the programme in March 2012 and would like to brief members on its progress and effectiveness.

A related submission on public housing for the elderly from the Society for Community Organization and a referral from Duty Roster Members were circulated vide LC Paper Nos. CB(1)1867/08-09(03) and CB(1)709/09-10(01) respectively.

- 9. Update on the Policy on Safeguarding Rational Allocation of Public Housing Resources** To be confirmed

Arising from the discussion at the Panel meeting on 1 November 2010 on "Stepped-up checking of household income and assets of public rental housing tenants", members consider that the Administration should review the policy on Safeguarding Rational Allocation of Public Housing Resources lest this might force grown-up children to move out from their parents' public rental housing units.

- 10. Measures to ensure the steady development of the property market by increasing the housing supply** To be confirmed

Members wish to be briefed on the measures taken/to be taken by the Administration to ensure the steady development of the property market by increasing the housing supply.

- 11. Policy on the redevelopment of old public rental housing estates** To be confirmed

Arising from the discussion at the work plan meeting on 25 October 2012, members request the Administration to consider formulating a policy on redeveloping old public rental housing estates.

**Proposed timing  
for discussion**

**12. Revitalization of the Home Ownership Scheme secondary market**

To be confirmed

Members wish to be briefed on the Administration's latest position on this issue.

**13. Role and positioning of the Hong Kong Housing Society ("HKHS") in the Government's housing policy**

To be confirmed

Further to the discussion at the Panel meeting on 4 March 2013 and the subsequent correspondence exchange between the Chairman and the Administration on issues relating to the Shau Kei Wan Mixed Scheme Project developed by HKHS, the Administration was requested to review the role and positioning of HKHS in the Government's housing policy (the letter from the Chairman dated 7 March 2013 and the reply from the Administration dated 5 April 2013 were circulated under LC Paper Nos. CB(1)680/12-13(01) and CB(1)818/12-13(01) respectively).

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