

Panel on Housing

**List of outstanding items for discussion
(position as at 2 November 2012)**

- | | Proposed timing
for discussion |
|---|---|
| <p>1. The short to medium term housing and land supply measures announced by the Chief Executive on 30 August 2012</p> <p>The Administration would like to brief members on the subject.</p> <p>A joint meeting with the Panel on Development will be held on 9 November 2012 to discuss the subject.</p> | <p>9 November 2012</p> |
| <p>2. Creation of directorate posts for the Authority to be established to implement the Residential Properties (First-hand Sales) Ordinance</p> <p>The Administration would like to brief members on the subject.</p> | <p>December 2012</p> |
| <p>3. Performance of Environmental Targets and Initiatives in 2011/12</p> <p>The Administration would like to brief members on the Housing Authority ("HA")'s performance of the environmental targets and initiatives in 2011/12, such as energy saving measures, waste reduction, food waste recycling, greening, etc.</p> | <p>December 2012</p> |
| <p>4. PWP Item No. B079TI under Head 711 – Public Transport Interchange at Area 13, Hung Shui Kiu</p> <p>The Administration would like to brief members on the subject.</p> | <p>Q1 2013</p> |

**Proposed timing
for discussion**

5. 2012/13- 2016/17 Public Housing Construction Programme

Q1 2013

The Administration would like to brief members on the subject, including the quantity of public rental housing ("PRH") units and Home Ownership Scheme units to be provided.

Members may refer to concerns regarding the production of PRH and the income and asset limits for PRH applicants (LC Paper No. CB(1)2430/11-12). There are also concerns about the development of public housing in various districts as set out in the referrals arising from the meetings between Legislative Council Members and members of the Tai Po and Islands District Councils on 23 June and 12 May 2011 respectively (LC Paper No. CB(1)245/11-12), as well as the meeting between Duty Roster Members and "關注新界區編配公屋居民組" on 13 March 2012 (LC Paper No. CB(1)1700/11-12).

6. Energy saving initiatives in new public housing developments

Q1 2013

The Administration would like to brief members on HA's new energy saving design for building services equipment, such as two-level lighting system, high efficient motor and use of renewable energy.

7. Review of Waiting List Income and Asset Limits for 2013/14

Q1 2013

The Administration would like to brief members on the subject.

8. Review of the Special Stamp Duty

The Administration proposes to delete this item since it is overtaken by event. The Administration has just announced the enhancement of the Special Stamp Duty scheme with effect from 27 October 2012.

The Administration proposes to remove this item from the list

	Proposed timing for discussion
9. Marking Scheme for Estate Management Enforcement in Public Housing Estates	Q2 2013
<p>The Administration would like to brief members on the subject.</p>	
10. Progress of the Total Maintenance Scheme	Q2 2013
<p>The Administration would like to brief members on the subject.</p>	
11. Progress report on the addition of lifts and escalators in HA's existing PRH estates	Q2/Q3 2013
<p>The Administration would like to brief members on the subject.</p>	
12. Provision of one-person public housing flats/Quota and Points System for non-elderly one-person applicants for public rental housing	Q2/Q3 2013
<p>Arising from the discussion at the joint meeting with the Panel on Welfare Services on 13 April 2012, members consider it necessary for HA to increase the supply of one-person public housing flats. HA should also review the Quota and Points System given the long waiting time for non-elderly one-person applicants.</p>	
13. Policy on interim housing	To be confirmed
<p>Members are concerned about the provision of interim housing for tenants of the interim housing (IH) Block 12 at Kwai Shing East pending demolition of the block. Members request that this subject be discussed in the 2012-2013 session.</p>	

**Proposed timing
for discussion**

14. 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.

15. Overcrowding relief in public rental housing

To be confirmed

Arising from the discussion at the Panel meeting on 16 October 2012, members request for an update on the policy on overcrowding relief in PRH to ensure equity in allocation standards. Members request that this subject be discussed in the 2012-2013 session.

16. Update of the Tenants Purchase Scheme ("TPS")

To be confirmed

Members request the Administration to consider re-launching TPS with a view to assisting those well-off PRH 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 TPS, and the provision of rental assistance for TPS flat owners who have financial difficulties (LC Paper No. CB(1)376/11-12).

**Proposed timing
for discussion**

- 17. 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 HA 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.

- 18. 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 ("HSC") 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 HSC Type 1 units into normal public housing flats has been implemented since 2006, and subsequently been extended to all HSC 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 have been circulated vide LC Paper Nos. CB(1)1867/08-09(03) and CB(1)709/09-10(01) respectively.

- 19. Update on the Policy on Safeguarding Rational Allocation of Public Housing Resources ("SRA")** 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 SRA lest this might force grown-up children to move out from their parents' PRH units.

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for discussion |
|---|---|
| 20. Measures to ensure the steady development of the property market by increasing the housing supply | To be confirmed |
| <p>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.</p> | |
| 21. Landlord and Tenant (Consolidation) Ordinance (Cap. 7) | To be confirmed |
| <p>Members wish to be briefed on the time frame for review of the Ordinance with particular reference to the removal of security of tenure.</p> | |
| 22. Policy on the redevelopment of old PRH estates | To be confirmed |
| <p>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 PRH estates.</p> | |
| 23. Measures to deal with subdivided flats | To be confirmed |
| <p>Arising from the discussion at the Panel meeting on 16 October 2012, members consider that measures should be worked out to tackle the problems associated with subdivided flats in private developments, industrial buildings as well as shopping arcades.</p> <p>Referral arising from the meeting between Duty Roster Members and "香港社區組織協會基層房屋關注組" on 28 May 2012 regarding the rehousing of tenants affected by clearance of subdivided flats (LC Paper No. CB(1)82/12-13).</p> | |

**Proposed timing
for discussion**

24. 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.

Council Business Division 1
Legislative Council Secretariat
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