

**List of outstanding items for discussion
(position as at 30 November 2012)**

**Proposed
timing for
discussion**

1. Measures to deal with subdivided flats 7 January 2013

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.

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).

The Administration would brief members on the present position on subdivided flats and seek members' views in this regard.

2. PWP Item No. B079TI under Head 711 – Public Transport Interchange at Area 13, Hung Shui Kiu 7 January 2013

The Administration would like to seek the Panel's support to obtain funds from the Public Works Subcommittee in February 2013 and Finance Committee in March 2013 for upgrading the public transport interchange project to Category A so as to tie in with the public housing development programme at Hung Shui Kiu.

3. Creation of directorate posts in the Housing Department for implementation of the new Home Ownership Scheme and other housing initiatives 7 January 2013

The Administration would like to seek the Panel's support to obtain approval from the Legislative Council Establishment Subcommittee in February 2013 and Finance Committee in May 2013 for the creation of four directorate posts in the Housing Department to cope with the substantial increase in workload arising from the implementation of the new Home Ownership Scheme ("HOS") as the development programme moves ahead to the build stage. The proposed additional posts would also strengthen the directorate support for other related housing initiatives, including planning and engineering studies for site searches, potential site studies for redevelopment of aged estates, vetting and approval of building works proposals and related building control functions etc, to ensure timely delivery of the HOS and public rental housing production targets.

**Proposed
timing for
discussion**

4. 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).

5. 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.

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

Q1 2013

The Administration would like to brief members on the subject.

7. Marking Scheme for Estate Management Enforcement in Public Housing Estates

Q2 2013

The Administration would like to brief members on the subject.

8. Progress of the Total Maintenance Scheme

Q2 2013

The Administration would like to brief members on the subject.

9. Progress report on the addition of lifts and escalators in HA's existing PRH estates

Q2/Q3 2013

The Administration would like to brief members on the subject.

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timing for
discussion |
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| 10. 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> | |
| 11. Overcrowding relief in public rental housing | 2012-2013
(To be confirmed) |
| <p>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. At the Panel meeting on 5 November 2012, members requested that this subject be discussed in the 2012-2013 session.</p> | |
| 12. Landlord and Tenant (Consolidation) Ordinance (Cap. 7) | 2012-2013
(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> <p>At the Panel meeting on 5 November 2012, members requested that the subject of rental control be discussed in the 2012-2013 session.</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. 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).

16. 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.

**Proposed
timing for
discussion**

17. 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.

18. 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.

19. 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.

20. Policy on the redevelopment of old PRH 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 PRH estates.

**Proposed
timing for
discussion**

21. 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
30 November 2012