

立法會
Legislative Council

LC Paper No. CB(1)1504/13-14
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 10 February 2014, at 8:30 am
in Conference Room 3 of the Legislative Council Complex

Members present : Hon WONG Kwok-hing, BBS, MH (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Vincent FANG Kang, SBS, JP
Hon CHAN Hak-kan, JP
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon WONG Yuk-man
Hon Michael TIEN Puk-sun, BBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Dr Hon Fernando CHEUNG Chiu-hung
Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Alice MAK Mei-kuen, JP

Public Officers attending : **For item IV**

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

Mrs Rosa HO
Assistant Director (Housing Subsidies)
Housing Department

Mr CHAN Siu-tack
Assistant Director (Estate Management) 2
Housing Department

For item V

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

Mr Albert LEE, JP
Deputy Director (Estate Management)
Housing Department

Mr CHAN Siu-tack
Assistant Director (Estate Management) 2
Housing Department

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

Staff in attendance : Mr Ken WOO
Senior Council Secretary (1)5

Ms Mandy LI
Council Secretary (1)1

Miss Mandy POON
Legislative Assistant (1)1

Action

I. Confirmation of minutes

(LC Paper No. CB(1)855/13-14 — Minutes of the meeting held on 2 December 2013)

1. The minutes of the meeting held on 2 December 2013 were confirmed.

II. Information papers issued since last meeting

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

(LC Paper Nos. CB(1)685/13-14(01) — Land Registry Statistics for
and CB(1)865/13-14(01) December 2013 and
January 2014 provided by the
Administration (press release)

LC Paper No. CB(1)777/13-14(01) — Referral arising from the
meeting between Legislative
Council members and Wong
Tai Sin District Council
members on 5 December 2013
regarding the provision of
barrier-free access in public
housing estates (Chinese
version only) (Restricted to
Members))

III. Items for discussion at the next meeting

(LC Paper No. CB(1)840/13-14(01) — List of follow-up actions

LC Paper No. CB(1)840/13-14(02) — List of outstanding items for
discussion)

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3. Members agreed to discuss the following two items at the next regular meeting scheduled for Monday, 3 March 2014 at 2:30 pm –

- (a) Review of Waiting List Income and Asset Limits for 2014/15; and
- (b) Marking Scheme for Estate Management Enforcement in Public Housing Estates.

IV. Implementation arrangement for the clearance of Long Bin Interim Housing

(LC Paper No. CB(1)840/13-14(03) — Administration's paper on "Implementation arrangement for the clearance of Long Bin Interim Housing"

LC Paper No. CB(1)840/13-14(04) — Background brief on "Policy on Interim Housing and the latest planning for the Long Bin Interim Housing estate" prepared by the Legislative Council Secretariat)

4. The Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") briefed members on the implementation arrangements for the clearance of the Long Bin Interim Housing ("IH") by highlighting the salient points of the discussion paper. The Assistant Director of Housing (Housing Subsidies) ("ADH(HS)") gave a power-point presentation on the subject.

(Post-meeting note: A set of the power-point presentation materials was circulated vide LC Paper No. CB(1)878/13-14(01) on 11 February 2014.)

The redevelopment project

5. Relaying the local community's support for the clearance of Long Bin IH, Mr LEUNG Che-cheung enquired when the new public housing development at Long Bin IH site would be ready for accommodation. PSTH(H) replied that the construction of the new housing development would take about four to five years after the target clearance date in January 2016. Detailed design for the new housing development was underway and the district council concerned would be consulted in due course.

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6. Mr KWOK Wai-keung expressed support for the clearance which would provide about 2 300 public rental housing ("PRH") units upon redevelopment. He enquired about the number of welfare facilities to be provided in the new development. Mr WU Chi-wai asked whether consideration would be given to reserving the ground floor of the new housing blocks for the provision of welfare services. PSTH(H) responded that welfare facilities would be provided in the new development and the Social Welfare Department ("SWD") and the district council concerned would be consulted in the course of detailed planning.

7. Mr Frederick FUNG said that he agreed with the decision of the Hong Kong Housing Authority ("HA") to clear Long Bin IH. Noting that the Long Bin site currently occupied by the HA's plant nursery was large and it was difficult to find a re-provisioning site, he asked about the management responsibility of the plant nursery in future. PSTH(H) replied that landscape contractors appointed by HA would be asked to provide the services if a re-provisioning site could not be found. All existing staff affected by the clearance would be redeployed to other jobs in the Housing Department ("HD").

Rehousing arrangements for affected households

Households eligible for rehousing directly to public rental housing

8. Dr Fernando CHEUNG expressed support for the clearance. He sought clarification on whether the six households who were eligible for rehousing directly to PRH would continue to be exempted from the means test after they were rehoused to PRH. ADH(HS) explained that these households, upon rehoused to PRH, would need to follow the established requirement to declare their household income and asset after living in PRH for 10 years.

Households whose waiting list applications were frozen

9. Referring to the 62 households in Long Bin IH whose waiting list ("WL") applications were frozen, Mr KWOK Wai-keung enquired about the reasons for the freeze and whether consideration would be given to defreezing these applications before the target clearance date in January 2016 on compassionate ground. ADH(HS) explained that a WL application could be frozen for various reasons, such as rent in arrears, request by the applicant to put the application on hold pending arrival of family members for family reunion, or the applicant had yet to fulfill the seven-year residence requirement for flat allocation. The above 62 households might be offered PRH, subject to their meeting the eligibility criteria and/or the defreezing of their WL applications before the due day of clearance. Otherwise, they would be rehoused to the IH in Po Tin Estate.

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10. Mr WU Chi-wai was concerned about those households whose applications would likely remain frozen at the target clearance date and asked whether special arrangements would be made to house the tenants concerned. Mr Alan LEONG expressed a similar concern.

11. ADH(HS) advised that for those tenants whose applications were nearly due for defreezing by the clearance date, departmental directorate officers at Chief Housing Manager level had delegated authority to approve justified cases for rehousing to PRH on individual merits.

Households with immature waiting list applications

12. Mr LEE Cheuk-yan expressed support for the clearance programme on account of the highly undesirable hygiene condition of Long Bin IH. Pointing out that squatter households affected by the clearance would be offered a flat immediately after they had been assigned a clearance application number, he urged the Administration to adopt a similar approach to ensure that the 63 households with immature WL applications could all be rehoused to PRH before the target clearance date. Dr Fernando CHEUNG echoed Mr LEE's views. He considered that the present arrangement of rehousing IH households affected by the clearance to another IH was highly undesirable, and urged HA to offer PRH to IH households affected by the clearance programme.

13. ADH(HS) responded that in line with other WL applications, WL applications from the above 63 households had to go through the same detailed vetting process and wait for their application to be due for allocation within a year before a flat could be allocated to them through Anticipatory Housing. HA would strive to confirm their eligibility for PRH before the target clearance date.

Households ineligible for public rental housing

14. Noting that households affected by the clearance of Long Bin IH would be given Green Form status to purchase Home Ownership Scheme ("HOS") flats only if they were eligible for PRH, Mr WU Chi-wai sought clarification on whether the policy for clearance of IH was different from that for squatter, as he understood that households affected by squatter clearance were allowed to purchase HOS flats even if they were not eligible for PRH. ADH(HS) responded that for households affected by the clearance programmes of HA and who were eligible for PRH, they would be accorded Green Form status and priority in the upcoming HOS sale exercises if they wished to purchase HOS flats. For households affected by clearance programmes of the Government and who were eligible for PRH, they would also be accorded Green Form status.

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15. Mr LEUNG Yiu-chung urged the Administration to expedite the clearance programme. Pointing out the precedents that households who failed the means test were still allocated IH in Shek Lei Estate, he asked whether the 34 Long Bin households without WL applications were allowed to stay in IH in Shek Lei Estate similarly. ADH(HS) explained that as these households did not meet the requirement for IH, mainly due to failure to meet the Comprehensive Means Test ("CMT"), they were allowed to stay in Long Bin IH for a maximum of one year and would then be served a Notice-to-Quit once their period of stay expired. Nevertheless, they could make an appeal under the established mechanism.

16. Dr KWOK Ka-ki said that most of the above 34 households might only fail the CMT marginally and he was concerned that these households might end up homeless if they were not rehoused. He therefore urged the Administration to rehouse them to the IH in Po Tin Estate, or at least allow them to be temporarily rehoused to the IH in Po Tin Estate while their appeal case was being handled. ADH(HS) responded that HD would further assess these 34 households nearer the end of the allowed stay period and they would be rehoused to the IH in Po Tin Estate if they met the CMT by then. Those households with medical or social considerations and recommended by SWD for compassionate rehousing would be rehoused directly to PRH.

Shek Lei Estate as a choice for rehousing the affected households

17. Mr LEE Cheuk-yan asked about the number of units in Shek Lei Estate which were currently designated for use as IH, and whether there was a plan to rehouse the households affected by the clearance of Long Bin IH to the vacant units in Shek Lei Estate. Expressing a similar concern, Dr Fernando CHEUNG asked whether the affected households would be given the choice of the IH at Shek Lei Estate.

18. PSTH(H) replied that similar to Po Tin Estate, Shek Lei Estate also provided both PRH and IH units but were in separate blocks. While IH units in Shek Lei Estate were likewise opened for victims of natural disasters and emergencies, the majority of IH accommodation would be provided in Po Tin Estate in the future. He undertook to provide information on the number of units in Shek Lei Estate which were designated for use as IH and the vacancy rate of such units in recent years.

Other concerns

19. Mr Michael TIEN indicated support for the clearance programme on account of the poor living environment of Long Bin IH. Pointing out that bathroom modification works in Po Tin Estate would soon commence, and that

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the existing 437 vacant units out of a total of 8 736 units in Po Tin Estate would be used as temporary accommodation for tenants opting for the modification works, he was concerned that the proposal to rehouse affected households to Po Tin Estate would affect the pace of the modification works. In view of the foregoing, he requested the Administration to rehouse the affected households to other public housing estates in the New Territories where vacant units were available instead. Pointing out that the occupancy rate of Po Tin IH had stood high at 95%, Mr KWOK Wai-keung casted doubt on the adequacy of IH units in Po Tin Estate to accommodate tenants affected by the clearance.

20. ADH(HS) replied that of the 510 households affected by the clearance of Long Bin IH, only 62 households whose WL applications were frozen and 63 households with immature WL applications might need to be rehoused to Po Tin IH under the current policy. The existing vacant IH units in Po Tin Estate were sufficient to cater for the clearance. PSTH(H) added that HD would continue to recover PRH units in Po Tin Estate for use as IH. There was no conflict between the rehousing arrangement and the bathroom modification works in Po Tin Estate as the works for each unit could be completed in about two weeks.

21. Mr Paul TSE was keen to ensure that mechanism was in place for conducting regular reviews on WL applications to identify cases appropriate to be frozen to ensure rational use of public resources. He sought clarification on whether the eligibility of the affected households for rehousing arrangements was assessed based on their status as on the target clearance date in January 2016. ADH(HS) explained that as it took time to conduct the assessments, HD had started to assess the affected households with a view to completing all assessments before the target clearance date. Their status would be projected up to the time when Long Bin was cleared in January 2016.

Domestic removal allowance

22. Mr LEUNG Che-cheung enquired whether the Singleton or Doubleton Allowance ("SA/DA") would be provided to three-person or above households affected by the clearance of Long Bin IH, and the choice(s) of PRH to be made available to those eligible households. ADH(HS) explained that as single-person and two-person households had higher mobility, they were eligible for payment of SA/DA respectively in lieu of rehousing to PRH or IH. Recipients of such allowance were not eligible for any form of subsidized housing or related allowance in the subsequent two years.

Recovering public rental housing units at Po Tin Estate for interim housing use

23. Mr Frederick FUNG noted that the Administration would encourage sitting PRH tenants of Po Tin Estate to apply for voluntary transfer with a view

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to recovering some PRH flats for use as IH to meet future demand, and transfers would be allowed from Po Tin Estate to the Urban District (Tak Long Estate), Extended Urban District (Shui Chuen O Estate) or New Territories (Hung Shui Kiu Area 13) with an eligibility criterion of a minimum five-year residence in PRH for cross-district transfers. Mr FUNG asked whether all sitting 6 600 households in Po Tin Estate would be eligible for the voluntary transfer exercise, and whether the residence requirement for cross-district transfers had been relaxed from a minimum of seven years to five years. He also expressed concern that the exercise might create immense pressure on Tak Long Estate in view of its location at the Urban District. In anticipation of the popularity of Tak Long Estate as it was the only choice available in the Urban District, Mr WU Chi-wai asked whether consideration would be given to including other PRH estates in the Urban District in the voluntary transfer exercise.

24. ADH(HS) advised that one-person and two-person households in Po Tin Estate were invited to take part in the voluntary transfer exercise, and some 500 units for one-person and two-person households at Tak Long Estate would be reserved for the purpose. In deciding the condition for cross-district transfer, if the criteria was set to the effect that only those who had lived in Po Tin Estate for a minimum of seven years would be eligible for the voluntary transfer exercise, only about 230 units would be recovered and were insufficient to meet the demand. Hence, HA would relax the requirement to five years just for this case in order to increase the rate of recovery.

25. In response to Mr Michael TIEN's question on the number of IH units available in the New Territories, the Assistant Director of Housing (Estate Management)2 ("ADH(EM)2") advised that Po Tin Estate currently provided 2 100 IH units and some 6 600 PRH units. Through the voluntary transfer exercise, the Administration aimed to recover 900 and 400 one-person and two-person units respectively, hence raising the total number of IH units to about 3 300. PSTH(H) supplemented that to enhance operational and management efficiency, Po Tin Estate would be designated as the only IH estate to meet the needs of the whole territory. Responding to Mr TIEN's concern about the need for recovering more PRH units for use as IH to meet unexpected circumstances, PSTH(H) advised that the need for IH was affected by various housing exercises, and the Administration would keep the number under review. As IH tenants constantly moved into PRH, the planned provision of about 3 300 IH units at Po Tin Estate would be sufficient to meet future demand.

26. Mr Alan LEONG expressed concern about the Administration's plan to meet the target of recovering 1 300 PRH units in Po Tin Estate for use as IH. He also enquired about the change in supply of IH throughout the territory following the voluntary transfer exercise for Po Tin Estate and the clearance of Long Bin IH, and whether it had assessed the demand for IH in coming years. ADH(EM)2 responded that the total number of IH units would increase from

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about 2 900 at present (840 units and 2 100 units provided at Long Bin IH and Po Tin Estate respectively) to about 3 300 after completion of the voluntary transfer exercise. Based on the demand forecast of about 700 IH units per year and the prevailing turnover rate of 20%, the targeted 3 300 IH units would be sufficient to meet future demand.

Interim housing policy

27. Pointing out the poor living condition of temporary shelters and transit centres, Dr Fernando CHEUNG urged the Administration to clear these centres and house victims of natural disasters and emergencies to IH directly. Mr LEUNG Yiu-chung shared Dr CHEUNG's views. He referred to the precedent case in which victims of the fire in Fa Yuen Street were offered IH flats in Shek Lei Estate directly, and considered that the relevant proposal was feasible. Mr Albert CHAN criticized the Administration for clearing a number of IH estates since 2000 and centralizing the provision of IH in Po Tin Estate in Tuen Mun, as the policy was grossly unfair to victims who lived in other districts. He requested the Administration to provide IH in the Urban District, Extended Urban District and the New Territories to enable prompt response to be made in case of emergencies. Mr CHAN's view was shared by Dr CHEUNG.

28. PSTH(H) responded that as the Administration would need to respond quickly in case of emergencies and the number of victims could not be anticipated, the most appropriate emergency accommodation would be the one with simple design and multiple functions so that assessments for rehousing and social services could be made speedily. He stressed that while the Administration would endeavour to provide victims with better accommodation as soon as possible depending on individual circumstances, not all victims required or were eligible for public housing.

29. Given the use of a large amount of prefabricated components in IH which made it easier to construct and clear, Mr LEUNG Kwok-hung was of the view that the Administration should make use of the idle land scattered around the territory for building IH to improve the living conditions of the poor. PSTH(H) responded that the Government would address the housing needs of the needy by increasing the supply of public housing. In this connection, the Government had decided to accept the Long Term Housing Strategy Steering Committee's recommendation to adopt 470 000 units as the new public and private housing total supply target for the coming 10 years.

30. The Chairman concluded that the Panel supported the clearance of Long Bin IH.

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V. Proposed bathroom improvement in Po Tin Estate

(LC Paper No. CB(1)840/13-14(05) — Administration's paper on "Proposed bathroom improvement in Po Tin Estate"

LC Paper No. CB(1)840/13-14(06) — Background brief on "Improving the design of the bathrooms of Po Tin Estate and related issues" prepared by the Legislative Council Secretariat)

31. The Chairman said that the item was discussed at the Panel meeting on 3 June 2013. The Administration was requested to conduct a feasibility study on the different ways for enlarging the bathrooms in the flats of Po Tin Estate and report the outcome to the Panel. At the request of the Panel, a site visit to Po Tin Estate was held on 14 January 2014 for members to receive a briefing on the study findings and the recommended improvement works to alleviate the problem of small bathroom.

32. PSTH(H) briefed members on the findings of the feasibility study conducted by HD on improving the bathroom size in Po Tin Estate and the proposed implementation plan. ADH(EM)2 gave a power-point presentation on the subject.

(Post-meeting note: A set of the power-point presentation materials was circulated vide LC Paper No. CB(1)878/13-14(02) on 11 February 2014.)

The improvement programme

33. Mr Michael TIEN commended HD for its efficiency in putting up a proposal to improve the bathroom size in Po Tin Estate which was well-received by the residents. Relaying the results of a survey conducted by his office recently which indicated that about 70% of the households (i.e. some 5 800 households) in Po Tin Estate had expressed the wish to complete the proposed modification works in a year, he said that residents were disappointed at the proposed programme of works, which was about 200 to 250 flats per month. In this connection, he requested HD to reserve 350 out of the existing 437 vacant flats for use as temporary accommodation for tenants opting for the works so that modification works could be conducted in about 480 flats per month, making it possible to complete the improvement programme in about a year. He also enquired whether visits to the mock-up flats would be arranged for tenants and the application deadline for the improvement programme. The Deputy Director of Housing (Estate Management) ("DDH(EM)") responded that as tenants would be affected by the modification works, HD would conduct

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the improvement programme by modifying the existing vacant flats so that these flats could be used as temporary accommodation if necessary. Visits to the mock-up flats would then be arranged prior to the invitation of applications. Late applications would be accepted. In reply to Mr TIEN's further question, DDH(EM) advised that rentals of the modified flats would remain unchanged.

34. Mr WU Chi-wai urged HD to arrange visits to the mock-up flats for the sitting tenants as some of them might not want to compromise the space in the kitchen or living room for a gain in the bathroom space.

35. Mr Tony TSE thanked HD for the improvement proposal. In response to Mr TSE's enquiries, DDH(EM) advised that the scope of the modification works was limited by the building regulation requirements of prescribed window for the kitchen and living area, and that the cost of the works per flat ranged from \$20,000 to \$25,000.

36. Ir Dr LO Wai-kwok noted with concern that space-saving sliding doors currently in use for the bathrooms could no longer be used after the modification works, and asked whether other types of space-saving doors would be provided under the project. ADH(EM)2 explained that the choice of doors for the bathrooms was very limited due to the need to prevent water seepage from the bathroom. HD would however further explore the choices of doors appropriate to be used.

Other improvement options considered

37. Mr LEE Cheuk-yan casted doubt on residents' acceptance of the proposed works as in his view increasing the bathroom space by about 20 to 30 centimetres would not make much difference for them. He asked whether HD had explored other more feasible options to enlarge the bathrooms. PSTH(H) disagreed with Mr LEE's view and pointed out that the extra space to be gained from the modification works did provide more manoeuvring space for the tenants and was a great improvement. DDH(EM) added that the proposed option was the least disruptive and most cost-effective among the options explored.

38. Mr LEUNG Kwok-hung queried whether the other improvement options that HD had found impractical were supported by relevant consultancy study. He questioned why HD did not make use of this opportunity to improve the living condition of Po Tin Estate fundamentally. PSTH(H) explained that in exploring the options available, HD had examined the impact on sitting tenants and its overall ability to provide accommodation. The demolition and repartition options were not pursued as they would reduce the total number of units in Po Tin Estate which would impact on the already stretched housing supply.

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39. Mr Albert CHAN criticized the Administration for discriminating against the grassroots and questioned why Po Tin Estate could not be considered for redevelopment as in the case of Wah Fu Estate, in which both provided some 9 000 units. He also criticized the Administration for adopting wrong planning standards for Po Tin Estate and for turning a blind eye to the calls of residents for improving the bathroom size over the years. Pointing out that the living space of one-person households in Po Tin Estate was only 80 square feet which was highly undesirable, he requested HD to consider combining two one-person units to one unit to improve the living condition. Mr LEUNG Yiu-chung expressed regret on the extremely small space and poor living environment currently provided to IH tenants in Po Tin Estate, and urged HD to combine units to provide IH tenants with more reasonable living space. Dr Fernando CHEUNG said that he had all along criticized the bathroom design of Po Tin Estate which had caused tenants repeated injuries. The current improvement proposal was only superficial, and would only enlarge bathroom space at the expense of kitchen space or that of the living room. He called for HD to tackle the problem at source by combining smaller units to provide a more reasonable living environment. He was confident that the technical constraints associated with the repartition options would be resolved with advanced technology.

40. PSTH(H) responded that HD had studied the option of repartitioning two flats confined within the structural walls but found that there were several technical constraints to such conversion given the existing building configuration. He also explained that for redevelopment proposals to be justified, there should be a reasonable increase in the number of housing units upon redevelopment. Due to the need to enlarge the bathroom size, there might not be an increase in the number of units upon redeveloping Po Tin Estate.

41. Mr Alan LEONG pointed out that the Civic Party had since 2007 been requesting improvements to the bathroom size in Po Tin Estate. He was pleased that the long-awaited improvement programme had finally come on-stream. Referring to the Administration's explanation on the reasons for not pursuing the options of demolition or repartition, he questioned how the Administration could deliver the vision as presented in the Long Term Housing Strategy Consultation Document on providing "adequate housing". PSTH(H) explained that as opposed to modern PRH nowadays which were built to a very high standard, Po Tin Estate was designed as IH for transient accommodation. The current proposal was a reasonable way to improve the living condition of residents in Po Tin Estate.

Extending the improvement programme to Tin Yan Estate in Tin Shui Wai

42. Mr LEUNG Che-cheung asked whether the proposed improvement programme would be extended to the some 3 600 units in Tin Yan Estate which

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faced the same problem of small bathroom. DDH(EM) replied in the affirmative, saying that mock-up flats would likewise be provided in Tin Yan Estate approximately three months after the works in Po Tin Estate had run smoothly.

43. Dr KWOK Ka-ki asked whether the improvement programme would be extended to other estates. ADH(EM)2 advised that while the bathrooms in Shek Lei Estate were of a similar configuration as that of Po Tin Estate, the wash basin was however located outside the bathroom and hence tenants of Shek Lei Estate were generally satisfied with the existing manoeuvring space in the bathroom.

Interim housing policy

44. Mr WU Chi-wai asked whether the Administration would consider restoring fully the function of Po Tin Estate as IH following the clearance of Long Bin IH to facilitate administration and policy making. Highlighting the restrictions on improving the living space posed by partition walls, he urged the Administration to consider allowing tenants to modify, with conditions, the non-load bearing partition wall to make more gainful use of the limited space. PSTH(H) responded that having considered the demand for IH, Po Tin Estate would continue to provide a mix of IH and PRH. The Administration would keep the housing demand under review.

45. Dr KWOK Ka-ki stressed that IH tenants should not be treated less favourably than other public housing tenants. In view of the smaller units provided in Po Tin Estate as compared to other public housing estates, he urged the Administration to consider relaxing the allocation criteria for Po Tin Estate by providing larger units for smaller households.

46. The Chairman concluded that the Panel supported the recommended improvement works to alleviate the problem of small bathroom in Po Tin Estate. He also urged the Administration to submit to the Panel the proposal to improve the bathroom size in Tin Yan Estate as soon as possible.

VI. Any other business

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