

Panel on Housing

List of outstanding items for discussion (Position as at 26 February 2014)

- | | Proposed timing for discussion |
|---|---------------------------------------|
| <p>1. Head 711 Item — PWP No. B197SC Reprovisioning of Pak Tin Community Hall and Special Child Care Centre cum Early Education and Training Centre in Pak Tin Estate Redevelopment Site, and Footbridge Link at Nam Cheong Street, Sham Shui Po</p> <p>The Administration would like to seek the Panel's support to submit the funding proposal to the Public Works Subcommittee in May 2014 and the Finance Committee in June 2014 for upgrading the community hall, special child care centre cum early education and training centre, and footbridge link project to Category A to tie in with the public housing development programme at Pak Tin Estate, Sham Shui Po.</p> | April 2014 |
| <p>2. Progress report on addition of lifts to existing public rental housing estates</p> <p>The Administration would like to update members on the progress of the Lift Addition Programme for adding lifts and footbridges to the Hong Kong Housing Authority's existing public rental housing estates.</p> <p>Referral arising from the meeting between Legislative Council Members and Wong Tai Sin District Council members on 5 December 2013. Members expressed concern about the Administration's non-provision of barrier-free access for Tenants Purchase Scheme estates and public housing estates adjoining private lots (LC Paper No. CB(1)777/13-14).</p> | April 2014 |
| <p>3. Rent review of public rental housing</p> <p>In accordance with the Housing Ordinance (Cap. 283), the Hong Kong Housing Authority conducts a review of the rent of public rental housing every two years. The next review will be conducted in 2014. Following established practice, the Administration will brief the Panel on the result of the review.</p> | Mid-2014 |

	Proposed timing for discussion
<p>4. Performance of the Environmental Targets and Initiatives of the Hong Kong Housing Authority in 2013/14</p> <p>The Administration would like to update members on the performance of the Hong Kong Housing Authority in respect of its environmental targets and initiatives in 2013/14.</p>	Q2 2014
<p>5. Interim measures to tackle under-occupation in public rental housing estates</p> <p>The Administration would like to brief members on the review of the interim measures to tackle under-occupation in public rental housing estates and the progress of implementation of the reviewed policy taking effect on 1 October 2013.</p> <p>Referral arising from the meeting between Duty Roster Members and "公屋被迫遷戶關注組" on 18 October 2013 regarding the request for shelving the policy on transfer of under-occupation households in public housing estates (LC Paper No. CB(1)241/13-14).</p>	Q3 2014
<p>6. Policies and measures on overcrowding relief in public rental housing estates</p> <p>At the work plan meeting held on 28 October 2013, the Administration was requested to review the policies and measures on overcrowding relief in public rental housing estates and to report to the Panel.</p>	To be confirmed
<p>7. Outsourcing of management of public housing estates</p> <p>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.</p>	To be confirmed
<p>8. Revitalization of the Home Ownership Scheme secondary market</p> <p>Members wish to be briefed on the Administration's latest position on this issue.</p>	To be confirmed

Proposed timing for discussion

***9. Review of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7)** To be confirmed

Members would like 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 10 October 2013, members requested that the subject of rent control be discussed as soon as possible in view of the surge in rental in recent years, and that views from the public be invited.

Referral arising from the meeting between Duty Roster Members and "Society for Community Organization" on 19 November 2013 regarding the policies on rent control and rent allowance under the Comprehensive Social Security Assistance Scheme (LC Paper No. CB(1)479/13-14).

***10. Briefing on housing policies** To be confirmed

At the Panel meeting on 10 October 2013, members requested to be briefed on the latest developments on various housing policies, including the waiting time for allocation of public rental housing, Quota and Points System for non-elderly one-person applicants for public rental housing, transfer, overcrowding relief, etc.

***11. Update of the Tenants Purchase Scheme** To be confirmed

Members requested the Administration to consider re-launching the Tenants Purchase Scheme with a view to assisting those well-off public rental housing tenants who could not afford properties in the private sector to achieve home ownership.

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).

Proposed timing for discussion

***12. Review of the Well-off Tenants Policies**

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 considered 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.

At the Panel meeting on 10 October 2013, members expressed the view that the income and asset limits under the Well-off Tenants Policies should be reviewed to ensure that they were in step with current situation in the market and society, and to safeguard the rational allocation of public housing resources.

***13. Policy on the redevelopment of old public rental housing estates**

To be confirmed

At the work plan meeting on 25 October 2012, members requested the Administration to consider formulating a policy on redeveloping old public rental housing estates.

***14. Role and positioning of the Hong Kong Housing Society 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 the Hong Kong Housing Society ("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).

Proposed timing for discussion

***15. Provision of transitional housing**

To be confirmed

Raised by members at the Panel meeting on 10 October 2013. Members would like to discuss the suggestion that the Administration should consider constructing transitional housing in the urban area for public housing applicants and those in need.

16. Progress report on the phasing out programme of Housing for Senior Citizens and public housing for the elderly

At the work plan meeting held on 28 October 2013, the Administration was requested to provide a paper on the latest development of this item.

The vacancy rate of Housing for Senior Citizens Type 1 ("HS1") 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 HS1 units into normal public housing flats has been implemented since 2006, and subsequently been extended to all HS1 units in March 2011. The Administration has reported the progress of the programme to the Hong Kong Housing Authority in March 2012 and a review was conducted in February 2013.

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.

17. Issues relating to the development of subsidized housing on the sites in Area 115 and Area 112B in Tin Shui Wai

To be confirmed

In his letters dated 9 December 2013, the Chairman requested discussion on the issues relating to the development of subsidized housing on the sites in Area 115 and Area 112B in Tin Shui Wai (LC Paper Nos. CB(1)509/13-14(01) and (02) issued on 10 December 2013).

**Proposed timing for
discussion**

18. Revised development option for the Comprehensive Development Area Site in Diamond Hill To be confirmed

Referral arising from the meeting between Legislative Council Members and Wong Tai Sin District Council members on 5 December 2013 (circulated vide LC Paper No. CB(1)823/13-14(01) to members of the Subcommittee on the Long Term Housing Strategy). Members noted that residents in proximity to the Comprehensive Development Area ("CDA") were opposed to the provision of 12 public housing blocks under the revised development option for fear of raising the density of the district and causing pressure on the environment, transport and community facilities. Members also noted the request of the local community for reserving land in the CDA for the development of private housing and the cultural industry.

- * As agreed at the work plan meeting held on 28 October 2013, the Panel would consider how to follow up these items after the public consultation exercise and review on the Long Term Housing Strategy have completed.