

Panel on Housing

**List of outstanding items for discussion
(Position as at 29 May 2014)**

**Proposed timing for
discussion**

***1. Tenancy control**

7 July 2014

Based on the research on Hong Kong's past experience and overseas experience in implementing tenancy control measures etc, the Administration would like to brief members on the its analysis and observations on matters relating to tenancy control.

In his letter dated 25 February 2014 and agreed by the Panel at the meeting on 3 March 2014, the Chairman requested the Research Office of the Secretariat to conduct a research study comparing the tenancy control policies of Hong Kong and overseas countries (LC Paper No. CB(1)1015/13-14(01) issued on 28 February 2014).

Referral from the Public Complaints Office regarding the requests from "西營盤住屋權益關注組" for reviewing the Landlord and Tenant (Consolidation) Ordinance, reinstating rent control, and extending the one-month notice period for termination of tenancies (LC Paper No. CB(1)1063/13-14(01) issued on 11 March 2014).

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).

Proposed timing for discussion

2. Rent review of public rental housing

Mid-2014

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.

3. Policies and measures on overcrowding relief in public rental housing estates

To be confirmed

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.

4. 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.

5. 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.

***6. 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.

Proposed timing for discussion

***7. 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).

***8. 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.

Proposed timing for discussion

- *9. 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.

In her letter dated 3 April 2014, Miss Alice MAK requested the Administration to brief the Panel on the progress made in studying the redevelopment potential of Kwai Shing West Estate and related matters, such as the redevelopment proposal and rehousing arrangements (LC Paper No. CB(1)1206/13-14(01) issued on 4 April 2014).

- *10. 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).

- *11. 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.

Proposed timing for discussion

- 12. 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.
- 13. 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.
- 14. Review of existing measures for handling water seepage in public rental housing flats** To be confirmed
- Referral from the Public Complaints Office regarding the request from members of the public for the Housing Department to review its existing measures for handling water seepage in public rental housing flats (LC Paper No. CB(1)1131/13-14(01) issued on 21 March 2014).

**Proposed timing for
discussion**

15. Progress of the provision of Home Ownership Scheme flats To be confirmed

In his letter dated 3 April 2014, Mr KWOK Wai-keung requested the Administration to brief the Panel on the progress of the provision of Home Ownership Scheme flats and related matters, such as the supply of land and manpower of site supervisory staff (LC Paper No. CB(1)1207/13-14(01) issued on 4 April 2014).

16. Allocation of public rental housing for persons with disabilities To be confirmed

In his letter dated 12 May 2014, Dr Fernando CHEUNG requested the discussion of the policy and issues concerning the allocation of public rental housing for persons with disabilities (LC Paper No. CB(1)1408/13-14(01) issued on 13 May 2014).

* 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.