

立法會
Legislative Council

LC Paper No. CB(1)288/14-15
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 3 November 2014, at 2:30 pm
in Conference Room 3 of the Legislative Council Complex

- Members present** : Hon Alice MAK Mei-kuen, JP (Chairman)
Hon Christopher CHUNG Shu-kun, BBS, MH, JP (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
Hon Vincent FANG Kang, SBS, JP
Hon WONG Kwok-hing, BBS, MH
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon WU Chi-wai, MH
Hon LEUNG Che-cheung, BBS, MH, JP
Hon KWOK Wai-keung
Dr Hon Fernando CHEUNG Chiu-hung
Hon Tony TSE Wai-chuen, BBS
- Members absent** : Hon Frederick FUNG Kin-kee, SBS, JP
Hon CHAN Hak-kan, JP
Hon WONG Yuk-man
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public Officers
attending : For item V**

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

Mr LEUNG Sai-chi
Assistant Director (Estate Management)1
Housing Department

Mr Virgil HSU
Chief Manager/Management (Support Services)2
Housing Department

For item VI

Mr LAM Sze-chuen
Acting Deputy Director
(Development & Construction)
Housing Department

Mr LO Kwok-kong
Acting Chief Engineer (Public Works Programme)
Housing Department

Mr WONG Mung-wan
Acting Assistant Director (Project)1
Housing Department

Ms Ann Mary TAM
Acting Chief Architect (5)
Housing Department

Mr Alfred YAU
Regional Highway Engineer (New Territories)
Highways Department

Mr Edmond POON
Principal Transport Officer (New Territories)
Transport 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

Ms PANG Yin-shan
Clerical Assistant (1)1

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I. Election of Deputy Chairman

The Chairman said that the meeting would continue with the proceedings of election of the Deputy Chairman which were carried over from the last meeting on 9 October 2014. Mr WU Chi-wai and Mr Christopher CHUNG had been nominated for the deputy chairmanship. The Chairman further said that at the last meeting, Mr Albert CHAN had proposed that the two nominees should each speak for one minute to declare interests and explain their views on the Deputy Chairman's role and how they would uphold the impartiality of the deputy chairmanship. In response to the Chairman's question, members agreed that there was no need to proceed with Mr CHAN's proposal.

2. The Chairman then announced a vote by secret ballot. Owing to the absence of Mr Alan LEONG and Mr CHAN Hak-kan who had nominated the two candidates as well as Mr James TO who had seconded the nomination of Mr WU Chi-wai, the Chairman invited Mr IP Kwok-him, who had seconded the nomination of Mr Christopher CHUNG, to oversee the counting of votes.

3. The Chairman announced that Mr Christopher CHUNG had received nine votes and there was no vote for Mr WU Chi-wai. The Chairman declared Mr Christopher CHUNG elected as the Deputy Chairman of the Panel for the 2014-2015 session.

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II. Confirmation of minutes

(LC Paper No. CB(1)81/14-15 — Minutes of the meeting held on 9 October 2014)

4. The minutes of the meeting held on 9 October 2014 were confirmed.

III. Information papers issued since the meeting on 7 July 2014

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

(LC Paper No. CB(1)1858/13-14(01) — Letter dated 18 July 2014 from Dr Hon KWOK Ka-ki to the Chairman requesting discussion on the suspected contravention of the Residential Properties (First-hand Sales) Ordinance by the vendor of Mont Vert Phase I (Chinese version only)

LC Paper No. CB(1)1897/13-14(01) — Administration's response to letter dated 18 July 2014 from Dr Hon KWOK Ka-ki requesting discussion on the suspected contravention of the Residential Properties (First-hand Sales) Ordinance by the vendor of Mont Vert Phase I

LC Paper Nos. CB(1)1900/13-14(01), — Land Registry Statistics for
CB(1)1968/13-14(01) and July, August and September
CB(1)2066/13-14(01) 2014 provided by the
Administration (press
release))

6. Referring to the Administration's paper providing information on the follow-up actions taken by the Sales of First-hand Residential Properties Authority ("SRPA") on the suspected contravention of the Residential Properties (First-hand Sales) Ordinance by the vendor of Mont Vert Phase I (LC Paper No. CB(1)1897/13-14(01)), Mr Tony TSE requested to be informed

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of the progress/results of SRPA's investigation and the actions taken. The Chairman directed the Clerk to seek the requisite information from the Administration.

IV. Items for discussion at the next meeting

(LC Paper No. CB(1)130/14-15(01) — List of follow-up actions

LC Paper No. CB(1)130/14-15(02) — List of outstanding items for discussion)

7. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 1 December 2014, at 2:30 pm –

(a) Enhanced measures to tackle ceiling seepages in public rental housing ("PRH") estate units; and

(b) Public Housing Construction Programme 2014/15 to 2018/19.

8. Mr WONG Kwok-hing said that he had received a lot of complaints about the different standards adopted for handling water seepage complaints in Tenants Purchase Scheme ("TPS") flats and those adopted by the Joint Office for Investigation of Water Seepage Complaints. He requested the Panel to discuss the matter. The Chairman said that she would request the Administration to cover the matter in its discussion paper on ceiling seepages in PRH estate units mentioned in paragraph 7(a) above.

9. Mr IP Kwok-him suggested that the Administration should be requested to provide information on its policies and measures to facilitate the supply chain to ensure a sufficient and steady supply of public housing, such as information on land supply to tie in with public housing production. The Chairman agreed to request the Administration to provide the requisite information in its discussion paper on Public Housing Construction Programme mentioned in paragraph 7(b) above.

10. Members further agreed to include the following additional items to the list of outstanding items for future discussion by the Panel –

(a) Policies and measures on overcrowding relief in PRH estates – Mr Christopher CHUNG requested the Administration to review the policies, standards and measures on overcrowding relief in PRH estates and to report to the Panel;

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- (b) Domestic rental adjustment mechanism of the Hong Kong Housing Society ("HKHS") – The Chairman and Mr LEUNG Yiu-chung wished to follow up HKHS's mechanism for adjusting domestic rents, and urged HKHS to provide needy tenants with rental assistance; and
- (c) Provision and maintenance of public facilities in Home Ownership Scheme ("HOS") courts and public housing estates – Mr Christopher CHUNG, Mr WU Chi-wai and the Chairman expressed concern about the use of public facilities provided in HOS courts, TPS estates, PRH estates, as well as those premises managed by The Link by non-residents of the courts/estates concerned and the resultant management and maintenance issues. They requested the Administration to brief the Panel on the measures to deal with such issues.

V. Enhanced partnering arrangements among Estate Management Advisory Committees and non-governmental organisations to promote neighbourliness in public rental housing estates

(LC Paper No. CB(1)130/14-15(03) — Administration's paper on "Enhanced partnering arrangements among Estate Management Advisory Committees and non-governmental organisations to promote neighbourliness in public rental housing estates"

LC Paper No. CB(1)130/14-15(04) — Updated background brief on "Enhanced partnering arrangements among Estate Management Advisory Committees and non-governmental organizations to promote neighbourliness in public rental housing estates" prepared by the Legislative Council Secretariat)

11. The Deputy Director of Housing (Estate Management) ("DDH(EM)") briefed members on the progress of implementation of the enhanced partnering arrangements among Estate Management Advisory Committees ("EMACs")

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and non-governmental organizations ("NGOs") to promote neighbourliness in PRH estates by highlighting the salient points of the discussion paper. The Assistant Director of Housing (Estate Management)1 ("ADH(EM)1") then gave a power-point presentation on the subject.

(Post-meeting note: A set of the power-point presentation materials was circulated to members vide LC Paper No. CB(1)169/14-15(01) on 3 November 2014.)

Reaching out and encouraging participation in the partnering functions

12. Mr WONG Kwok-hing urged the Hong Kong Housing Authority ("HA") to encourage EMACs to reach out as far as practicable to PRH estates where there were more elderly tenants living alone and make use of the partnering resources to address conflicts between tenants arising from daily nuisances such as noise and cigarette smoke. Mr LEUNG Kwok-hung pointed out that the number of partnering functions targeting at the youth had been on the low side. He suggested that HA should enhance the involvement of young people in contributing to neighbourliness by mobilizing them to show their care to the elderly living in the same estate.

13. DDH(EM) responded that the Administration placed much emphasis on reaching out to elderly tenants who constituted about 20% of the public housing population. Of the community building activities organized under the partnering arrangements in 2013-2014, about one-third had themes related to elderly/family/women/children and youth. ADH(EM)1 added that given the effectiveness of the partnering functions, HA would continue the partnering arrangements with NGOs and increase activities for promoting neighbourliness and harmonious living in the coming year.

14. Mr KWOK Wai-keung asked whether consideration would be given to seeking tenants' views on the activities to be organized so as to encourage their participation in the activities. He also asked about the details of the mechanism for evaluating the partnering functions as he noted that an overall average of 99% of the partnering functions were being assessed as satisfactory or above. The Chief Manager/Management (Support Services 2) ("CM/M(SS2)"), Housing Department ("HD"), advised that tenants' views on the activities under the partnering arrangements would be collected through the annual public housing survey conducted by HD. EMACs would decide on the activities to be organized and evaluate their effectiveness based on various assessment criteria such as fulfilment of the activity objectives, achievement of the expected benefits, cost-effectiveness of funds used, and the number of participants and their feedback.

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Organizing activities with lasting and deeper effects on promoting neighbourliness

15. Mr LEUNG Che-cheung stressed the importance of engaging inactive tenants to take part in the partnering functions by launching longer-term projects which carried longer and deeper effects in promoting neighbourliness. He was of the view that while there were sufficient activities under the themes of health and safety, more activities should be held to support other themes like environmental protection and caring for the elderly to foster a harmonious living environment. Expressing similar views, Mr LEUNG Kwok-hung opined that the funding allocated for the partnering functions should be more rationally utilized by funding more in-depth functions that had lasting effects on the promotion of neighbourliness but fewer one-off events like carnivals. He also urged EMACs to strengthen publicity efforts on promoting environmental protection.

16. DDH(EM) responded that the partnering functions served a wider purpose of providing a platform for NGOs to understand the needs of the local community which would be conducive to their subsequent out-reaching efforts. ADH(EM)1 advised that environmental protection was one of the themes of the partnering functions, under which the messages of waste reduction, recovery and recycling were consistently promoted. The "Let's join hands to reduce waste in our estates" campaign launched by HA also helped to enhance tenants' awareness of environmental protection.

17. Mr LEE Cheuk-yan queried the effectiveness of the partnering functions as he noted that many of the functions were only one-day or one-off events which carried no lasting effect. He also criticized that many partnering functions were just a repeat of those organized by District Councils ("DCs"), such as carnivals and blood pressure tests. He opined that for partnering functions to be effective, NGOs should be requested to launch longer-term projects with more focused and specific objectives, such as encouraging home visits among tenants. Dr Fernando CHEUNG and Mr Tony TSE expressed similar views. Dr Fernando CHEUNG further urged EMACs to promote acceptance of and caring for households with members suffering from mental illness because such households usually encounter greater tension with neighbours.

18. CM/M(SS2) explained that HA would set the main themes to be promoted every year and issue guidelines for ease of implementation by EMACs. Functions held under the partnering arrangements would be different from those held by DCs and the Home Affairs Department ("HAD") as far as practicable and a mechanism was put in place for EMACs to coordinate with HAD on the partnering activities to be held. According to implementation

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experience, some of the community building activities involved outreaching and home visits to tenants in need. Cases that warranted special attention and assistance would be referred to the Social Welfare Department for follow up.

Concluding remarks

19. Summing up the discussion, the Chairman called on the Administration to take members' views into consideration in implementing the partnering arrangements and inform the Panel of the progress made.

VI. Public Works Programme Items No. B080TI and B081TI — Public Transport Interchange and Associated Works to Support Public Housing Developments at Kwai Chung and Ping Shan

(LC Paper No. CB(1)130/14-15(05) — Administration's paper on "Public Works Programme Items No. B080TI and B081TI — Public Transport Interchange and Associated Works to Support Public Housing Developments at Kwai Chung and Ping Shan")

20. The Acting Deputy Director of Housing (Development & Construction) ("Atg DDH(D&C)") gave a power-point presentation on the Administration's proposal to upgrade the following two Public Works Programme items to Category A so as to support the public housing developments at Kwai Chung and Kiu Cheong Road East, Ping Shan –

- (a) B080TI - Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road, Kwai Chung; and
- (b) B081TI - Public Transport Interchange and Associated Works at Kiu Cheong Road East, Ping Shan.

(Post-meeting note: A set of the power-point presentation materials was circulated to members vide LC Paper No. CB(1)169/14-15(02) on 3 November 2014.)

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Project design and programme of works

21. Mr Tony TSE opined that the design of the proposed Public Transport Interchanges ("PTIs"), in which sessions of bays and traffic islands were provided in parallel to each other and were embraced by a footpath, was monotonous. He queried if such design had optimized the use of the available land resources and was most user-friendly. By way of illustration, he said that a PTI where the traffic island was located in the centre could provide seats and hence a more comfortable environment for users. He urged the Administration to be creative in designing the proposed PTIs with a view to enhancing the aesthetics and user-friendliness. He hoped that there could be improvement proposals when the item was submitted to the Public Works Subcommittee ("PWSC") for members' consideration. The Principal Transport Officer (New Territories) ("PTO(NT)"), Transport Department, pointed out that the adoption of different designs for the proposed PTIs had taken into account factors such as purposes, geographical constraints, forecasted traffic volume and other factors. Hence, the design of the proposed PTI in Kwai Chung was different from the one in Ping Shan. In brief, the former was designed to provide additional loading and unloading facilities to alleviate the traffic congestion in the vicinity of the Kwai Fong Mass Transit Railway ("MTR") Station, which could be met by a sawtooth layby design, whereas the latter which would function as a bus terminus, the proposed design could effectively segregate passengers from vehicles while at the same time provide more room for waiting passengers. Notwithstanding the above, Atg DDH(D&C) responded that the Administration would consider Mr TSE's views in the detailed design of the PTIs.

22. The Chairman expressed concern that the construction works might not be completed in time to dovetail with the housing developments due to the possible delay in obtaining funding approval from the Legislative Council. Atg DDH(D&C) advised that according to the implementation plan, the proposed works in Kwai Chung and Ping Shan would be completed in February 2017 and January 2018 respectively, while the respective housing developments would be completed in early 2018 and March 2018. There would be provisions in the programme to cater for any unforeseen circumstances during the course of the works.

The proposed PTI in Kwai Chung

23. The Chairman said that the patronage of the proposed PTI in Kwai Chung might be low given its remoteness. She expected that the local community might eventually request for its relocation to somewhere near the Kwai Fong MTR Station or the provision of a drop-off point at the MTR Station which would be more convenient to passengers. PTO(NT) explained that the purpose of the proposed PTI was to mitigate the traffic congestion problem in the

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locality. Geographically, the proposed PTI was suitable for vehicles from Container Port Road, such as those for employees' services, to pick-up / drop off passengers without entering the area near the Kwai Fong MTR Station and thus reduce the traffic there. The proposed PTI connected the Kwai Fong MTR Station through an existing subway with a pedestrian lift.

24. The Chairman remained unconvinced. She was of the view that even with the existing subway, passengers would not be attracted to use the proposed PTI as it was inconveniently located. She urged the Administration to improve the design of the proposed PTI, such as by providing retail shops in the vicinity, to attract patronage.

The proposed PTI in Ping Shan

25. Mr LEUNG Che-cheung said that the design of the proposed PTI in Ping Shan was different from what members of Yuen Long DC had requested as they wanted to have a fully enclosed cover rather than sections of cover along the traffic islands. He was concerned that the operation of the proposed PTI would generate noise and emissions and eventually arouse complaints from residents of the new HOS development nearby if a fully enclosed cover was not provided. The Chairman echoed Mr LEUNG's views.

26. Atg DDH(D&C) responded that the provision of the cover was to mitigate noise nuisance arising from the proposed PTI and had been endorsed by the Environmental Protection Department. Covers of similar designs had been adopted for public housing developments in Hung Shui Kiu and Shui Chuen O. The design would enable fresh air ventilation and avoid the need for a sprinkler system, hence enhancing the cost-effectiveness of the project.

27. Mr LEUNG Kwok-hung considered that in view of land shortage throughout the territory, an additional floor, be it above or under the ground, should be provided in the proposed PTI to make the best use of the available land resources. This would also enable the provision of other public facilities, such as car parks and retail shops, to better serve the residents nearby. His views were shared by Mr LEUNG Che-cheung, who said that the Yuen Long DC had in fact passed a motion urging for the provision of a wet market atop the proposed PTI.

28. Atg DDH(D&C) explained that the views of the Yuen Long DC were in fact divided with some members requesting the provision of a wet market above the proposed PTI while some others expressing concern on the possible view and ventilation obstruction so caused. To strike a balance between both views, a wet market with 40 stalls and a cooked food centre would be provided in the new HOS development nearby instead of atop the proposed PTI.

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Atg DDH(D&C) also pointed out that an underground extension of the proposed PTI would inevitably raise the costs of the works, thus affecting the cost-effectiveness of the project.

29. Mr LEUNG Che-cheung and the Chairman did not subscribe to the Administration's explanation. They shared the view that the proposed wet market with only 40 stalls would be insufficient to meet the additional demand arising from the new HOS development in the vicinity. Mr LEUNG Che-cheung requested the Administration to provide additional piling for the proposed PTI to cater for the provision of a fully enclosed cover or topside development in the future. He said that he would move a motion at the relevant meeting of PWSC to such effect if the Administration did not improve the project design accordingly in its submission to PWSC. Atg DDH(D&C) said that he would liaise with the relevant departments on Mr LEUNG's proposal.

The proposed footbridge with pedestrian lift across Ping Ha Road linking to Tin Shui Wai West Rail Station

30. Mr LEUNG Che-cheung expressed concern that the provision of a pedestrian lift along with a footbridge across Ping Ha Road might still be inadequate for meeting the increased pedestrian flow arising from the new HOS development and the increased patronage of the Ping Shan Tin Shui Wai Leisure and Cultural Building. He urged the Administration to provide an escalator in addition to the proposed pedestrian lift to meet the increased service needs. The Acting Assistant Director of Housing (Project)¹ responded that given the various existing passages linking to the Tin Shui Wai West Rail Station, the proposed pedestrian lift, with a loading capacity of 16 persons, would be sufficient to meet the increased pedestrian flow.

31. The Chairman and Mr LEUNG Che-cheung were unconvinced of the Administration's view. The Chairman said that as evident in many railway stations, persons carrying strollers and wheelchair users often had to wait for a long time to board the lifts, especially during rush hours. She therefore proposed that two pedestrian lifts be provided under the project to meet the increased pedestrian patronage. Mr LEUNG Che-cheung requested the Administration to provide either an escalator or a lift in addition to the proposed footbridge and lift. He said that he would move a motion at the relevant meeting of PWSC to such effect if his request was not acceded to. Atg DDH(D&C) undertook to optimize the design of the pedestrian access, taking into account members' views.

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Concluding remarks

32. The Chairman urged the Administration to consider members' views and optimize the project design. She concluded that members supported the submission of the proposal to PWSC.

VII. Any other business

33. There being no other business, the meeting ended at 4:12 pm.

Council Business Division 1
Legislative Council Secretariat
28 November 2014