

**立法會**  
***Legislative Council***

LC Paper No. CB(1)392/14-15  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Tuesday, 9 December 2014, at 8:30 am**  
**in Conference Room 1 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 LEUNG Yiu-chung  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon WONG Kwok-hing, BBS, MH  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon CHAN Hak-kan, JP  
Hon IP Kwok-him, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon Albert CHAN Wai-yip  
Hon WONG Yuk-man  
Hon WU Chi-wai, MH  
Hon KWOK Wai-keung  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon Tony TSE Wai-chuen, BBS

**Members absent** : Hon LEE Cheuk-yan  
Hon James TO Kun-sun  
Hon Vincent FANG Kang, SBS, JP  
Hon LEUNG Kwok-hung  
Hon LEUNG Che-cheung, BBS, MH, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public Officers  
attending : For item IV**

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

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

**For item V**

Mr Stanley YING, JP  
Permanent Secretary for Transport and Housing (Housing)

Ms Ada FUNG, JP  
Deputy Director (Development & Construction)  
Housing Department

Mr Harry CHAN  
Chief Planning Officer 2  
Housing Department

**Clerk in attendance :** Ms Shirley CHAN  
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)288/14-15 — Minutes of the meeting held on 3 November 2014)

The minutes of the meeting held on 3 November 2014 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)185/14-15(01) — Land Registry Statistics for October and November 2014  
and CB(1)323/14-15(01) provided by the Administration (press release)

LC Paper No. CB(1)216/14-15(01) — Referral memorandum from the Public Complaints Office of the Legislative Council Secretariat regarding lifting the development moratorium at the south of Pok Fu Lam for public housing development and the future redevelopment of Wah Fu Estate (Chinese version only) (Restricted to Members)

LC Paper No. CB(1)246/14-15(01) — Sales of First-hand Residential Properties Authority's response on the suspected contravention of the Residential Properties (First-hand Sales) Ordinance

LC Paper No. CB(1)263/14-15(01) — Letter dated 20 November 2014 from Dr Hon Fernando CHEUNG Chiu-hung to the Chairman requesting the discussion of the provision of subsidized residential care home places in public housing units (Chinese version only)

Action

- LC Paper No. CB(1)319/14-15(01) — Administration's paper on "Public Housing Development at the Diamond Hill Comprehensive Development Area and Revised Development Proposal of the Diamond Hill Comprehensive Development Area"
- LC Paper No. CB(1)329/14-15(01) — Administration's response to letter dated 20 November 2014 from Dr Hon Fernando CHEUNG Chiu-hung regarding the provision of subsidized residential care home places in public housing units)

**III. Items for discussion at the next meeting**

- (LC Paper No. CB(1)289/14-15(01) — List of follow-up actions
- LC Paper No. CB(1)289/14-15(02) — List of outstanding items for discussion)

3. The Chairman informed members that she and the Deputy Chairman had met with the Secretary for Transport and Housing on 27 November 2014 to discuss the work plan of the Panel for the 2014-2015 legislative session. Pursuant to the discussion, the work plan of the Panel was reflected in the "List of outstanding items for discussion" as set out in LC Paper No. CB(1)289/14-15(02).

4. Members agreed to discuss the following items proposed by the Administration at the next regular meeting scheduled for Monday, 5 January 2015 –

- (a) Long Term Housing Strategy;
- (b) Interim Scheme to Extend the Home Ownership Scheme Secondary Market to White Form Buyers; and
- (c) Quota and Points System.

Members also agreed to start the next regular meeting at 2:00 pm so as to allow more time for discussion.

Action

**IV. Enhanced measures to tackle water seepage problem in public rental housing flats**

(LC Paper No. CB(1)289/14-15(03) — Administration's paper on "Enhanced measures to tackle water seepage problem in public rental housing flats"

LC Paper No. CB(1)289/14-15(04) — Background brief on "Measures to tackle ceiling seepages in public rental housing estate units" prepared by the Legislative Council Secretariat)

5. The Deputy Director of Housing (Estate Management) ("DDH(EM)") briefed members on the enhanced measures progressively implemented by the Hong Kong Housing Authority ("HA") in recent years to tackle water seepage problem in public rental housing ("PRH") flats by highlighting the salient points of the discussion paper. The Assistant Director of Housing (Estate Management)2 ("ADH(EM)2") 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)337/14-15(01) on 10 December 2014.)

Water seepage in public rental housing flats

*Handling water seepage complaints*

6. Pointing out that some Estate Management Offices were rather inadvertent on handling water seepage complaints, Mr WU Chi-wai urged HA to put in place appropriate guidelines on handling such complaints. He also asked would there be more effective ways to handle uncooperative tenants denying entry of Housing Department ("HD") staff for inspection and repair apart from enforcing the Marking Scheme for Estate Management Enforcement in Public Housing Estates.

7. DDH(EM) responded that HA, being the owner of its rental housing estates, attached importance to the structural integrity of its rental units. HD attained 95% of its pledge during past 12 months to arrange inspection within three working days upon receiving a seepage case and to complete the seepage repair within two months from the date of the request.

Action

8. Mr LEUNG Yiu-chung asked if the same scientific equipment and methodology in diagnosing water seepage would be used in PRH estates to which the management had been outsourced. He noted with concern that water seepage occurred in these estates would normally be handled by visual inspection only followed by temporary remedy such as chemical injection, and this had led to recurrence of the seepage problems.

9. ADH(EM)2 pointed out that cases of water seepage, be they took place in estates managed by HD or outsourced companies, would be handled according to the same set of guidelines, which provided that chemical injection would only be a temporary measure if it was impossible to carry out tanking in a short time. HD would also take over the maintenance of seepage cases should they recur. He acknowledged cases of treatment deviated from the established guidelines by outsourced companies, and undertook to enhance training to outsourced companies accordingly.

10. Mr Tony TSE was pleased with HD's efforts on tackling water seepage. He enquired the time required to conduct the repair works and the reason for the some 30 outstanding cases which had remained unsettled over three months as at October 2014. He also requested HD to provide information on the number of and reason for the recurring seepage repair requests as well as the location of the housing units concerned.

11. DDH(EM) advised that a repaired toilet could be handed over to tenants within the same day while it took 1.5 days for repair works covering both a toilet and a kitchen. As regards outstanding cases, ADH(EM)2 advised that they were mainly due to the difficulty in making appointments with the tenants concerned which had delayed the identification of the source of seepage or carrying out of the repair works. ADH(EM)2 further explained that for cases where temporary measure such as chemical injection had to be adopted, seepage might happen again after a certain period. It would therefore be inappropriate to classify such cases as recurring.

12. While saying that he was pleased to note the significant drop in the number of outstanding cases which had remained unsettled over three months, Mr Albert CHAN was keen to ensure that it was not a result of administrative tricks, such as regarding a recurring case as a new case. He also sought the Administration's response to the outstanding seepage cases which had been dragged on for a long time.

13. DDH(EM) responded that HA launched the Total Maintenance Scheme ("TMS") in 2006 to proactively inspect the in-flat conditions and to provide comprehensive repair services to tenants of PRH estates and Tenants Purchase Scheme ("TPS") estates aged ten years or above. The number of water seepage cases dropped by 82% from about 56 000 in the first round to about 10 000 in

Admin

Action

the second round. The effectiveness of HD's work on tackling water seepage was self-evident.

14. Noting that the Joint Office for Investigation of Water Seepage Complaints ("the Joint Office"), with the assistance of the Hong Kong Applied Science and Technology Research Institute, was exploring advance technology to trace the source of water seepage, Mr WONG Kwok-hing asked whether HD would likewise pursue advance methods in identifying and diagnosing water seepage.

15. ADH(EM)2 advised that moisture meter and fluorescent dye water test currently adopted by HD were also commonly used by the Joint Office as effective tools to diagnose the cause of seepage. HD would continue to pursue scientific equipment and methodology in handling water seepage. As the Joint Office had recently engaged a consultant to conduct a study on the investigation of water seepage, HD would provide the required information to support this consultancy study.

16. In response to the Chairman's concern on water seepage from the joints between prefabricated building components, DDH(EM) advised that the situation was not common. With the use of improved prefabricated components coupled with the implementation of TMS and advance repair technology, the chance of water seepage would be reduced further.

*Applications for transfer on ground of water seepage*

17. Mr WU Chi-wai expressed concern on cases of peeling ceiling, notably in Wo Lok Estate, where repair works had to be conducted several times due to the adoption of temporary measures such as chemical injection. He therefore asked whether consideration would be given to rehousing the tenants concerned in order that the units involved could be vacated for more thorough repair works. Expressing similar concerns, Mr Albert CHAN sought the Administration's explanation on tightening up the granting of approval for transfer applications on ground of water seepage in recent years. The Chairman enquired the criteria to be considered in processing applications for transfer on ground of water seepage, and whether estate management staff were conversant in handling such applications.

18. DDH(EM) responded that given the large number of water seepage cases and the huge demand for PRH resources, transfer applications would be considered based on individual circumstances subject to the availability of rehousing resources. The severity of the seepage problem and the availability of an immediate solution within a short period would be the major considerations. Rehousing arrangements would be made for the affected tenants with serious seepage problem but access for repair to the flat causing the seepage had been

Action

denied for an exceptional long period of time.

Water seepage in Tenants Purchase Scheme flats

19. Mr WONG Kwok-hing commended HD's efforts in tackling water seepage. He however expressed concern on the unduly long time it took to repair seepage in common areas of TPS estates. Pointing out that he had received requests for assistance from more than 70 tenants of Heng On Estate who complained about the large scale peeling ceiling which posed threat to lives, he asked how HD could exert its influence as the major owner in the owners' corporation ("OC") to solve the problem and to prevent OC from dragging on the repair works. He also urged HA to strengthen its publicity and education efforts in respect of tackling water seepage problems.

20. DDH(EM) advised that a longer time was required to carry out costly repair works as OC would need to seek the endorsement of the Owners Meeting followed by the tender process. HA would, through HD's representative at the management committee of OC, urge for carrying out the repair works expeditiously and where necessary, support the use of the maintenance fund. HD would also monitor the progress of repair works, and where necessary, issue warning letter and take legal actions.

21. Pointing out that water seepage happened also to rental housing estates owned by the Hong Kong Housing Society, the Deputy Chairman was dissatisfied with the absence of the Secretary for Transport and Housing for the meeting to listen to members' views. Ascribing water seepage to jerry building for some of the estates completed in early 1990s which had now become TPS estates, such as the Tsui Wan Estate where water seepage happened to the external walls of all sea-facing blocks, he opined that HA should shoulder the maintenance responsibility as the maintenance cost was too high for the tenants.

22. DDH(EM) admitted the absence of a waterproofing layer in some older rental estates, and advised that HD would take the opportunity to lay a waterproofing layer during the seepage repairs or the TMS exercise. He undertook to convey the Deputy Chairman's views to the relevant party after the meeting.

23. In response to Mr Tony TSE's enquiry on whether HD's pledge to complete seepage repair within two months was equally applicable to TPS units, DDH(EM) advised that while the pledge applied also to rental units in TPS estates, a longer time for the repair works might be required if the flat causing the seepage was a TPS unit.



Action

**V. Public Housing Construction Programme 2014/15 to 2018/19**

(LC Paper No. CB(1)289/14-15(05) — Administration's paper on "Public Housing Construction Programme 2014/15 to 2018/19"

LC Paper No. CB(1)289/14-15(06) — Updated background brief on "Public Housing Construction Programme" prepared by the Legislative Council Secretariat

LC Paper No. CB(1)302/14-15(01) — Letter dated 26 November 2014 from the Administration)

24. The Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") briefed members on the Public Housing Construction Programme ("PHCP") of HA for the period 2014-2015 to 2018-2019. He highlighted that the total production of the three different five-year timeframes had been increasing since 2012. The estimated total public housing production of the five-year period commencing from 2012-2013 (i.e. 2012-2013 to 2016-2017), 2013-2014 (i.e. 2013-2014 to 2017-2018) and 2014-2015 (i.e. 2014-2015 to 2018-2019) were about 75 000, 85 000 and 88 000 units respectively. Yet, there was still a gap to meet the latest public housing production target of 280 000 units. With the public housing target in place, the Government would have a better coordination amongst different departments and prioritize public resources to meet the target. He further stressed that HA was facing challenges from different aspects, especially for manpower resources and land supply. For manpower resources, he thanked the Finance Committee for supporting the creation of three D1 posts earlier in 2014. Looking ahead, the department needed more staff, including one D1 post, and the proposal for which would need support by Members. For land supply, some sites allocated to HA for public housing development were small in size or in irregular shapes. When developing the public housing sites, HA needed to resolve matters arising from public consultations, planning, land, infrastructure provisions etc. which took time. HA would continue to work closely with the Development Bureau ("DEVB") and the Planning Department to secure sufficient suitable sites for public housing. The key to prompt delivery of all public housing sites in the pipeline hinged essentially on securing the "spade-ready sites" and the support of the local communities as well as having necessary resources. The Deputy Director of Housing (Development & Construction) ("DDH(D&C)") then gave a power-point presentation on the subject.

Action

(*Post-meeting note*: A set of the power-point presentation materials was circulated to members vide LC Paper No. CB(1)337/14-15(02) on 10 December 2014.)

Public Rental Housing

25. Mr WONG Kwok-hing was pleased with the initiatives of the present term of Government to increase public housing supply. He was however concerned that, consistent with the Chief Executive's announcement made at the 2014 Policy Address to provide 200 000 PRH units for the ten years from 2013-2014 to 2022-2023 ("the ten-year period"), the PHCP for the five-year period from 2014-2015 to 2018-2019 at a number of about 77 100 would mean a short of about 109 000 units which had to be completed during the remaining four years from 2019-2020 to 2022-2023. He asked how confident was the Administration to achieve the production target in the midst of land and construction manpower shortage.

26. PSTH(H) advised that as the construction programme for the first five years from 2013-2014 to 2017-2018 had already commenced, the scope for further increase in production within this period was limited. Construction in the second five-year period was therefore important, and HA had already embarked on the necessary preparatory work such as identifying the land required and conducting other planning process. He admitted the challenges in securing land resources for public housing developments, and advised that DEVB was preparing to submit an information paper on land supply to update the Panel on Development. As regards manpower requirement which was affected by the availability and the state of land resources for housing developments, HA would keep the manpower requirement under constant review.

27. Mr LEUNG Yiu-chung was concerned that the current PHCP at an average of about 15 000 units per year could not meet the housing demand of a large number of applicants on the Waiting List ("WL"). Pointing out that he had received requests for assistance from quite a number of four-person households who had not received any flat offer even having waited for over six years on the WL, he urged HA to ensure that the flat mix of the new PRH developments could meet their needs.

28. PSTH(H) pointed out that both PRH and Home Ownership Scheme ("HOS") supply should be considered in totality in meeting the public housing production target. The 2014/15 PHCP showed some increase in PRH production. It also showed HOS production which had stopped for some years. With about 10 000 HOS units coming on stream in the coming five years and provided that the ratio of 60:40 for quota allocation between Green Form and

Action

White Form applicants remained unchanged, part of PRH units would be released for allocation to PRH applicants upon the tenants concerned were allocated a HOS unit.

29. With regard to the provision of an appropriate flat mix, PSTH(H) advised that PRH applicants opting for Urban and Extended Urban Districts as well as those with a larger family size might experience a longer waiting time. It was therefore useful that most of the new PRH units under the current PHCP would be located in Urban and Extended Urban Districts which accounted for about 45% and about 35% of the total housing production respectively, and that about 37% and about 21% would be one-bedroom units (for three to four persons) and two-bedroom units (for four persons or above) respectively. It was HA's target to maintain the average waiting time ("AWT") for general PRH applicants at around three years. It should however be noted that the AWT only showed the average of the waiting time of general applicants housed to PRH in the past 12 months. HA could not predict the waiting time of PRH applicants, which was affected by a number of factors such as the applicants' choice of district and the number of flats available given their family circumstances.

30. Mr Albert CHAN expressed disappointment at the low number of PRH production for 2014-2015 which stood only at 9 900. He was concerned that the production number at such a low level would have no way of meeting the huge demand of WL applicants. Pointing out that the public housing completed during the first five years in the ten-year period reflected only the decision and work of the last term of Government, he requested HA to make available to the public HA's public housing production plan for the first and second five-year of the ten-year period as well as the land resources secured as this would shed light on whether the Government could meet the target of producing 200 000 PRH units during the ten-year period. Expressing similar views, Mr Frederick FUNG requested HA to make public information detailing the progress made and difficulties encountered in securing land resources for public housing production since the incumbent Chief Executive took office in 2012.

31. PSTH(H) considered it inappropriate to provide HA's public housing production plan for the ten-year period as housing developments, in particular those under planning and yet to be included in the five-year PHCP, were subject to changes. Nevertheless, he agreed to provide information on the new sites identified for public housing developments and the associated number of units to be produced since the PHCP 2013/14 to 2017/18 was announced in 2013.

32. Mr Frederick FUNG enquired the progress made in respect of the Chief Executive's remarks made previously to provide public housing in infill sites. PSTH(H) responded that to meet the aspirations of PRH applicants for allocation of PRH in the Urban and Extended Urban Districts, the

Admin

Action

Administration would spare no efforts in identifying appropriate sites in developed areas for public housing developments upon confirming their suitability through a series of technical feasibility studies. The support of the local communities was also important in enabling such projects to take forward.

33. Mr WONG Yuk-man casted doubt on the Administration's ability to meet the PRH production target at 200 000 during the ten-year period in view of the unsatisfactory progress made so far. He criticized the Administration for attributing the slow progress made to the uncertainties in securing "spade-ready sites", and expressed concern that the Administration would disturb the well-established town planning process by applying for relaxing the plot ratios and building height restrictions for public housing sites indiscriminately.

34. PSTH(H) emphasized that HA would not bypass the necessary town planning process and public consultation in securing sites for public housing developments. Mechanism was also in place to require the relevant studies and assessments, such as those of traffic and environment, be conducted appropriately in taking forward housing development projects.

35. Noting the discontent of some Members of the pan-democratic camp with the progress made in respect of securing sufficient land resources for public housing production, Mr WONG Kwok-hing considered it important for the Administration to explain to the public clearly that its work had been hindered by filibusters and "non-cooperation movement" taking place in the Legislative Council ("LegCo"). PSTH(H) took note of Mr WONG's comments.

36. The Chairman said that the Administration had the responsibility to advise the public accordingly should its work on securing resources and seeking funding endorsement from LegCo for public housing projects was affected by some Members' movements. Referring to the four housing projects cited in paragraph 4 of the Administration's paper the intake of which might be affected if the relevant funding approvals by LegCo were delayed, she asked if HA would consider making use of its fiscal reserve to take forward the projects first in order to avoid delaying the completion and the intake of residents. She also enquired if there were any new measures that could further compress the construction time.

37. PSTH(H) replied that while the time for the construction had been compressed to three to four years, the time needed for planning and public consultation had remained uncertain. The Administration would keep the programme of works under close monitoring and would do its best in securing LegCo's support in order that new public housing developments could be delivered on time.

Action

Home Ownership Scheme

38. Mr WONG Kwok-hing welcomed the Administration's decision to resume production of HOS units. Pointing out that some staff unions representing frontline staff of HD had expressed concern on the short of manpower following the resumption of HOS, he urged the Administration to strengthen the manpower of HD accordingly in taking forward the new housing production initiatives.

39. PSTH(H) acknowledged the manpower shortage in HD arising from new public housing projects as well as the management of new public housing estates. HD had been examining the ways in which its operation and procedures could be streamlined, and would secure additional resources and manpower as appropriate.

40. Noting that some 4 000 HOS units would be made available in each of 2017-2018 and 2018-2019, Mr Frederick FUNG asked if these units were converted from existing PRH units. DDH(D&C) replied that they had all along been planned for HOS units.

Concluding remarks

41. Summing up members' views and concerns, the Chairman requested the Administration to provide information on the new public housing projects introduced and sites identified for public housing developments since 2012-2013 with a breakdown by year and estimated completion dates. Also, referring to paragraph 4 of and Annex 1 to the Administration's paper, she requested information on the number of new public housing units in the pipeline to be affected should the related funding approvals for the associated ancillary facilities were delayed. The Administration undertook to provide the relevant information as appropriate.

Admin

**VI. Any other business**

42. There being no other business, the meeting ended at 10:25 am.