

Panel on Housing

Appendix VI

List of follow-up actions (position as at 12 October 2015)

Subject	Date of meeting	Follow-up action required	Administration's response
1. Marking Scheme for Estate Management Enforcement in Public Housing Estate ("the Marking Scheme")	14.4.2015	<p>The Administration to –</p> <p>(a) in connection with the enforcement of the Notices-to-quit ("NTQs") issued up to the end of December 2013, provide information on the following –</p> <p>(i) the "social grounds" for considering the re-grant of tenancies, and the measures to prevent those whose tenancies have been re-granted from committing misdeeds again;</p> <p>(ii) the reasons for cancelling NTQs for each of the 16 tenants concerned;</p> <p>(iii) the timing allowed for tenants to make appeals from the date of issuance of NTQs; and</p> <p>(iv) the time taken to recover each of the 28 flats concerned from the date of issuance of NTQs; and</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1109/14-15(01) on 16 July 2015.</p>

Subject	Date of meeting	Follow-up action required	Administration's response
		(b) explain the policy inconsistency between the Marking Scheme, under which the entire household is considered in totality, and other housing policies, such as the grant of new tenancy and household splitting, under which the status of individual family member is considered individually.	
2.1 The Work of the Sales of First-hand Residential Properties Authority ("SRPA")	4.5.2015	<p>SRPA to provide information on –</p> <p>(a) among the 119 complaint cases received by SRPA since the Residential Properties (First-hand Sales) Ordinance ("the Ordinance") came into force, the number and percentage of complaint cases which required further investigations carried out by SRPA, and the names of the vendors concerned; and</p> <p>(b) the number of investigations conducted by SRPA since the Ordinance came into force, and among these cases, the number and percentage of referrals made to the Prosecutions Division of the Department of Justice.</p>	The Administration's response was circulated vide LC Paper No. CB(1)1109/14-15(02) on 16 July 2015.

Subject	Date of meeting	Follow-up action required	Administration's response
2.2 Role and positioning of the Hong Kong Housing Society ("HS") in the Government's housing policy		<p>Given that the Hong Kong Housing Society Incorporation Ordinance ("the Ordinance") does not empower the Government to monitor the operation of HS, the Administration to provide information on –</p> <p>(a) the ways to ensure that the four sites that have been allocated to HS for public housing developments as announced in the 2013 and 2015 Policy Addresses would be delivered as planned; and</p> <p>(b) whether it would consider reviewing the Ordinance to empower the Government to monitor the operation of HS.</p>	The Administration's response was circulated vide LC Paper No. CB(1)1109/14-15(02) on 16 July 2015.
<p>3. Head 711 projects</p> <p>(a) Footbridge Link at Sau Ming Road, Kwun Tong</p> <p>(b) Public Transport Interchange ("PTI") at Pak Wan Street, Sham Shui Po</p>	1.6.2015	<p>The Administration to provide in its submission on item (b) to the Public Works Subcommittee ("PWSC") information on –</p> <p>(a) the plot ratios of the public housing developments to be provided above the proposed PTI, as well as in other phases of the public housing redevelopment at Pak Tin Estate, with explanation on whether and how the plot ratios have optimized the land use at the sites;</p>	The requested information to be provided to PWSC.

Subject	Date of meeting	Follow-up action required	Administration's response
		<p>(b) the welfare facilities to be provided along with the public housing developments above the PTI, and the scale and floor areas of these facilities vis-à-vis the entire site and the composite development thereat; and</p> <p>(c) the ventilation design of the PTI to ensure air and noise nuisances arising from the PTI to the residents of the public housing developments above and the local community at large would be minimized.</p>	
4.1 Design of new public rental housing ("PRH") flats	6.7.2015	<p>The Administration to –</p> <p>(a) provide information on the average internal floor area per person allocated to PRH applicants and tenants affected by redevelopment projects for the past 10 years; and</p> <p>(b) address members' various concerns raised at the meeting in respect of the building design of and the fittings for PRH flats, including the hollow block walls that come with precast components which make it difficult for mounting fixtures on the walls, the need for additional air-conditioner hoods to cater for partitioning, the incompatibility of the water taps with the</p>	<p>The Administration's responses were circulated vide LC Paper Nos. CB(1)1192/14-15(01) and CB(1)1214/14-15(01) on 21 and 28 August 2015 respectively.</p>

Subject	Date of meeting	Follow-up action required	Administration's response
4.2 Refinancing of Home Ownership Scheme flats with premium unpaid		<p>flow controllers distributed by the Water Supplies Department, and the collapsible flat entrance metal gates which generate excessive noises when in use.</p> <p>The Administration to provide information on whether it has conducted survey on the land title records of subsidized sale flats with unpaid premium which are found to contain entries of encumbrances in loan agreements with finance companies, and if so, the number of cases investigated, and whether it has referred information on the finance companies concerned to the relevant authorities, such as the Hong Kong Police Force and the Companies Registry, for enforcement actions.</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1192/14-15(01) on 21 August 2015.</p>
4.3 Enforcement actions against subdivided units ("SDUs") in industrial buildings and the rehousing arrangements; and the suggestion on provision of transitional housing		<p>The Administration to provide information on its communication with and assistance rendered to tenants who are affected by the Government's enforcement action to clear SDUs at the Wing Fung Industrial Building.</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1192/14-15(01) on 21 August 2015.</p>

Subject	Date of meeting	Follow-up action required	Administration's response
5. Excessive lead found in tap water samples from public rental housing ("PRH") estates	22.7.2015	<p>1. The Administration to provide supplementary information or written response with regard to the concerns and suggestions raised by members during the meeting, including but not limited to the following –</p> <ul style="list-style-type: none"> (a) in respect of Annex I to the discussion paper (LC Paper No. CB(1)1133/14-15(01)) which sets out the major events of excessive lead found in tap water samples of Kai Ching Estate, supplementary information on the meetings held between Dr Hon Helena WONG and government departments in May and June 2015 on related matters; (b) guidelines and specifications currently put in place by the Government for the reference of the trade regarding installation of pipes and fittings for internal water supply system of public housing estates; (c) timetable, if any, for conducting water sampling tests for <u>all</u> PRH estates, including extending the measure to older PRH estates where new pipes for fresh water supply were laid since 2011; and for subsidized sale housing estates (e.g. Home 	The Administration's response was circulated vide LC Paper No. CB(1)1215/14-15(01) on 28 August 2015.

Subject	Date of meeting	Follow-up action required	Administration's response
		<p>Ownership Scheme flats) as well;</p> <p>(d) whether and when the Administration would ascertain the lead level in the tap water of PRH estates (or other types of housing estates as applicable) by collecting stagnation samples (i.e. the first draw of the overnight water) for the sampling tests;</p> <p>(e) progress/results, if any, in relation to testing of lead for water taps and soldering materials used for water pipes of PRH estates;</p> <p>(f) timetable, if any, for (i) provision of water filters to affected households (or all households if applicable) of PRH estates, including specifications/models of the water filters and details of implementation; and (ii) replacing sub-standard water taps/pipes of affected PRH estates with tap water samples found containing excessive lead;</p> <p>(g) whether the Administration would consider conducting blood tests on lead level for all residents (i.e. not just the more easily</p>	

Subject	Date of meeting	Follow-up action required	Administration's response
		<p>affected groups) of Kai Ching Estate, Kwai Luen Estate and other estates if applicable, and how it would expedite the collection and testing of blood samples (such as by means of portable devices, and deployment of additional resources in collaboration with the private healthcare sector);</p> <p>(h) advice to tenants of affected PRH estates with regard to the potential impact of prolonged drinking of water containing excessive lead on their health since the time they have resided at the estates;</p> <p>(i) whether the Administration would consider setting up one-station service counters at PRH estates to handle tenants' enquiries on matters arising from excessive lead found in tap water samples, and provide counselling and emotional support to the tenants;</p> <p>(j) the need to centralize dissemination of information to tenants of affected PRH estates from various bureaux/departments on the various follow-up measures to address excessive lead found in tap water samples from the estates and the progress</p>	

Subject	Date of meeting	Follow-up action required	Administration's response
		<p>of these measures;</p> <p>(k) whether the Administration would consider providing compensation to affected tenants in respect of the costs arising from excessive lead found in the tap water samples taken from their units, such as costs of purchasing bottled water to replace lead-contaminated tap water for drinking/cooking purposes, potential increase in water charges due to longer flushing time before using the tap water, and/or costs for treatment of excessive blood lead level; and</p> <p>(l) advice and guidelines for owners (and owners' corporations) of private housing estates for taking precautionary measures in the light of excessive lead found in water samples taken from PRH estates, or follow-up measures if lead is also found in the tap water samples from the private housing estates. Such advice may include recommendations on the types of water filters for filtering lead, and the level of lead identified in water samples above which members of the relevant households</p>	

Subject	Date of meeting	Follow-up action required	Administration's response
		<p>should consider taking tests for their blood lead level.</p> <p>2. The Administration is requested to take necessary follow-up actions and provide a written response to the motion passed as amended at the special meeting, the wording of which is provided to the Administration via the letter dated 23 July 2015.</p>	