

**立法會**  
***Legislative Council***

LC Paper No. CB(1)83/16-17  
(These minutes have been  
cleared with the Chairman)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Tuesday, 18 October 2016, at 4:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Alice MAK Mei-kuen, BBS, JP (Chairman)  
Hon Andrew WAN Siu-kin (Deputy Chairman)  
Hon James TO Kun-sun  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Prof Hon Joseph LEE Kok-long, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon WONG Kwok-kin, SBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Steven HO Chun-yin, BBS  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon MA Fung-kwok, SBS, JP  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Kenneth LEUNG  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan

Dr Hon Elizabeth QUAT, JP  
Hon Martin LIAO Cheung-kong, SBS, JP  
Hon POON Siu-ping, BBS, MH  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon Jimmy NG Wing-ka, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding  
Hon SHIU Ka-fai  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Hon YUNG Hoi-yan  
Hon CHAN Chun-ying  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LUK Chung-hung  
Hon LAU Kwok-fan, MH  
Hon Kenneth LAU Ip-keung, MH, JP  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho

**Members absent** : Hon LEUNG Yiu-chung  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Jeffrey LAM Kin-fung, GBS, JP  
Hon WONG Ting-kwong, SBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon LEUNG Kwok-hung  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Dennis KWOK Wing-hang  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Hon IP Kin-yuen  
Hon Alvin YEUNG  
Hon Eddie CHU Hoi-dick  
Dr Hon CHENG Chung-tai  
Hon Nathan LAW Kwun-chung  
Dr Hon YIU Chung-yim  
Hon Sixtus LEUNG Chung-hang

Hon YAU Wai-ching  
Hon LAU Siu-lai

**Clerk in attendance** : Mr Derek LO  
Chief Council Secretary (1)5

**Staff in attendance** : Ms Anita SIT  
Assistant Secretary General 1

Mr Fred PANG  
Senior Council Secretary (1)5

Ms Ada LAU  
Senior Council Secretary (1)7

Mr Raymond SZETO  
Council Secretary (1)5

Miss Queenie LAM  
Senior Legislative Assistant (1)2

Mr Frankie WOO  
Senior Legislative Assistant (1)3

Ms Michelle NIEN  
Legislative Assistant (1)5

Miss Yannes HO  
Legislative Assistant (1)6

Ms Christy YAU  
Legislative Assistant (1)7

Ms Haley CHEUNG  
Legislative Assistant (1)9

---

Action

**I. Election of Chairman and Deputy Chairman**

Election of Chairman

Mr James TO Kun-sun, the member who had the highest precedence amongst members present at the meeting, presided over the election of Chairman of the Panel for the 2016-2017 session.

2. Mr James TO Kun-sun invited nominations for the chairmanship of the Panel. Miss Alice MAK Mei-kuen was nominated by Mr LUK Chung-hung and the nomination was seconded by Dr Priscilla LEUNG Mei-fun. Miss Alice MAK Mei-kuen accepted the nomination.

3. There being no other nominations, Miss Alice MAK Mei-kuen was declared Chairman of the Panel for the 2016-2017 session.

Election of Deputy Chairman

4. Miss Alice MAK Mei-kuen took over the chair and invited nominations for the deputy chairmanship. Mr Andrew WAN Siu-kin was nominated by Dr Helena WONG Pik-wan and the nomination was seconded by Mr HUI Chi-fung. Mr Andrew WAN Siu-kin accepted the nomination. There being no other nominations, Mr Andrew WAN Siu-kin was declared Deputy Chairman of the Panel for the 2016-2017 session.

**II. Schedule of meetings for the 2016-2017 session**

5. Members noted the proposed schedule of regular meetings of the Panel for the 2016-2017 session, which was tabled at the meeting.

6. Members agreed that all meetings of the Panel would be held on the first Monday of each month at 2:30 pm, except for the following –

- (a) the meeting in January 2017 would be held on Tuesday, 10 January 2017, at 4:30 pm;
- (b) the meeting in April 2017 would be held on Tuesday, 11 April 2017, at 4:30 pm; and
- (c) the meeting in May 2017 would be held on Tuesday, 9 May 2017, at 4:30 pm.

Action

*(Post-meeting note: The schedule of Panel meetings for the 2016-2017 session was issued to members vide LC Paper No. CB(1)17/16-17 on 19 October 2016.)*

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

7. Members noted the "List of issues suggested to be considered" and the "List of follow-up actions", which were tabled at the meeting.

*(Post-meeting note: The above lists were issued to members vide LC Paper Nos. CB(1)20/16-17(01) and (02) on 19 October 2016.)*

Items for discussion at the next regular meeting

8. The Chairman advised that the Administration had proposed the following items for discussion at the next regular meeting scheduled for Monday, 7 November 2016, at 2:30 pm –

- (a) Public Housing Construction Programme 2016-17 to 2020-21; and
- (b) Challenges and difficulties in taking forward public housing development projects.

9. Members agreed that the above items be discussed at the meeting on 7 November 2016.

*(Post-meeting note: The Chairman concurred with the Administration's request that the next regular meeting be rescheduled to Tuesday, 15 November 2016 at 10:45 am. The notice and agenda of the meeting were issued to members vide LC Paper No. CB(1)46/16-17 on 31 October 2016.)*

Items for discussion at future meetings

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

- (a) Letting/contracting out of markets under the Hong Kong Housing Authority – Dr KWOK Ka-ki said that the Administration should brief the Panel on the letting/contracting

Action

out arrangements for the markets under the Hong Kong Housing Authority;

- (b) Rent adjustment mechanism for public rental housing – Mr Wilson OR Chong-shing would like to discuss a review of the rent adjustment mechanism for public rental housing;
- (c) Proposal to increase the total number of flats in Kai Tak Development – Mr Andrew WAN Siu-kin wished to be briefed on the Administration's proposal to increase the total number of flats in the Kai Tak Development area by 28%, and the impact of the proposal on the public-private housing ratio in the area;
- (d) Income and net assets declarations by public rental housing tenants – Mr Wilson OR Chong-shing would like to discuss a review of the arrangements with respect to income declarations by public rental housing tenants;
- (e) Development of bazaars in public housing estates – Mr LEUNG Che-cheung requested to receive a briefing on the development of bazaars in public housing estates;
- (f) Construction materials used for public rental housing – Mr CHAN Chi-chuen was concerned about the quality of materials used for constructing public housing units such as those in Shui Chuen O Estate, and considered that the Panel should discuss with the Administration issues relating to poor quality construction materials used for public housing production;
- (g) Public housing development at San Hing Road, Tuen Mun – Mr Andrew WAN Siu-kin said that the Panel should discuss issues relating to the public housing development at San Hing Road, Tuen Mun;
- (h) Re-launch of the Tenant Purchase Scheme – Mr LAU Kwok-fan would like to discuss the re-launching of the Tenant Purchase Scheme;
- (i) Excessive lead found in tap water samples from public rental housing estates – Dr Helena WONG Pik-wan said that the Panel should receive a briefing on the follow-up work in relation to the excessive lead content in tap water samples taken from public

Action

rental housing estates, including the Administration's position in respect of the concern on the contents of heavy metals contained in individual components of the water supply systems;

- (j) Home Ownership Scheme Secondary Market – Mr LAU Kwok-fan would like to discuss the enhancement measures for the Home Ownership Scheme Secondary Market;
- (k) Social work teams and social services facilities in public housing estates – Mr SHIU Ka-chun said that the Panel should discuss issues relating to social work teams and social services facilities in public housing estates; and
- (l) Public housing development plan at Wang Chau, Yuen Long – Ms Tanya CHAN would like to discuss issues relating to the public housing development plan at Wang Chau, Yuen Long. She said that the Panel should consider whether the discussion would take the form of a joint meeting with the Panel on Development ("DEV Panel"). The Chairman advised that she would discuss with the Chairman of the DEV Panel on the suggestion to hold a joint meeting with the DEV Panel.

*(Post-meeting note: With the concurrence of the Chairman of the Panel on Housing and the Chairman of the Panel on Development, the joint meeting was scheduled for Tuesday, 15 November 2016 at 8:30 am. The notice and agenda of the meeting were issued to members vide LC Paper No. CB(1)45/16-17 on 31 October 2016.)*

11. Mr Wilson OR Chong-shing referred to item 5 of the "List of issues suggested to be considered" on "Policies on tackling under-occupation in public rental housing estates and overcrowding relief measures" and suggested that the Panel should discuss a review of the policies as early as possible. Mr LUK Chung-hung requested for a briefing on the policy in the provision of overcrowding relief.

12. Mr LUK Chung-hung was concerned about the Hong Kong Housing Authority's ability to meet the public housing supply target, and suggested that the Panel should follow up with the Administration on the scope of increasing the public housing flat production volume. The Chairman responded that members might follow up the matter under the discussion item "Public Housing Construction Programme 2016-17 to 2020-21" at the next regular meeting.

Action

Work plan for 2016-2017 session

13. The Chairman advised that in line with the past practice, she and the Deputy Chairman would meet with the Secretary for Transport and Housing to discuss the work plan of the Panel for the 2016-2017 legislative session. The Secretariat would then update the Panel's list of outstanding items for discussion to reflect the agreed work plan for the current session.

**IV. Any other business**

14. There being no other business, the meeting ended at 4:40 pm.

Council Business Division 1  
Legislative Council Secretariat  
8 November 2016