

**立法會**  
***Legislative Council***

LC Paper No. CB(1)769/16-17  
(These minutes have been  
seen by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of policy briefing cum meeting  
held on Monday, 6 February 2017, at 2:30 pm  
in Conference Room 3 of the Legislative Council Complex**

**Members present** : Hon Alice MAK Mei-kuen, BBS, JP (Chairman)  
Hon LEUNG Yiu-chung  
Hon Abraham SHEK Lai-him, GBS, JP  
Prof Hon Joseph LEE Kok-long, SBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon LEUNG Kwok-hung  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon POON Siu-ping, BBS, MH  
Hon CHU Hoi-dick  
Hon Jimmy NG Wing-ka, JP  
Hon SHIU Ka-fai  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Hon YUNG Hoi-yan

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  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho  
Dr Hon YIU Chung-yim  
Dr Hon LAU Siu-lai

**Members attending** : Hon James TO Kun-sun  
Hon Holden CHOW Ho-ding  
Hon CHAN Chun-ying

**Members absent** : Hon Andrew WAN Siu-kin (Deputy Chairman)  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Hon WONG Kwok-kin, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon Nathan LAW Kwun-chung

**Public Officers attending** : Agenda Item IV

Professor Anthony CHEUNG, GBS, JP  
Secretary for Transport and Housing

Mr YAU Shing-mu, JP  
Under Secretary for Transport and Housing

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

Mr Alfred LEE  
Acting Deputy Secretary for Transport and Housing  
(Housing)

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

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

Agenda Item V

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

Mr Kenneth LEUNG  
Acting Chief Civil Engineer  
(Public Works Programme)  
Housing Department

Ms Ann Mary TAM  
Chief Architect (5)  
Housing Department

Mr IP Shing-tim  
Chief Civil Engineer (2)  
Housing Department

Mr LUK Wing-cheong  
Acting Regional Highway Engineer / New Territories  
Highways Department

Mr WONG Kwong-cheung  
Chief Highway Engineer / New Territories West  
Highways Department

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

**Staff in attendance** : Mr Fred PANG  
Senior Council Secretary (1)5

Ms Michelle NIEN  
Legislative Assistant (1)5

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**I. Confirmation of minutes**

(LC Paper No. CB(1)506/16-17 — Minutes of meeting held  
on 5 December 2016)

The minutes of the meeting held on 5 December 2016 were confirmed.

**II. Information papers issued since last meeting**

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

LC Paper No. CB(1)417/16-17(01) — Land Registry Statistics for  
December 2016 provided  
by the Administration  
(press release)

LC Paper No. CB(1)520/16-17(01) — Land Registry Statistics for  
January 2017 provided by  
the Administration (press  
release)

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

(LC Paper No. CB(1)500/16-17(01) — List of follow-up actions

LC Paper No. CB(1)500/16-17(02) — List of outstanding items  
for discussion)

3. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 6 March 2017, at 2:30 pm –

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- (a) review of the income and asset limits for public rental housing for 2017-18;
- (b) measures to facilitate the mobility needs of elderly residents taken by the Hong Kong Housing Authority; and
- (c) construction materials used for public rental housing.

*(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)532/16-17 on 8 February 2017.)*

**IV. Briefing by the Secretary for Transport and Housing on the Chief Executive's 2017 Policy Address**

(LC Paper No. CB(1)468/16-17(01) — Administration's paper on "Housing-related initiatives in the 2017 Policy Address and Policy Agenda")

Relevant papers

Address by the Chief Executive at the Legislative Council meeting on 18 January 2017

The 2017 Policy Agenda booklet

4. At the invitation of the Chairman, the Secretary for Transport and Housing ("STH") briefed members on the Administration's ongoing housing-related initiatives as stated in the 2017 Policy Address and Policy Agenda.

*(Post-meeting note: STH's speaking note, which was tabled at the meeting, was issued to members vide LC Paper No. CB(1)523/16-17(01) on 7 February 2017 in electronic form.)*

Long Term Housing Strategy's ten-year supply target

5. Mr Wilson OR noted that under the Long Term Housing Strategy ("LTHS"), the public housing supply target for the coming ten-year period was 280 000 units, whereas the Hong Kong Housing Authority ("HA") and the Hong Kong Housing Society ("HS") would produce 94 500 public housing units in the five-year period starting from 2016-2017. He enquired

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about the number of public housing units that could be produced in the latter part of the coming ten-year period, and the amount of land involved. STH replied that the Administration had identified land for the construction of about 236 000 public housing units for the ten-year period from 2017-2018 to 2026-2027. The public housing production in the five-year period from 2016-2017 to 2020-2021 would be about 94 500 units. Mr YIU Si-wing enquired about the different levels of the projected public housing production among the five five-year periods with the most recent one from 2016-2017 to 2020-2021 as set out in the paper. STH explained that one of the factors affecting the production was site availability as lead time was required by government departments to complete the advanced works at sites before handing them over to HA for public housing construction.

6. Mr POON Siu-ping was concerned whether the Administration could secure all the land sites identified for producing the about 236 000 flats. Mr KWOK Wai-keung and Mr YIU Si-wing raised similar concern. Mr KWOK enquired about the measures to fast-track the projects in order to increase public housing supply in a timely manner. STH replied that the Administration had yet to secure all the public housing sites that had been identified. In the past year, some projects were behind schedule due to factors like site complexities and constraints, shortage of labour, etc. The completion of HA's projects also depended on the time required to address local communities' concerns and to secure LegCo's funding approvals for government-funded facilities. HA would continue to explore possible measures to expedite the public housing development where possible.

7. Considering that the LTHS supply target should be able to meet the demand from the public rental housing ("PRH") applicants on the Waiting List ("WL"), Mr Wilson OR enquired whether the Administration would include the policy objective of providing the first offer of PRH unit to the general applicants (i.e. family and elderly one-person applicants) around three years on average as a factor in its projection of future PRH production target. STH responded that the LTHS Steering Committee had considered the feasibility of including the target to provide the first flat offer to general applicants at around three years on average as a factor in projecting the long term housing demand. However, the Steering Committee noted that whether the above-mentioned target could be met was subject to a host of variables and the resulting demand projection would be highly susceptible to errors. Also, the current methodology of projecting the ten-year supply target covered various demand components, including net increase in number of households, households displaced by redevelopment, inadequately housed households and other miscellaneous factors. The housing demand so projected should have already covered all PRH demand. He added that the

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problem of long waiting time for PRH applicants would be relieved if the land required to meet the projected housing demand could be delivered on time for development.

Public rental and subsidized housing

8. Dr LAU Siu-lai said that the waiting time for the non-elderly one-person PRH applicants below the age of 35 had risen to 32 years. She criticized the Administration for its failure to honour the Chief Executive's pledge in his election manifesto in respect of reducing the waiting time for these applicants. STH replied that the LTHS Steering Committee and the community shared the view that among non-elderly one-person applicants, priority should be accorded to those who were older in age as they stood a lower chance for upward mobility. Therefore, HA had introduced refinements to the Quota and Points System in February 2015, such that additional age points were given to non-elderly one-person applicants over the age of 45.

9. Ms YUNG Hoi-yan referred to the Administration's measures to tackle PRH tenancy abuse, and asked about their effectiveness in ensuring the rational use of PRH resources. STH replied that there was a net recovery of about 7 000 units annually, which included units recovered through enforcement actions against abuse of PRH resources. Noting that HA would review the operations of various housing arrangements to encourage young households to live with their elderly family members, such as Harmonious Families Priority Scheme, Addition Policy for Harmonious Families, etc., Mr POON Siu-ping enquired about the Administration's latest positions in respect of the schemes. STH replied that HA would continue the implementation of the schemes to tie in with the policy of "Ageing in Place".

10. Mr LUK Chung-hung cited the newly built flats of Choi Hing Court in Choi Hung as examples, and opined that the Home Ownership Scheme ("HOS") flats were unaffordable to households with income slightly exceeding the PRH income limits. He said that the Administration should launch a new housing scheme to provide housing units affordable to families which were neither eligible for PRH nor able to afford an HOS flat. Consideration should be given to providing subsidized sale flats to these families at cost. STH replied that the price setting mechanism of HOS flats had taken into account applicants' affordability. To help Green Form applicants achieve home ownership, HA had launched the Green Form Subsidised Home Ownership Pilot Scheme ("GSH") to provide flats with prices set at a level lower than those of HOS flats.

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11. Mr Wilson OR said that the Administration should accord priority to the home ownership needs of Hong Kong Permanent Residents. He enquired whether HA would provide more GSH flats for sale. STH replied that after the GSH project at San Po Kong, HA would conduct a review to decide whether or not to launch new GSH projects. In response to Mr OR's enquiry on whether the Administration would re-launch the Tenants Purchase Scheme ("TPS"), STH advised that HA had decided not to launch TPS outside the existing 39 TPS estates in view of the management problems arising from the co-existence of owners and tenants in such estates.

Redevelopment of aged public rental housing estates

12. Ms YUNG Hoi-yan enquired whether the Administration would formulate in a timely manner a territory-wide plan for redeveloping PRH estates in view of the high redevelopment potentials of some aged PRH estates and the long lead time required to redevelop them. STH replied that HA considered the redevelopment of individual PRH estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity, and build-back potential upon redevelopment. As existing tenants from aged estates would have to move to other PRH units upon redevelopment, implementation of massive redevelopment of PRH estates would freeze up new PRH units that might otherwise be allocated to PRH applicants. In response to Mr LEUNG Yiu-chung's enquiry whether the Administration would take forward smaller scale redevelopment projects for aged PRH estates if massive redevelopment was not appropriate, STH replied that apart from the on-going project to redevelop Pak Tin Estate, the Administration was planning the redevelopment of Wah Fu Estate.

Supply of housing land

13. The Chairman opined that the revenues generated by the Urban Renewal Authority ("URA")'s redevelopment projects were related to the tender prices returned by private developers, and to ensure the financial sustainability of the projects, the prices of the private flats provided at URA sites were often very high. Given that URA had all along received financial support from the Government, the Administration should invite URA to provide in collaboration with HA public housing such as subsidized sale flats at its urban sites, including those "spade ready" sites. STH replied that URA had accepted the Administration's suggestion to provide subsidized sale flats at its Kai Tak Development in 2015 as a one-off measure. In line with the policy that the urban renewal programme should be self-financing in the long



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run, URA expected that its projects should be financially viable as a whole and it had to be very prudent in considering any suggestion to provide public housing at its sites.

14. Ms YUNG Hoi-yan enquired whether the Administration would study the feasibility of increasing the plot ratios of public housing sites to make more effective use of the land resources. STH replied that where planning conditions and infrastructure permitted, HA would seek to optimize the development potentials of relevant sites with a view to increasing public housing production.

15. Dr CHENG Chung-tai said it had been reported that the Administration would demolish the Shek Lei Interim Housing, and asked about the Administration's stance with respect to the provision of interim housing in urban districts. STH said that the Government's policy was to ensure that no one would become homeless as a result of Government's clearance operations. Hence, depending on the circumstances of these households affected by Government's actions, HA provided temporary accommodation in transit centres or interim housing. Permanent Secretary for Transport and Housing (Housing) ("PSH") advised that HA had been keeping in view the occupancy and building conditions of Shek Lei Interim Housing. HA would decide whether to demolish Shek Lei Interim Housing at appropriate times. Referring to the 2017 Policy Agenda which mentioned that the Administration had identified 25 additional public housing sites, Dr CHENG enquired whether these sites would provide interim housing. STH replied that the 25 sites were distributed over a number of districts, and had to go through various studies and processes before using them for housing development.

16. Dr YIU Chung-yim enquired whether HA would swap sites allocated to HA such as Wang Chau, Yuen Long and San Hing Road, Tuen Mun, which were controversial, with private housing sites, which were usually non-controversial and where the implementation of HA's projects would be smooth. Dr LAU Siu-lai said that most "spade ready" sites identified by the Administration such as those at Anderson Road Quarry had been earmarked for private housing. Public housing sites were often not "spade ready", or originally zoned as "Green Belt", and developing these sites would either take time or give rise to controversies. The recently proposed public housing site at Area 9, Tai Po was not suitable for residential developments in view of the pollutants produced nearby, and the lack of community facilities, such as wet markets. STH replied that an established mechanism was in place for allocation of land resources in Hong Kong having regard to individual bureaux/departments' requests. To meet the public housing demand, the

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Transport and Housing Bureau ("THB") would continue to closely liaise with the Development Bureau ("DEVB") and Planning Department to identify suitable land for public housing development in different parts of the territory. HA would consider all sites suitable for public housing development, including those suitable for providing only a single-block building. Government departments would follow the established practice to conduct assessments on whether a site was suitable for housing development, and to resolve any environmental and technical issues identified in the assessments. PSH said that sites that were intended for comprehensive developments comprising residential blocks, community and school facilities, etc. were more suitable for HA given the requirement for such facilities, as compared to private developers.

Public/private split for the new housing supply

17. Mr WU Chi-wai questioned whether the Administration could realize the vision of LTHS to help all households in Hong Kong gain access to adequate and affordable housing, given that only about half of the housing land in Hong Kong was used for public housing currently, and according to LTHS, public housing units would account for 60% of the new housing supply for the coming ten-year period only. He opined that as private flat prices were unaffordable to most households, and developers could produce private flats by redeveloping their own land through lease modifications, the Administration should provide more public housing by adjusting the public/private split of 60:40 for the new housing supply. STH replied that THB would continue liaising with DEVB closely to achieve the 60:40 public/private split in new housing supply. On the question whether sites that had been identified for private housing development should be converted to public housing sites, one had to consider the impact of a reduced supply of new private housing in the coming ten-year period on the residential property market, and hence the property prices.

18. Mr KWOK Wai-keung said that he did not subscribe to the Administration's view about the impact of further increasing the proportion of public housing in the new housing supply on the private property market, given that the flat prices were soaring. To maintain the public/private split of 60:40 for the new housing supply would give a signal to the market that if the housing demand in the coming ten years was more than the housing demand projection set out in LTHS, the future public housing production would not be adequate to avert the supply-demand imbalance. Adjusting the ratio to 70:30 to produce more public housing could generate downward pressure on the flat prices and rentals. STH replied that the public/private split of 60:40 for the supply of newly built flats was recommended by the LTHS Steering

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Committee because the ratio served to send a message to the community that the Administration would take the lead in increasing public housing supply. Currently, about 54% of households in Hong Kong were residing in private flats. Adjusting the public/private split as proposed might well give a signal that the supply of private housing units would be significantly reduced, which might have adverse impact on the private residential market.

Residential property prices

19. Mr LEUNG Che-cheung said that it was appropriate for the Administration to step up efforts to suppress the sharp price rises of residential properties including first-hand flats. To further increase the supply of public housing, the Administration should consider converting the sites designated for private property development above railway stations to public housing sites. STH replied that the Administration had introduced several rounds of demand-side management measures to curb the exuberance in the residential property market in the past few years. Apart from demand-supply imbalance in housing, the resurgence of local investment demand for residential properties also contributed to the rapid increase in property price. Therefore, the Administration raised the ad valorem stamp duty chargeable on residential property transactions to a new flat rate of 15% with effect from 5 November 2016. In response to Mr LEUNG's enquiry about the number of transactions for private flats and first-hand residential properties before and after the announcement of the measure on 5 November 2016, STH advised that the number of private residential property transactions had dropped significantly after the announcement of the new measure. The Chairman requested the Administration to provide supplementary information in light of Mr LEUNG's enquiry.

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20. Dr CHENG Chung-tai opined that the latest round of demand-side management measures introduced in November 2016 was ineffective in curbing the soaring property prices. He enquired whether in working out LTHS, the Administration had taken into account the impacts of possible policy changes in the United States ("US") after the US presidential election in 2016, such as an increase in US interest rates, on the Hong Kong's property market and the related industries. STH replied that the Administration could not have foreseen the latest development in the US politics, as the public consultation on and the announcement of LTHS were carried out back in 2013 and 2014 respectively. As Hong Kong's residential property market was affected by both local supply and demand situation as well as external economic factors (such as quantitative easing measures in major economies, a global environment of ultra-low interest rates, abundant liquidity, etc.), the Administration considered it appropriate that apart from adopting the supply-

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led strategy to gradually avert the supply-demand imbalance, timely demand-side management measures should be introduced to address market exuberances. Dr CHENG Chung-tai said that THB should liaise with other relevant bureaux on the suggestion to adjust the public/private split for the new housing supply to 70:30, as provision of more public housing would help stabilize the domestic economy amidst the uncertainties of the global economic environment.

21. Mr LEUNG Kwok-hung opined that the Administration's implementation of large-scale infrastructure projects would push up private flat prices in the area concerned, which would in turn be beneficial to the banks engaging in mortgage business. The Administration should develop brownfield sites for providing more public housing, and should not grant land sites to MTR Corporation Limited, given that the company would not develop public housing. Dr YIU Chung-yim asked whether the International Monetary Organization ("IMF")'s report about the Administration's three-pronged approach to limit risks in the property market, as mentioned in STH's speaking note, was the "Staff Concluding Statement of the 2016 Article IV Consultation Discussions". He remarked that IMF had stated that the views expressed in the statement were those of the IMF staff and did not necessarily represent the IMF's Executive Board' views. Mr LUK Chung-hung said that the size of first-hand private flats offered for sale in the market such as those in Yuen Long was so small that purchasers of these flats might be prone to high risk of investment in a market downturn situation in future. STH responded that the issue brought up by Mr LUK was under the DEVB's purview.

22. The Chairman sought STH's view on whether it was appropriate to put the policy responsibilities over matters relating to land development and housing under one bureau. STH replied that he had earlier on stated his view openly that the policy responsibilities over matters relating to land production and housing should be better placed under one bureau.

Measures to alleviate difficulties of grassroots tenants

23. Dr Fernando CHEUNG said that the current-term Government so far had not put in place short-term effective measures to deal with housing problems such as soaring rents of sub-divided units ("SDUs"). He enquired whether the Administration would use idle government sites such as vacant school premises for providing transitional housing. Mr KWONG Chun-yu said that as there were large number of WL applicants and SDU tenants, the Administration should provide transitional housing at vacant school premises and idle civil servant quarters for accommodating as much as possible the

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needy households. Compared with construction of PRH, the works required to convert these buildings into transitional housing should take shorter time. STH replied that even if a vacant site was available for providing transitional housing, it would still require additional infrastructural works which might not be completed in the short term. The Administration had earlier on studied the feasibility of facilitating the wholesale conversion of industrial buildings for transitional accommodation use. As the conversion had to satisfy relevant town planning and building safety requirements, and industrial buildings' owners were generally not interested in carrying out such conversion, the Administration considered the initiative not practicable.

24. Mr SHIU Ka-chun referred to the comments made by the United Nations Committee on Economic, Social and Cultural Rights in 2014 about the inadequate investment of Hong Kong in providing affordable and adequate housing, and said that after the current-term Government took office, the number of SDUs, their average monthly rentals, and the population accommodated in these units had continued to increase, whereas the average SDU size had reduced. To address the situation, the Administration should consider multi-pronged short- and medium-term measures such as provision of transitional housing, implementation of some forms of tenancy control, use of URA's and HS's sites, etc. STH replied that during the LTHS public consultation, the LTHS Steering Committee had invited the public to give views on the introduction of a licensing or landlord registration system to regulate SDUs. It was noted that respondents, including organizations championing the interest of SDU tenants, had expressed reservations about the suggestion, as they were worried that the proposed regulatory regime might cause further increase in rentals of SDUs. As previously explained on different occasions, the Administration was of the view that measures such as tenancy control might reduce the supply of rented accommodations in the midst of tight housing supply.

25. The Chairman referred to item no. 24 of the Panel's list of outstanding items for discussion (LC Paper No. CB(1)500/16-17(02)), namely short- and medium-term measures to alleviate the housing difficulties of SDU residents, and said that the Administration should discuss the subject matter with the Panel as early as possible. She requested the Administration to provide the proposed timing/date for discussing the item.

*(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)715/16-17(01) on 22 March 2017.)*

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26. Mr LEUNG Yiu-chung criticized the Administration for its refusal to accept the solutions suggested by the public, such as tenancy control, provision of temporary housing on idle sites, and redevelopment of PRH estates. He said that the paragraph 13 of STH's speaking note had given him an impression that the current-term Government tended to shift the responsibility of solving the problems to the community. STH replied that the current-term Government had not evaded its responsibility of resolving the housing problems in Hong Kong, and had been undertaking various initiatives to increase housing land supply. There were many factors affecting the successful implementation of the initiatives, and the Administration's effort was only one of them.

Excess lead in drinking water in public rental housing estates incident

27. Noting that HA's contractors were conducting a trial for works for replacing the non-compliant water pipes inside flats at Kwai Yuet House in Lower Ngau Tau Kok Estate Phase 1, which was one of the 11 PRH estates in which excess lead in drinking water had been found, Mr POON Siu-ping enquired about the timetable for completing the replacement works for the affected estates. PSH replied that the Administration had submitted a paper to the Panel at the meeting on 5 December 2016 to brief members on the progress of rectification works in the 11 affected PRH developments. In short, HA had been discussing with the contractors and the Water Supplies Department to work out the arrangements for works inside flats. A trial was being conducted at Kwai Yuet House of Lower Ngau Tau Kok Estate Phase 1 to test the contractors' method and arrangements on a small scale first. The trial was expected to be completed in a few months. In light of the experiences of the trial, HA would roll out works inside flats for the rest of the affected PRH developments.

28. Dr CHENG Chung-tai enquired whether the Administration would review the contractors' Performance Rating System having regard to the occurrence of excess lead in drinking water in PRH estates incident. PSH replied that HA had been taking various follow-up actions in relation to the incident. A review committee was set up by HA to review the quality assurance system, including enhancing building contract specifications and monitoring of contractors. Detailed information on what HA had done to enhance the quality assurance system could be found in the papers issued to the Panel before. Regulatory actions had also been taken against the contractors of the 11 affected PRH developments.

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**V. Head 711 project no. B868TH – Road improvement works at Ma On Shan, Sha Tin**

(LC Paper No. CB(1)496/16-17(01) — Administration's paper on Public Works Programme Item No. B868TH – Road Improvement Works at Ma On Shan, Sha Tin )

29. Members noted a submission from Mr Michael YUNG Ming-chau, Shatin District Councilor, dated 3 February 2017 ("the submission") regarding the item, which was tabled at the meeting.

*(Post-meeting note: The submission was issued to members vide LC Paper No. CB(1)523/16-17(03) on 7 February 2017 in electronic form)*

30. With the aid of PowerPoint, Deputy Director of Housing (Development & Construction) ("DDH(D&C)") briefed members on the Administration's proposal to upgrade public works programme item no. B868TH "Road improvement works at Ma On Shan, Sha Tin" to Category A to support the public housing developments at Ma On Shan Road and Hang Tai Road in Sha Tin, details of which were set out in the discussion paper (LC Paper No. CB(1)496/16-17(01)).

*(Post-meeting note: Presentation materials for the item were issued to members vide LC Paper No. CB(1)523/16-17(02) on 7 February 2017 in electronic form.)*

31. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. She further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

Cost and scope of the project

32. Mr Wilson OR sought clarification on whether the Administration would construct a footbridge linking up the PRH development at Hang Tai Road (i.e. Yan On Estate Phase 2) and the HOS development at Ma On Shan Road. DDH(D&C) replied that the footbridge would be constructed under

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another project. In response to Mr OR's enquiry on whether the estimated cost of the proposed project took into account the additional expenditure arising from any project delay, DDH(D&C) advised in the negative.

Public housing developments

33. Dr Fernando CHEUNG referred to the submission which pointed out that HA had recently proposed to increase the scale of the proposed PRH and HOS developments, and was concerned whether the Administration had consulted the relevant district council on the revised proposal. Chief Architect (5), Housing Department replied that HA had consulted the Development and Housing Committee ("DHC") of the Sha Tin District Council ("STDC") on the two proposed public housing developments in September and October 2013. Upon design development in the past few years, two vacant strips of land identified during design of the road improvement works were included into the HOS site and the land development potential of both the HOS and PRH sites had also been maximized, which enabled the provision of more public housing units after refinements of design. HA had already provided a paper to DHC on 27 January 2017 setting out the details of the revised proposal. Dr CHEUNG requested the Administration to provide information on the respective latest details of the sites for the two developments, including the total area, the maximum domestic and non-domestic plot ratios, the planned population intake, the total retail floor area, etc.

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Proposed bus stops

34. In response to Dr Fernando CHEUNG's enquiry about whether pedestrians travelling from the proposed bus stops such as the one at Ma On Shan Road northbound to the public housing developments nearby needed to cross roads at-grade, Chief Civil Engineer (2), Housing Department ("CCE(2)/HD") advised in the affirmative, and explained that at-grade crossing facilities would be provided for pedestrians to cross the roads concerned, including a slip road which would be restricted for the use of franchised buses only. After crossing the roads, pedestrians could access Yan On Estate Phase 1, and through some barrier-free access facilities in a shopping arcade, travel to Yan On Estate Phase 2 and the proposed HOS development. The Chairman requested the Administration to provide supplementary information with plans/drawings, the pedestrian facilities to be provided under the proposed project to facilitate people including wheelchair users to cross the roads and travel between the proposed bus stops and the proposed PRH and HOS developments in a safe and barrier-free way.

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35. Mr Wilson OR asked whether the proposed project had taken into account the STDC's suggestion to lengthen the proposed bus lay-bys so that they could each accommodate three buses. Acting Chief Civil Engineer (Public Works Programme), Housing Department replied that the two proposed bus lay-bys at Ma On Shan Road northbound and southbound would be sufficient to accommodate three and four buses respectively.

Traffic and environmental impacts of the proposed project

36. Dr YIU Chung-yim asked whether the Administration had completed assessments on the traffic and environmental impacts of the proposed project. CCE(2)/HD replied that the Administration had commissioned consultants to carry out a Traffic Impact Assessment ("TIA"), and an Environmental Review covering noise, air and water quality, waste management, landscape and visual impacts arising from the proposed project. The assessment results had been submitted to relevant government departments for approvals. According to the assessments, the proposed project would have no adverse environmental impact. The TIA demonstrated that the traffic generated by the project and the proposed PRH and HOS developments would not cause significant traffic impacts if appropriate road improvement works were implemented. Dr YIU requested the Administration to provide information on the assessments, and the statistics/figures supporting the assessments/conclusions drawn from the assessments.

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37. Concluding the discussion, the Chairman said that members supported the submission of the proposal to the Public Works Subcommittee for consideration.

**VI. Any other business**

38. There being no other business, the meeting ended at 4:21 pm.