

立法會

Legislative Council

LC Paper No. CB(1)71/17-18
(These minutes have been
seen by the Administration and
the Hong Kong Housing Society)

Ref : CB1/PL/HG/1

Panel on Housing

**Minutes of meeting
held on Monday, 3 July 2017, at 2:30 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 LEUNG Yiu-chung
Hon Tommy CHEUNG Yu-yan, 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 CHAN Chi-chuen
Hon CHAN Han-pan, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon POON Siu-ping, BBS, MH
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 SHIU Ka-fai
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH

Hon YUNG Hoi-yan
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Hon Kenneth LAU Ip-keung, BBS, MH, JP
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Nathan LAW Kwun-chung
Dr Hon YIU Chung-yim
Dr Hon LAU Siu-lai

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon CHU Hoi-dick
Dr Hon CHENG Chung-tai

[According to the Judgment of the Court of First Instance of the High Court on 14 July 2017, LEUNG Kwok-hung, Nathan LAW Kwun-chung, YIU Chung-yim and LAU Siu-lai have been disqualified from assuming the office of a member of the Legislative Council, and have vacated the same since 12 October 2016, and are not entitled to act as a member of the Legislative Council.]

Public Officers attending : Agenda Item II

Hong Kong Housing Society

Mr WONG Kit-loong
Chief Executive Officer and Executive Director

Ms Ada SHARE
General Manager (Property Management)

Ms Pamela LEUNG
Head of Corp. Communications

Agenda Item III

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

Miss Agnes WONG, JP
Deputy Secretary for Transport and Housing (Housing)

**Attendance by
Invitation : Agenda Item III**

Session One

Mr Charles HO Chun-kit
Officer (Policy Research and Advocacy)
The Hong Kong Council of Social Service

Mr Matthew WAN Chung-yin
Vice-President of the Young Civics
The Civic Party

Mr WONG Ka-chun
Community Organizer
Platform of Concerning Subdivided Flats and Issues in
Hong Kong

Mr LAM Siu-pan
Convener
Community March

Miss CHAN Wing-tung
組織幹事
全港劏房居民大聯盟

Miss Dana LAU
Community & Development Officer
New People's Party

Mr CHIU Yan-loy
社區幹事
Labour Party

Mr NG Lung-fei
Member
Liberal Party

Mrs Sairah ABBAS
Assistant Program Officer
Catholic Diocese of HK Diocesan Pastoral Centre for
Workers Kowloon

Mrs Sana AMJAD
Representative
Equal Access Group

蕭煒先生
街坊代表
觀塘無奈苦等公屋街坊會

Mr CHAN Chun-chung
Deputy Spokesperson for Housing
DAB

Mr NG Kwan-lim
Member
葵涌劏房居民大聯盟

盧嘉儀女士
Member
葵涌劏房住客聯盟

馮諾瑤小姐
Member
葵涌劏房住屋權利組

郭應芫女士
Member
葵涌街坊民議組

Mr TIN Ka-shun
Member
葵涌關注劏房支援聯盟

洪一蘭小姐
Member
葵涌工廈劏房戶關注組

陳惠香女士
Member
葵涌爭取劏房保障組

Ir Nigel LAM Lai-chong

Mr LAW Ka-kit

成員

不要搞分化，增建公屋，重推租管

鄧寶山先生

成員

觀塘關注基層聯盟

Mr CHEUNG Chung-hang

Miss Lois LEE

成員

西區被逼遷租客大會

Ms YANG Fang

Member

Shek Wu Hui Women Concern Group

Miss TANG Hou-tong

Miss TSE Tsz-ying

成員

西區租客權益關注組

Miss TSE Yuk-man

Assistance Programmer Officer

Catholic Diocese of Hong Kong – Diocesan Pastoral Centre
for Workers - New Territories

洪素珍女士

張方女士

Session Two

Miss YAM Chun

Community Organiser

Concerning Grassroots' Housing Rights Alliance

Mr LEE Kwok-kuen

Miss YU Cheuk-lam

Miss LI Fung-ching
Community Organiser
爭取低收入家庭保障聯席

Mr CHEUNG Chi-kuen
居民代表
旺角劏房關注組

Mr HOO Cheuk-hin

Mr CHOR Ping-kay

Mr FONG Ho-kiu

Mr LEE Yen-hao

Miss NG Ching-yan
發言人
尋找良心業主大聯盟

吳偉明先生
社工
基層住屋關注組

Mr HO Wai-ki
Hostel Supervisor
Christian Concern for the Homeless Association

Miss NG Sin-ting
發言人
關注基層生活聯盟

Mr HO Hon-fai
居民代表
太子劏房關注組

Mr Ho Chi-chung
居民代表
土瓜灣基層住屋組

梁月明女士
代表
東區婦女房屋關注組

Mr Daniel HO Yin-hei

Miss CHAN Nim-kan
Representative
Tsing Sham Housing Concern Group

李冠南先生
聯絡人
洪水橋土地分配關注組

李金強先生
代表
深水埗 N 無人士房屋關注組

Mr Tetra LI Tai-shing
幹事
關注綜援及低收入聯盟

Mr LAI Kin-kwok
Senior Lecturer
School of Social Sciences, Caritas Institute of Higher Education

Mr LEE ho-fung

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

Action

I. Information papers issued since last meeting

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

LC Paper No. CB(1)1090/16-17(01) — Land Registry Statistics for May 2017 provided by the Administration (press release)

LC Paper No. CB(1)1148/16-17(01) — Referral arising from the meeting between Legislative Council members and Wong Tai Sin District Council members on 29 May 2017 regarding the request to the Housing Department for relaying the mosaic tiles of buildings in Chuk Yuen (North) Estate (Chinese version only) (Restricted to Members)

LC Paper No. CB(1)1224/16-17(01) — Referral arising from the meeting between Legislative Council members and Wong Tai Sin District Council members on 29 May 2017 regarding the request to the Administration for installing barrier-free access facilities in Chuk Yuen North Estate (Chinese version only) (Restricted to Members)

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LC Paper No. CB(1)1225/16-17(01) — Letter dated 26 June 2017 from Dr Hon LAU Siu-lai on development of bazaars in public housing estates (Chinese version only)

II. Rent adjustment mechanism for rental units and rent relief measures of the Hong Kong Housing Society

(LC Paper No. CB(1)1215/16-17(01) — Hong Kong Housing Society's paper on rent adjustment of rental estates and assistance rendered to tenants with financial difficulty

LC Paper No. CB(1)1215/16-17(02) — Paper on rent adjustment mechanism for rental units of the Hong Kong Housing Society prepared by the Legislative Council Secretariat (background brief)

LC Paper No. CB(1)79/16-17(01) — Letter dated 4 November 2016 from Hon KWOK Wai-keung on the rent adjustment mechanism for rental units and rent relief measures of the Hong Kong Housing Society (Chinese version only))

2.. Members noted a submission from 觀龍樓居民租金關注組 tabled at the meeting.

(*Post meeting note:* The submission was issued to members in electronic form vide LC Paper No. CB(1)1241/16-17(01) on 4 July 2017.)

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3. Mr Wong Kit-loong, Chief Executive Officer and Executive Director, Hong Kong Housing Society ("HS") briefed members on the rent adjustment mechanism for HS's rental units and the assistance rendered to tenants with financial difficulties.

Mechanism and justifications for rent adjustment

4. Mr POON Siu-ping enquired about the factors for determining the HS's rent adjustment for its estates, and the weightings accorded to the factors. Mr WONG Kit-loong of HS replied that rent adjustment was mainly based on the operating costs of the HS's rental estates which included various factors such as provision for major improvement works, repair and maintenance, etc. The rates of rent increase were 3% in 2010, 6% in 2012, 8% in 2014 and 2016, and they were close to inflation rate over the period.

5. Mr Andrew WAN enquired why the rate of rent increase in 2016 was higher than the inflation rate. Mr WONG Kit-loong of HS advised that it was because of the high repair and maintenance cost of the rental estates for the relevant period. Dr KWOK Ka-ki requested the Administration to provide information on the cost of repair and maintenance of HS's rental estates, and the proportion of the rental income from HS's estates used for covering the cost.

(Post meeting note: HS's response was circulated to members vide LC Paper No. CB(1)1333/16-17(01) on 20 July 2017.)

6. Mr CHEUNG Kwok-kwan and Dr YIU Chung-yim were concerned whether the rent of HS's estates would rise beyond tenants' ability to afford if the repair and maintenance cost continued to increase following the ageing of the rental estates. Mr WONG Kit-loong of HS replied that in considering the rent adjustment, HS would also take into account tenants' ability to afford, and other economic statistics. Prior to making the rent adjustment decisions, HS would consult tenants of its estates through established channels. He advised that the existing rent adjustment mechanism had been adopted for years and HS considered it effective.

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7. Mr LEUNG Yiu-chung cast doubt whether HS had taken into account tenants' ability to afford in its decisions to increase rent in 2014 and 2016, considering that wage increases during the same period were low. Mr WONG Kit-loong of HS replied that if HS had not taken into consideration factors other than the operating costs of rental estates, such as tenants' ability to afford and the economic situation, the rate of rent increase in 2016 would have been over 10%. Having regard to the salary index and the inflation rate at that time, HS considered that the rate of rent increase should be 8%. He advised that the rent of HS's rental units was currently \$61 per square metre, which was lower than that in the private market. Mr SHIU Ka-chun remarked that the HS's justification for the rent increase of 8% in 2016 was unconvinced having regard to the relevant inflation rates and other factors. In response to the concern of Mr LEUNG Yiu-chung and Dr YIU Chung-yim on whether the rate of rent adjustment for HS's rental estates linked to the market rate, Mr WONG Kit-loong of HS advised in the negative.

Impact of rent increase on tenants

8. Mr LAU Kwok-fan said that the Administration might invite HS to provide more housing units in future, and it was important for HS to put in place a mechanism to look into the impact of its rent adjustment on its tenants. Mr CHAN Han-pan said that there should be a mechanism to regulate HS's rent adjustment. Since 2004, HS's tenants had requested for rent reduction, but on the contrary, HS had kept increasing the rent over the years, hence imposing a heavy burden on tenants. In response to Mr CHAN's enquiry about the difference in the average rent of HS's Group A and Group B rental units, Mr WONG Kit-loong of HS explained that the household income and asset limits applicable to the two groups of rental units were different. The average rent of Group B rental units was higher than that of Group A mainly because more supporting facilities were provided for Group B rental estates and in general, Group B tenants had greater affordability.

9. Mr LAU Kwok-fan, Mr POON Siu-ping and Mr KWOK Wai-keung said that residents of HS's rental estates including those in Kwun Lung Lau had expressed view that the rate of next rent adjustment should not be higher than the inflation rate. Mr LAU opined that HS should enhance the transparency on how HS would take into account tenants' views when considering the upcoming rent adjustment. Mr WONG Kit-loong of HS replied that HS would conduct the rent review exercise for rental estates by end of 2017 with the new rent to take effect on 1 April 2018. HS was not able to give any indication on the level of the coming rent adjustment nor commit an adjustment lower than the inflation rate.

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10. Mr SHIU Ka-chun cast doubt on whether HS had fulfilled its mission of striving to be a world-class housing solution provider and innovator, and putting customer as one of the core values that supported its guiding principles. He enquired about the number of visits that had been made by HS to the residents of Kwun Lung Lau. Mr WONG Kit-loong of HS replied that he had met the elderly residents of Kwun Lung Lau last week. HS's colleagues all along made regular visits to tenants to understand their concerns and aspirations.

The work of the Hong Kong Housing Society

11. Mr Andrew WAN and Dr KWOK Ka-ki opined that in recent years, HS had focused less on providing rental housing for grassroots households and introducing measures to cater for tenants' needs. Dr KWOK said that HS had spent more time and efforts in pursuing projects for providing high-priced flats, and enquired whether HS would use the surplus generated from the projects and its other investments to offset the need for rent increase. Mr LEUNG Kwok-hung said that HS should concentrate its business on the provision of housing for grassroots.

12. Mr WONG Kit-loong of HS replied that HS financed its projects with its own resources independently, and needed to adopt prudent financial principles to ensure that it could sustain its development to continue serving the people of Hong Kong. HS had undertaken some urban renewal projects with its own finances for providing flats for sale at full market price to the general public, and had to bear the market risks associated with the projects. At the outset, HS had envisaged that the urban renewal projects might incur losses, but due to the booming property market, they had generated a slight surplus. Being a self-financed organization, HS had embarked various investments, and the assets acquired by HS were used to finance the housing projects underway and the redevelopment of aged rental estates. The income and expenditure of HS's rental estates were kept in accounts separate from the revenue generated from other projects or investments. The rental income from the estates currently just sufficed to cover the day-to-day operating expenses and cost of facilities upgrading. As 10 of the rental estates were over 40 years old, the repair and maintenance and improvement works on these ageing estates would be substantial.

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13. Mr KWOK Wai-keung and Mr LEUNG Kwok-hung said that HS might consider seeking support from the Government to ease the pressure for rent increase if necessary. On the question of Mr LEUNG and Dr KWOK Ka-ki about the cost involved in running the HS's office in Causeway Bay, Mr WONG Kit-loong of HS advised that HS would consider to relocate the office from Causeway Bay to Shau Kei Wan, and the office premises in Causeway Bay would be sold or used for other purposes.

Assistance rendered to tenants with financial difficulties

14. Mr KWOK Wai-keung said that HS should provide as early as possible rent assistance comparable to that provided by the Hong Kong Housing Authority ("HA") to relieve the rental burden of needy tenants. Mr LAU Kwok-fan and Dr LAU Siu-lai expressed similar view. Dr LAU opined that HS should provide rent assistance to individual needy tenants, such as the elderly with no regular income. In response to Mr POON Siu-ping's enquiry about the number of HS's tenants who had financial difficulties in paying rent had transferred to other estates with lower rent in the past three years, Mr WONG Kit-loong of HS undertook to provide the requested information.

(Post meeting note: HS's response was circulated to members vide LC Paper No. CB(1)1333/16-17(01) on 20 July 2017.)

15. Dr Fernando CHEUNG enquired on the number of elderly tenants of HS's estates. Mr WONG Kit-loong of HS advised that about 22% of households in HS's rental estates, i.e. about 6 600 households, were those with all elderly members. Dr CHEUNG said that low-income tenants and elderly tenants of HS's rental estates were worried about the frequent rent increases. As the number of elderly person flats provided by HS in its estates for the senior citizens at concessionary rents was limited to 900 only, HS should put in place measures to assist the elderly tenants who were not receiving concessionary rents. Mr WONG Kit-loong of HS replied that various assistance schemes operated by the Government and different organizations were currently in place from which tenants with financial difficulties could seek assistance, such as Comprehensive Social Security Assistance ("CSSA"), Old Age Living Allowance ("OALA") Scheme, etc. There were cases where HS's registered social workers based at the rental estates had made useful referrals and helped tenants with difficulties to obtain assistance in cash or in kind from the Government or other organizations. In considering any rent assistance measures, HKHS had to ensure that there was no duplication with other assistance schemes publicly available, and would strike a balance between upholding its visions and meeting tenants' aspirations.

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16. Dr LAU Siu-lai, Dr Fernando CHEUNG and Mr LEUNG Kwok-hung opined that rent assistance would not duplicate with OALA scheme as the purpose of the scheme was to supplement the living expenses of elderly people rather than housing expenses. Dr CHEUNG urged HS to provide rent subsidy to low-income households of its rental estates.

17. Mr Andrew WAN and Mr KWOK Wai-keung opined that the cost for providing rent assistance to needy tenants should not be substantial given the limited number of HS's rental units. Mr KWOK said that the estimated number of households in HS's rental estates that required rent assistance might be less than 600. He enquired whether the Transport and Housing Bureau had requested to put up the agenda item of providing assistance to tenants of rental estates for discussion of HS's corporate governance bodies.

18. Mr CHAN Han-pan said that HS should provide rent assistance to tenants, and he objected to HS's introduction of any measures similar to the Well-off Tenants Policies adopted by HA. The Chairman said that the Well-off Tenants Policies adopted by HA were not cost effective, in view of the society's negative comments on the policies and the substantial manpower required to handle households' income and asset declarations under the Policies. Mr WONG Kit-loong of HS responded that the rent review exercise conducted by end of 2017 would take into account members' views at the meeting, including among others the suggestion to introduce rent assistance comparable to the one adopted by HA. No conclusion had been made so far in respect of introduction of new measures related to rent assistance. The Chairman said that the Panel should consider inviting HS to brief members on the outcomes of the review at a meeting of the Panel in the next session.

Meeting to receive public views

19. Mr KWOK Wai-keung relayed the concern of 觀龍樓居民租金關注組 on the possible rent increase of HS's rental estates, and suggested that the Panel should receive public views on the subject matter at a meeting in the 2017-2018 session. The Chairman suggested and members agreed that the relevant item would be included in the Panel's list of outstanding items for discussion for members' further consideration in the next session.

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Motions

20. The Chairman referred members to the following motions, which she considered relevant to the agenda item –

Motion moved by Mr SHIU Ka-chun:

"鑒於 2016 年房協租金加幅達 8%，不但高於該年通脹比率，更遠高於居民薪金加幅，而且不少長者住戶沒有收入，房協租戶已難以負擔租金壓力，本委員會促請來年房協轄下租戶之租金調整不會高於通脹比率。"

(Translation)

"Given that the rate of rent increase effected by the Hong Kong Housing Society ("HKHS") in 2016 was 8%, which was not only higher than the inflation rate in that year but was also far higher than the rate of pay increase of residents, coupled with the fact that a lot of elderly tenants have no income, HKHS tenants have found it difficult to cope with the rental pressure. This Panel urges that the rate of rent adjustment for HKHS rental units in the coming year shall not be higher than the inflation rate."

21. The Chairman put to vote the motion moved by Mr SHIU Ka-chun. The majority of members present supported the motion. The Chairman declared that the motion was carried.

Motion moved by Mr Wilson OR and seconded by Mr CHEUNG Kwok-kwan:

"本事務委員會促請香港房屋協會("房協")為轄下出租屋邨中有經濟困難的租戶設立類似香港房屋委員會的租金援助計劃；同時，本事務委員會促請房協在調整租金時須以整體租戶的負擔能力為依歸，而特區政府應在房協設立租金援助計劃及大型維修上，提供財政支援。"

(Translation)

"This Panel urges the Hong Kong Housing Society ("HKHS") to establish a rent assistance scheme for tenants residing in its rental estates and having financial hardship, similar to that implemented by the Hong Kong Housing Authority; at the same time, this Panel urges

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HKHS to adhere to the overall affordability of its tenants in adjusting the rents of its rental units, and the HKSAR Government should provide financial support for HKHS in respect of the establishment of a rent assistance scheme and the implementation of major maintenance and repair works by HKHS."

22. The Chairman put to vote the motion moved by Mr Wilson OR. The majority of members present supported the motion. The Chairman declared that the motion was carried.

(Post-meeting note: The wordings of the motions passed were issued to members vide LC Paper Nos. CB(1)1257/16-17(01) and (02) on 7 July 2017. HS's response to the motions was issued to members vide LC Paper No. CB(1)1338/16-17(01) on 21 July 2017)

III. Short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units

Relevant papers

(LC Paper No. CB(1)1215/16-17(03) — Administration's paper on measures to alleviate the housing difficulties of residents of sub-divided units

LC Paper No. CB(1)1215/16-17(04) — Paper on short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units prepared by the Legislative Council Secretariat (background brief)

LC Paper No. CB(1)1170/16-17(01) — Administration's response to the issues raised at the meetings on 9 January and 6 February 2017

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- LC Paper No. CB(1)821/16-17(01) — Letter dated 11 April 2017 from Hon SHIU Ka-chun on short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units (Chinese version only)
- LC Paper No. CB(1)715/16-17(01) — Administration's paper on short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units
- LC Paper No. CB(1)397/16-17(01) — Letter dated 3 January 2017 from Hon SHIU Ka-chun on short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units (Chinese version only))

23. Members noted a submission from Civic Party tabled at the meeting.

(Post meeting note: The submission tabled at the meeting was issued to members in electronic form vide LC Paper No. CB(1)1241/16-17(02) on 4 July 2017.)

Meeting arrangements

24. The Chairman advised that 74 deputations/individuals had submitted applications to attend the meeting to present their views on short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units ("SDUs"). The meeting would be held in two sessions with a five-minute break in between. Members raised no objection to the meeting arrangements.

[At 3:32 pm, the Chairman announced that the meeting be extended for 15 minutes to 7:35 pm. to allow more time for discussion.]

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Presentation of views by deputations/individuals

25. At the invitation of the Chairman, a total of 53 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

[At 4:51 pm and 6:25 pm, some deputations stood up and shouted slogans. The Chairman asked the deputations to sit down.]

[At 6:49 pm, the Chairman reminded deputations not to make noise.]

Discussion

26. At the invitation of the Chairman, the Permanent Secretary for Transport and Housing (Housing) ("PS(H)") gave the following responses to the views expressed by deputations –

- (a) The Administration understood that in the midst of the current housing demand-supply imbalance, some households had to rent inadequate accommodations, such as SDUs. The Secretary for Transport and Housing ("STH") was very concerned about the housing difficulties of these inadequately housed households. STH had other commitments and could not attend the Panel meeting, but would be advised of views expressed at the meeting;
- (b) According to the Thematic Household Survey on Housing Conditions commissioned by the Transport and Housing Bureau ("THB"), there were about 88 800 SDUs in 2015, involving about 87 600 households. About 47% of these households had applied for public rental housing ("PRH"). The average waiting time of PRH general applicants was currently about 4.6 years. Since this was an average figure, it implied that some PRH applicants who had been housed received the first flat offer in less than 4.6 years, while some PRH applicants had waited for over 4.6 years, such as those with larger family size or those opting for Urban and Extended Urban Districts. This was because large PRH units and units in Urban/Extended Urban Districts were in relatively tight supply;

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- (c) In formulating the ten-year housing supply target under the Long Term Housing Strategy ("LTHS"), the Administration had covered the housing demand of inadequately housed households, which included SDU households. HA would continue to expedite the construction of PRH units in accordance with the respective supply target under LTHS;
- (d) HA all along adopted measures to detect and investigate tenancy abuse cases. In 2016-2017, HA reviewed relevant policies with the view to better utilizing PRH resources ensuring that PRH resources would be allocated to those with more pressing housing needs;
- (e) Some deputations considered that the Administration should implement measures such as providing rent subsidies, and constructing transitional housing to assist SDU tenants. While some deputations called for reinstatement of tenancy control, another considered tenancy control ineffective. The Administration had studied these measures during the formulation of LTHS, and considered that these proposals might not be able to render timely support to households living in SDUs as suggested by some amid housing demand-supply imbalance and tight housing land resources. The most effective solution was to provide PRH to such households; and
- (f) He understood that the Planning Department had reviewed and confirmed the long-term uses of 183 vacant school premises ("VSP") sites. 10 sites were considered suitable for public housing development.

Short and medium-term measures

27. Mr Wilson OR and Mr SHIU Ka-chun opined that the Administration should resolve the problems arising from high rent of SDUs, landlords' practice of overcharging SDU tenants for use of electricity and water, poor living environment and deteriorating building conditions commonly faced by SDU tenants. Mr Andrew WAN, Mr LEUNG Kwok-hung and Mr OR said that STH should have attended the meeting to understand the problems faced by SDU tenants. PS(H) responded that THB would report the views and suggestions at the meeting to STH for consideration.

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28. Mr Andrew WAN said that the difficulties faced by SDU tenants cut across the work of various bureaux, and suggested that a joint meeting of the relevant Panels such as Panel on Housing, Panel on Development and Panel on Welfare Services should be held to discuss the matter with the Administration. Dr Fernando CHEUNG opined that the Administration had yet to work out effective short or medium-term measures to address the housing difficulties of SDU tenants. The average waiting time for PRH and the number of inadequately housed households had kept increasing in recent years. He queried whether there was a dereliction of duty on the part of relevant public officials.

29. PS(H) replied that to resolve the current housing demand-supply imbalance, the Administration had promulgated LTHS in December 2014. LTHS adopted the supply-led principle to address the housing demand from different sectors of the society. The Administration considered that by increasing PRH supply, the waiting time for PRH would gradually be shortened.

30. The Chairman opined that the discussion paper provided by the Administration had not set out effective measures to address the housing difficulties of SDU tenants in short and medium terms. She said that the positions stated by the Administration regarding the suggestions raised by deputations at the meeting were those of the previous-term Government, and she was disappointed that STH did not attend the meeting to explain his thinking on the subject. She requested the Administration to provide information on the way forward of the current term Government (i.e. the Fifth-term Government) in respect of the introduction of short and medium-term measures to alleviate the housing difficulties of tenants residing in SDUs and cubicle apartments.

(Post-meeting note: The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

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Increasing public housing supply

31. Mr LAU Kwok-fan pointed out the importance of coordination between the Development Bureau ("DEVB") and THB in increasing land supply for housing. He said that the proposed development of North East New Territories ("NENT") would provide large number of public housing units to meet the demand of waiting list applicants. To take forward the development project, the Administration should adopt a flexible approach in dealing with the impact of land resumption, and consider providing a set of more relaxed PRH eligibility limits for local villagers affected by the project, so that the clearerees could be rehoused to the newly-completed public housing blocks in Sheung Shui as early as possible and the Administration would then proceed with the land clearance plan. He commented that the Administration's proposal to rehouse the affected villagers to the housing development of HS at Pak Wo Road was not an effective solution given that it would take about four to five years for HS to complete the development.

32. PS(H) replied that for the sake of fairness, HA applied the same set of eligibility criteria, including the income and asset limits, to all PRH applicants, including those affected by the Administration's land clearance exercises. In taking forward individual land clearance exercises for large-scale development projects, the lead policy bureaux might consider special compensation and rehousing arrangements for the affected residents, and would liaise with THB on such special measures if their implementation required HA's support.

33. Mr SHIU Ka-fai said that the crux of the current housing problem lied in the imbalance between supply and demand. Members of the public should support the Administration's initiatives to increase land supply such as allocating land on the periphery of country parks for housing development, reclamation, development of brownfield sites, etc.

34. Mr LEUNG Kwok-hung said that the Administration had demolished various public housing estates and the sites of the estates had been used for providing private flats. He requested the Administration to provide information on the respective number of residents of the ex-North Point Estate, ex-Wong Chuk Hang Estate, and ex-Valley Road Estate before they were demolished, and the respective number of residents accommodated/to be accommodated in the private residential developments at the sites of these estates.

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(*Post-meeting note:* The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

35. Dr Fernando CHEUNG opined that to address shortage of public housing, the Administration might consider allocating all the available land sites for providing PRH. PS(H) advised that land resources were precious in Hong Kong, and there was demand for them from different sectors of society. Since the promulgation of LTHS, the Administration had adopted the public/private split of 60:40 for the new housing supply, and the ratio was subject to annual review.

36. Mr LUK Chung-hung opined that to provide an accurate picture of the demand and supply situation of PRH units, the average waiting time for PRH compiled by HA should also reflect the waiting time of PRH applicants who had yet been housed to PRH. In response to Mr Andrew WAN's enquiry on HA's measures to enhance the transparency of information on the waiting time for PRH, PS(H) advised that since 2016, the HA's website had provided the waiting time distribution of housed general applicants according to their family size and district choices.

37. Mr Wilson OR said to ensure that the production of PRH would meet the demand of waiting list applicants, the Administration should include the policy objective of "flat allocation within three years on average" as one of the housing demand components in its projection of future PRH construction targets. PS(H) responded that the current methodology of projecting the ten-year supply target under LTHS covered various demand components, such as net increase in number of households, inadequately housed households, etc. The housing demand so projected should have covered all PRH demand.

Use of existing housing and land resources

38. Mr LEUNG Kwok-hung said that the Administration should make good use of VSPs, transitional housing and short term tenancy sites to provide housing to cater for the need of SDU tenants. Mr Andrew WAN enquired about the Administration's plan to provide transitional housing at the 183 VSP sites to accommodate needy households. The Chairman enquired whether the Administration had put in place a policy on provision of transitional housing at VSP sites. PS(H) replied that he understood that the Administration had an established mechanism to identify suitable land for public housing including VSP sites. The Administration had explained to the public that not all the 183 VSP sites were suitable for providing public housing. Of the 10 VSP sites

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that had been allocated to HA for providing public housing, one would provide 500 Home Ownership Scheme ("HOS") units which were completed in 2016-2017. The schools at four VSP sites had been demolished and construction of PRH at these sites was underway.

39. Dr YIU Chung-yim opined that the Administration should convert VSPs or idle civil servant quarters into transitional housing to accommodate needy households, and such conversion would take a short time. PS(H) responded that according to his understanding, in considering the uses of vacant sites such as VSP sites, the Administration needed to take into account a series of factors, including the planning intention of these sites, whether the site concerned was suitable for providing housing, adequacy of transport and infrastructure facilities, etc.

40. The Chairman said that she was a non-executive director of the Urban Renewal Authority ("URA"), and disagreed to the URA's approach of inviting private developers to tender for its sites. She opined that under such approach, developers would usually obtain the site concerned at a high price, and provide expensive flats. She suggested that to provide more affordable housing, the Administration should invite URA to provide in collaboration with HA/HS public housing, such as rental units or subsidized sale flats, at its urban sites. She requested the Administration to provide information on the current-term Government's position regarding the suggestion. Dr Fernando CHEUNG said that old buildings acquired by URA could be used for accommodating needy households for a temporary period.

(Post-meeting note: The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

41. Mr Wilson OR enquired about the Administration's position regarding the suggestion to allow owners of HOS flats with premium not yet paid to rent out their flats to needy households through co-operation with social enterprises. PS(H) replied that the suggestion might have policy, legal and operational implications. Mr OR said that THB should put the matter to the agenda of HA's meetings for discussion.

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42. Dr Fernando CHEUNG said that PRH estates to be redeveloped would usually be left vacant for a certain period before they were demolished. The Administration should consider whether the units in these estates could be used as temporary accommodations for SDU households. PS(H) replied that the notice period of the redevelopment of a PRH estate was usually 30 months, during which tenants usually moved out only at very late stage, rendering it not practicable for SDU tenants to have a temporary stay in the estate. Dr CHEUNG remained of the view that compared with transit centres, PRH units in estates to be redeveloped would certainly provide better living environment for SDU tenants, and the Administration should strive to make good use of the available resources to cater for their housing needs.

Interim housing and transit centres

43. Mr LUK Chung-hung and the Chairman were concerned about the vacancy situation of interim housing ("IH"). The Chairman requested the Administration to provide information on whether it would review the relevant policies on IH including the rehousing policies to ensure effective use of the resources of IH, including Shek Lei IH, for accommodating needy households including those of SDUs. She said that the society was of the view that Shek Lei IH should be retained to provide temporary accommodations for SDU tenants in industrial buildings evicted by the Administration's enforcement actions. Mr SHIU Ka-chun and Mr Andrew WAN held the view that Shek Lei IH should not be demolished.

(Post-meeting note: The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

44. PS(H) responded that the Audit Commission had previously examined the provision of IH flats, and its report submitted to the Public Accounts Committee pointed out the issue of under-utilization of IH flats. He advised that HA would keep in view the occupancy and building conditions of Shek Lei IH, and would inform the public if there was a decision on the way forward in respect of the IH.

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45. Mr Andrew WAN enquired whether the living environment of transit centres was similar to the Po Tin transit centre previously visited by Mr Jeremy TAM. Mr WAN and Mr SHIU Ka-chun referred to the requirement that persons who became homeless as a result of natural disasters had to stay in transit centres for a period of three months before they would be admitted to IH, and said that the Administration should review whether the period should be shorter. PS(H) replied that HA has been maintaining the living environment of transit centre in good conditions. DS(H) advised that the purpose of transit centre was to offer temporary accommodation for people affected by emergencies or government clearance operations. In fact, some previous occupants of transit centres succeeded in finding alternative accommodation during their stay.

Electricity and water charges for tenants of sub-divided units

46. Mr LUK Chung-hung opined that the Administration should amend the Supply Rules of the power companies to deter landlords from overcharging SDU tenants for use of electricity. He suggested that the Administration should impose penalties for landlords' resale of electricity or issue warnings to them. Mr LEUNG Kwok-hung opined that the Administration should take prosecution actions against resale of electricity and water. PS(H) responded that the issues relating to electricity and water charges for SDU tenants cut across policy matters of different bureaux, and members' concerns and suggestions would be relayed to them accordingly. Mr Wilson OR requested the Administration to provide information on the measures to be taken by the Administration to tackle and prevent the problem from getting worse.

(Post-meeting note: The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

Repair and maintenance of sub-divided units

47. Dr YIU Chung-yim enquired about the measures that could be taken by the Administration to deal with SDU owners' failure to keep their buildings in good conditions. PS(H) said he understood that the Buildings Ordinance included provisions governing the matters relating to inspections and repairs of buildings. Organizations such as URA had been implementing schemes to assist owners in the rehabilitation of buildings. Dr YIU said that the Administration should also look into the obligations of owners to repair and maintain the leased premises under the Landlord and Tenant (Consolidation) Ordinance.

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Tenancy control and rent subsidy

48. Mr LEUNG Yiu-chung enquired whether the current-term Government would reintroduce tenancy control. Mr SHIU Ka-fai and Mr Wilson OR called for the provision of rent subsidy to relieve the rent burden of grassroots tenants. Mr SHIU opined that tenancy control tended to discourage the proper maintenance of rented flats. To address the difficulties of SDU tenants, the Administration should consider providing rent subsidy to SDU tenants and N have-nots households who had been waiting for PRH allocation for more than three years.

49. PS(H) 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 the community had expressed considerable reservations over the suggestion, as they were worried that the proposed regulatory regime might further drive up the rents of SDUs. As for the issue of tenancy control, the Administration had, at the Panel meeting on 7 July 2014, briefed members on the Administration's observations on the subject matter, i.e. both local and overseas empirical findings suggested that tenancy control measures would often lead to an array of unintended consequences, including those detrimental to the tenants whom the measures sought to assist; and there was no consensus in the community over this highly controversial issue of tenancy control. As for rent subsidy, while members' views had been noted, the Administration considered that in the midst of the present tight housing supply, any form of rent subsidy to tenants would lead to rent increase, thereby turning the rent subsidy into additional rent.

50. Mr LUK Chung-hung and Mr LEUNG Kwok-hung opined that tenancy control and rent subsidy should be introduced together as early as possible. The Chairman said that the rent of SDUs and cubicle apartments had gone up to a level beyond the affordability of grassroots tenants. Apart from tenancy control and rent subsidy, the Administration should also introduce vacancy property tax to discourage landlords from withholding their premises for leasing. She requested the Administration to provide information on the current-term Government's position regarding the suggestions (a) to reinstate tenancy control to provide protection for the tenants, in particular those residing in units with rateable value below \$60,000, including requiring landlords to enter into tenancy agreements in writing with the tenants which set out among others a notice period for rent increase and termination of tenancy, and the rate of increase in rent, and preventing the tenants from being overcharged for the use of water and

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electricity; (b) to provide/increase rent allowance to help the tenants, in particular those who were eligible applicants for PRH and had waited for PRH units for more than three years and without any flat offer; and (c) to introduce vacant property tax.

(Post-meeting note: The Administration's supplementary information was issued to members vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.)

Tenants of sub-divided units in industrial buildings

51. Mr Andrew WAN said that the Administration would strengthen enforcement efforts against illegal domestic use in industrial buildings, and the Housing Department would provide rehousing assistance to eligible clearerees affected by illegal rooftop structure clearance. He opined that such rehousing assistance should be extended to the SDU tenants in industrial buildings. Mr SHIU Ka-chun opined that the application threshold for the relocation allowance provided under the Community Care Fund for occupants required to move out of SDUs in industrial buildings due to the Administration's enforcement action was too high. The allowance was inadequate to cover the moving expenses. He enquired whether the Administration would increase the allowance. PS(H) replied that he would relay Mr SHIU's view to the relevant bureau for consideration.

Motions

52. The Chairman referred members a motion put forth by Mr LEUNG Yiu-chung and two motions put forth by Mr SHIU Ka-chun, which she considered relevant to the agenda item, and were tabled at the meeting. The wordings of the motions were as follows –

The first motion, moved by Mr LEUNG Yiu-chung:

"政府應就《業主與租客(綜合)條例》進行全面檢討，並就檢討結果作公開諮詢。"

(Translation)

"The Government should comprehensively review the Landlord and Tenant (Consolidation) Ordinance, and conduct a public consultation exercise on the outcome of the review."

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The second motion, moved by Mr SHIU Ka-chun:

"過往政府會就違法的分間樓宇進行清拆行動，受政府執法行動影響而失去居所的居民，會被安排進入寶田收容中心，入住三個月証明自己"無家可歸"，才能被安排入住中轉屋。很多曾居住於寶田收容中心的市民均批評，受政府執法行動影響而失去居所已屬"無家可歸"，根本沒有入住收容中心的必要，市民同時反映寶田收容中心居住環境惡劣，根本不適宜居住。另一方面，政府卻未有善用中轉屋的資源，葵涌石籬中轉屋，共有 1 900 個單位，空置率超過 7 成。

本會促請房署檢討收容中心及中轉屋的安置政策，安置受政府執法行動影響的劏房/分間樓宇單位居民入住合適的中轉房屋，以作過渡性房屋之用途。"

(Translation)

"Previously, in the Government's clearance actions against unauthorized sub-divided units ("SDUs"), residents who lost their residence as a result of the Government's enforcement actions would be arranged to move into Po Tin Transit Centre, and they would be accommodated in interim housing if they were proved to be "homeless" after staying in the transit centre for three months. Many former residents of Po Tin Transit Centre have criticized that with the loss of residence, they have already been rendered "homeless" by the Government's enforcement actions, it is therefore unnecessary for them to move into the transit centre in the first place. They have also reflected that the living environment at Po Tin Transit Centre is poor, which is considered unsuitable for inhabitation. On the other hand, the Government has not made effective use of the interim housing resources as evidenced by the fact that while there are a total of 1 900 units in Kwai Chung's Shek Lei Interim Housing, its vacancy rate is over 70%.

This Panel urges the Housing Department to review its rehousing policies in respect of transit centres and interim housing, and accommodate residents of SDUs affected by the Government's enforcement actions in suitable interim housing as a form of transitional housing."

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The third motion, moved by Mr SHIU Ka-chun:

"現時劏房水電濫收議題並沒有政府部門跟進，過去環境局、運房局、發展局、水務署、差餉物業估價署等不同政府部門一直以不同原因推卸責任，但機電工程署早已表示在劏房安裝合法獨立電錶是可行的。本委員會促請在有指定部門處理水電費被濫收前，政府需成立跨部門小組處理劏房水電費濫收問題。"

(Translation)

"At present, no government department is following up on the issue of tenants of sub-divided units ("SDUs") being overcharged for the use of water and electricity. While various government departments, such as the Environment Bureau, the Transport and Housing Bureau, the Development Bureau, the Water Supplies Department, and the Rating and Valuation Department, have been shirking responsibilities with various reasons, the Electrical and Mechanical Services Department has already stated that it is feasible to lawfully install independent electricity meters for individual SDUs. This Panel urges the Government to, prior to having a dedicated department to handle the issue of tenants of SDUs being overcharged for the use of water and electricity, establish an inter-departmental task force to handle this issue."

53. Members agreed to proceed to deal with the motions. The Chairman put the motions moved by Mr LEUNG Yiu-chung and Mr SHIU Ka-chun to vote one by one. The Chairman declared that the motions were carried.

(Post-meeting note: The wordings of the motions passed were issued to members vide LC Paper Nos. CB(1)1257/16-17(03) to CB(1)1257/16-17(05) on 7 July 2017 and were provided to the Administration via the letter dated 7 July 2017.)

Concluding remarks

54. Concluding the meeting, the Chairman thanked the deputations for giving views on the subject.

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IV. Any other business

55. There being no other business, the meeting ended at 7:35 pm.

Council Business Division 1
Legislative Council Secretariat
19 October 2017

Appendix

Panel on Housing

Meeting on Monday, 3 July 2017, at 2:30 pm

Agenda item III - Short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission / Major views and concerns
<u>Session One</u>		
1.	Mr Charles HO Chun-kit Officer (Policy Research and Advocacy) The Hong Kong Council of Social Service	● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(01) (Chinese version only)
2.	Mr Matthew WAN Chung-yin Vice-President of the Young Civics The Civic Party	● Presentation of views as set out in LC Paper No. CB(1)1241/16-17(02) (Chinese version only)
3.	Mr WONG Ka-chun Community Organizer Platform of Concerning Subdivided Flats and Issues in Hong Kong	● Presentation of views as set out in LC Paper No. CB(1)1341/16-17(01) (Chinese version only)
4.	Mr LAM Siu-pan Convener Community March	<ul style="list-style-type: none">● Secretary for Transport and Housing ("STH") should attend the meeting to receive public views on the discussion item and visit sub-divided unit ("SDU") tenants to understand their concerns.● The units which SDU tenants were living in were small.● Tenants living in SDUs were faced with high rent than their counterparts in public rental housing ("PRH").

No.	Name of deputation/individual	Submission / Major views and concerns
5.	Miss CHAN Wing-tung 組織幹事 全港劏房居民大聯盟	<ul style="list-style-type: none"> ● Production of PRH flats had fallen short of meeting the demand of grassroots. ● The Administration should make efficient use of vacant school premises ("VSP") for providing transitional housing in short term, and PRH in long term. ● VSP sites should not be used for providing private luxurious flats.
6.	Miss Dana LAU Community Development Officer New People's Party &	<ul style="list-style-type: none"> ● The living environment of SDUs was poor and the fire and building safety conditions of the units were unsatisfactory. ● Old residential buildings in urban area which would be redeveloped but had yet to be demolished should be used as temporary accommodations for SDU households. ● The Administration should establish and maintain a register of SDU households to facilitate the provision of assistance to them in future.
7.	Mr CHIU Yan-loy 社區幹事 Labour Party	<ul style="list-style-type: none"> ● Production of PRH flats had fallen short of meeting the demand of grassroots. ● SDU tenants were subject to frequent rent increases and evictions by landlords. ● The Administration should grant rent subsidy to SDU tenants, and introduce tenancy control.
8.	Mr NG Lung-fei Member Liberal Party	<ul style="list-style-type: none"> ● Tenants living in SDUs were faced with high rent, unsatisfactory fire and building safety conditions, and evictions by landlords. ● The Administration should expedite the supply of housing land, make use of vacant buildings for providing transitional housing, increase PRH turnover, grant tax exemption on rent payment, and put in place licensing system to regulate SDUs. ● Tenancy control was ineffective in addressing the housing difficulties faced by grassroots tenants.

No.	Name of deputation/individual	Submission / Major views and concerns
9.	Mrs Sairah ABBAS Assistant Program Officer Catholic Diocese of HK Diocesan Pastoral Centre For Workers Kowloon	<ul style="list-style-type: none"> ● Ethnic minority groups had difficulties in securing rental accommodations including SDUs. ● Ethnic minority groups living in SDUs faced with high rent and poor living environment. ● The Administration should provide financial assistance to SDU tenants.
10.	Mrs Sana AMJAD Representative Equal Access Group	<ul style="list-style-type: none"> ● The SDU which her family was living in was in unsatisfactory building conditions, and the unit owner had disregarded her request for repair and maintenance. ● SDU tenants' interests were not protected in Hong Kong. ● Her family was overcharged by the landlord for water and electricity consumption.
11.	蕭煒先生 街坊代表 觀塘無奈苦等公屋街坊會	<ul style="list-style-type: none"> ● The Administration should make efficient use of VSPs for providing transitional housing to grassroots tenants. ● The Administration should reintroduce tenancy control to provide protection for tenants.
12.	Mr CHAN Chun-chung Deputy Spokesperson for Housing DAB	<ul style="list-style-type: none"> ● The Administration should allow owners of vacant subsidized flats with premium not yet paid to rent out their flats to needy households through co-operation with social enterprises. ● The Administration should provide rent subsidy to private tenants who were eligible PRH applicants and had been waiting for PRH allocation for more than three years. ● The Administration should make efficient use of idle sites such as VSP sites for providing transitional housing.
13.	Mr NG Kwan-lim Member 葵涌劏房居民大聯盟	<ul style="list-style-type: none"> ● The Administration had not taken any short or medium-term measures to address the imminent housing difficulties of SDU tenants although the total number of SDUs had been increasing. ● The Administration should provide rent subsidy to private tenants who were eligible PRH applicants

No.	Name of deputation/individual	Submission / Major views and concerns
		<p>and had been waiting for PRH allocation for more than three years, and make efficient use of vacant buildings for providing transitional housing.</p> <ul style="list-style-type: none"> ● The Community Care Fund should implement the One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving Comprehensive Social Security Assistance Programme again.
14.	<p>盧嘉儀女士 Member 葵涌劏房住客聯盟</p>	<ul style="list-style-type: none"> ● The rent of SDU which she was living in was very high. ● The waiting time for PRH allocation was long. ● The Administration should make use of VSPs for providing transitional housing to SDU tenants.
15.	<p>馮諾瑤小姐 Member 葵涌劏房住屋權利組</p>	<ul style="list-style-type: none"> ● The Administration should reintroduce tenancy control to provide protection for SDU tenants. ● The Community Care Fund should implement the One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving Comprehensive Social Security Assistance Programme again. ● The Administration should make efficient use of VSPs for providing transitional housing.
16.	<p>郭應芄女士 Member 葵涌街坊民議組</p>	<ul style="list-style-type: none"> ● The Housing Department should take actions against abuse of PRH resources. ● PRH applicants had to wait a long time for the first flat offer.
17.	<p>Mr TIN Ka-shun Member 葵涌關注劏房支援聯盟</p>	<ul style="list-style-type: none"> ● Apart from measures to assist Hong Kong people to achieve home ownership, the Administration should also work out short and medium-term measures to address the housing difficulties faced by private tenants and PRH applicants who were waiting for PRH allocation. ● SDU tenants were subject to frequent rent increases and evictions by landlords. ● The Administration should reintroduce tenancy control to provide protection for tenants.

No.	Name of deputation/individual	Submission / Major views and concerns
18.	洪一蘭小姐 Member 葵涌工廈劏房戶關注組	<ul style="list-style-type: none"> ● The Administration should put in place effective measures to assist tenants of SDUs in industrial buildings evicted by the Administration's enforcement actions, and provide rehousing arrangements for them. ● The Administration should not demolish Shek Lei Interim Housing ("IH"). ● The Administration should work out short and medium-term measures to alleviate the housing difficulties of SDU tenants.
19.	陳惠香女士 Member 葵涌爭取劏房保障組	<ul style="list-style-type: none"> ● The living environment of the SDU her family was living in was poor, and the owner did not carry out repair and maintenance for the unit.
20.	Ir Nigel LAM Lai-chong	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(03) (English version only)
21.	Mr LAW Ka-kit 成員 不要搞分化，增建公屋， 重推租管	<ul style="list-style-type: none"> ● It was doubtful whether the Administration understood the housing difficulties faced by SDU tenants. ● He had been waiting for PRH allocation for about seven years. ● The Administration should make use of vacant buildings for providing housing to SDU tenants.
22.	鄧寶山先生 成員 觀塘關注基層聯盟	<ul style="list-style-type: none"> ● The units which SDU tenants were living in were small and were in unsatisfactory building and hygiene conditions. ● SDU tenants were overcharged for use of electricity and water and subject to evictions by landlords. ● The Administration had not actively put in place effective short and medium-term measures to assist SDU tenants.

No.	Name of deputation/individual	Submission / Major views and concerns
23.	Mr CHEUNG Chung-hang	<ul style="list-style-type: none"> ● The Administration should consider introducing vacant property tax to discourage landlords from withholding their premises for leasing. ● The Administration should consider reintroducing the Home Purchase Loan Scheme for first time home buyers. ● The Administration should explore more options to increase housing supply, such as increasing the development intensity of public housing sites for accommodating more households.
24.	Miss Lois LEE 成員 西區被逼遷租客大會	<ul style="list-style-type: none"> ● The units which grassroots tenants were living in were subject to frequent rent increases and evictions by landlords. ● The units provided by urban renewal projects in old districts were unaffordable to grassroots. ● The Administration should introduce tenancy control, and review the relevant legislation to protect the interests of private tenants.
25.	Ms YANG Fang Member Shek Wu Hui Women Concern Group	<ul style="list-style-type: none"> ● Tenants living in SDUs including her family were faced with high rent, and were overcharged by landlords for use of electricity and water. ● The existing legislation could not protect the interests of SDU tenants. ● The Community Care Fund should implement the One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving Comprehensive Social Security Assistance Programme again.
26.	Miss TANG Hou-tong	<ul style="list-style-type: none"> ● The units which SDU tenants were living in were in unsatisfactory building conditions. ● Tenants living in SDUs were faced with high rent. ● The Administration should provide more transitional housing to SDU tenants.

No.	Name of deputation/individual	Submission / Major views and concerns
27.	Miss TSE Tsz-ying 成員 西區租客權益關注組	<ul style="list-style-type: none"> ● It was doubtful whether the Administration had the determination to increase public housing to address the demand-supply imbalance and the long waiting time of PRH applicants. ● The Administration should reintroduce tenancy control measures to prevent tenants being overcharged for the use of water and electricity, to require landlords to enter into tenancy agreements setting out a notice period of three months for termination of tenancy, etc. ● The Administration should provide transitional housing to SDU tenants evicted by landlords.
28.	Miss TSE Yuk-man Assistance Programmer Officer Catholic Diocese of Hong Kong – Diocesan Pastoral Centre for Workers - New Territories	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1285/16-17(01) (Chinese version only)
29.	洪素珍女士	<i>[The deputation had left before she presented her views.]</i>
30.	張方女士	<ul style="list-style-type: none"> ● The unit which her family was living in was small. ● The Administration should provide transitional housing to grassroots tenants who were waiting for PRH allocation. ● The Administration should provide more PRH units for four-person households.
<u>Session Two</u>		
31.	Miss YAM Chun Community Organiser Concerning Grassroots' Housing Rights Alliance	<ul style="list-style-type: none"> ● The existing legislation could not protect the interests of private tenants. ● The Administration should reintroduce measures to protect tenancy right. ● The justifications provided by the Administration for not reintroducing tenancy control were unconvinced.

No.	Name of deputation/individual	Submission / Major views and concerns
32.	Mr LEE Kwok-kuen	<ul style="list-style-type: none"> ● The living environment of SDUs was poor, and the fire and building safety conditions of the units were unsatisfactory. ● The Administration should have provided rehousing arrangements for SDU tenants in industrial buildings evicted by the Administration's enforcement actions. ● The Administration should earmark more land sites for providing public and transitional housing.
33.	Miss YU Cheuk-lam	<ul style="list-style-type: none"> ● The Administration had not taken any short or medium-term measures to address the imminent housing difficulties of SDU tenants. ● The Administration should provide a subsidy on electricity/water charges during summers for SDU tenants.
34.	Miss LI Fung-ching Community Organiser 爭取低收入家庭保障聯席	<ul style="list-style-type: none"> ● The Administration should establish an inter-departmental task force to handle the issue of SDU tenants being overcharged for the use of water and electricity, given that there was no dedicated government bureaux/department handling the issue. ● The Administration should enact legislation, and work out short-term measures to address the overcharging issue. ● The Administration should provide a subsidy on electricity/water charges during summers for SDU tenants.
35.	Mr CHEUNG Chi-kuen 居民代表 旺角劏房關注組	<ul style="list-style-type: none"> ● Tenants living in SDUs were faced with high rent, unsatisfactory fire and building safety conditions, and overcharging for use of electricity and water by landlords. ● The Administration should increase supply of PRH units and land for providing public housing, make use of vacant buildings and sites for providing transitional housing to SDU tenants. ● The Administration should provide SDU tenants rent subsidy, and provide a subsidy on

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		electricity/water charges during summers for SDU tenants.
36.	Mr HOO Cheuk-hin	<ul style="list-style-type: none"> ● The Administration had not taken measures to protect the interests of private tenants, but only safeguarded the interests of landlords. ● The Administration should provide a subsidy on electricity/water charges during summers for SDU tenants. ● The Community Care Fund should implement the One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving Comprehensive Social Security Assistance Programme again.
37.	Mr CHOR Ping-kay	<ul style="list-style-type: none"> ● SDU tenants were subject to frequent rent increases and evictions by landlords. ● The living environment of SDUs was poor, and the units were too stuffy and hot for tenants in summers. ● The Administration should address the problems arising from long waiting time for PRH allocation.
38.	Mr FONG Ho-kiu	<ul style="list-style-type: none"> ● Most deputations at the meeting considered it necessary for the Administration to reintroduce tenancy control and provide more transitional housing. ● Apart from increasing supply of public housing in long term, the Administration should work out short and medium-term measures to address the problems arising from the long waiting time for PRH allocation. ● The living environment of SDUs was poor.
39.	Mr LEE Yen-hao	<ul style="list-style-type: none"> ● Tenants living in SDUs were faced with high rent, and the units were in unsatisfactory building and hygiene conditions. ● The total number of SDUs in Hong Kong might be more than the number stated in the Administration's paper, and the Administration

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		<p>should work out effective short and medium-term measures to address the housing problems faced by SDU tenants.</p> <ul style="list-style-type: none"> ● The Administration should tackle the issue of SDU tenants being overcharged for the use of water and electricity.
40.	<p>Miss NG Ching-yan 發言人 尋找良心業主大聯盟</p>	<ul style="list-style-type: none"> ● The Administration should reintroduce tenancy control and provide rent subsidy. ● The Administration should provide information supporting its position against the reinstatement of tenancy control. ● The Administration should study innovative measures, such as cohousing, to address the housing difficulties of SDU tenants.
41.	<p>吳偉明先生 社工 基層住屋關注組</p>	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(04) (Chinese version only)
42.	<p>Mr HO Wai-ki Hostel Supervisor Christian Concern for the Homeless Association</p>	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(05) (Chinese version only)
43.	<p>Miss NG Sin-ting 發言人 關注基層生活聯盟</p>	<ul style="list-style-type: none"> ● Production of PRH flats had fallen short of meeting the demand of grassroots including non-elderly singletons. ● It was doubtful whether the Transport and Housing Bureau was sincere in addressing the housing difficulties of SDU tenants, given that STH did not attend the meeting, and the bureau did not accept the suggestions about tenancy control, rent subsidy and provision of more transitional housing. ● The Administration should work out short and medium-term measures to assist not only families but also needy singletons.

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44.	Mr HO Hon-fai 居民代表 太子劓房關注組	<ul style="list-style-type: none"> ● The Administration should reintroduce tenancy control to provide protection for SDU tenants. ● The Administration should work out short and medium-term measures to assist not only families but also needy singletons ● The Administration should make good use of vacant sites for providing more PRH units.
45.	Mr Ho Chi-chung 居民代表 土瓜灣基層住屋組	<ul style="list-style-type: none"> ● The Administration had not taken any short or medium-term measures to address the imminent housing difficulties of grassroots tenants. ● The Administration should review the Landlord and Tenant (Consolidation) Ordinance with a view to help addressing the housing difficulties of grassroots tenants, and work out a proposal on how to proceed with the review. ● The Administration should work out rehousing arrangements for tenants of inadequate housing evicted by the Administration's enforcement actions.
46.	梁月明女士 代表 東區婦女房屋關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(07) (Chinese version only)
47.	Mr Daniel HO Yin-hei	<ul style="list-style-type: none"> ● The Administration should reintroduce tenancy control including measures to protect tenancy right. ● The Administration should review the Landlord and Tenant (Consolidation) Ordinance, given that the Ordinance had no provisions requiring landlords and tenants to enter into a tenancy agreement in writing, and did not provide protection to tenants against frequent rent increases and evictions by landlords.
48.	Miss CHAN Nim-kan Representative Tsing Sham Housing Concern Group	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(08) (Chinese version only)

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49.	李冠南先生 聯絡人 洪水橋土地分配關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(09) (Chinese version only)
50.	李金強先生 代表 深水埗 N 無人士房屋關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1210/16-17(10) (Chinese version only)
51.	Mr Tetra LI Tai-shing 幹事 關注綜援及低收入聯盟	<ul style="list-style-type: none"> ● The previous-term Government had not taken any short or medium-term measures to address the imminent housing difficulties of grassroots tenants. ● The current-term Government should work out short and medium-term measures, having regard to the deputations' suggestions raised at the meeting.
52.	Mr LAI Kin-kwok Senior Lecturer School of Social Sciences, Caritas Institute of Higher Education	<ul style="list-style-type: none"> ● It was regretful that STH had not attended the meeting to receive public views on the discussion item. ● The Administration should allow owners of HOS flats with premium not yet paid to rent out their flats to SDU tenants through co-operation with social enterprises.
53.	Mr LEE ho-fung	<ul style="list-style-type: none"> ● The Administration should take measures to address the imminent housing difficulties of grassroots tenants who had been waiting for PRH allocation for more than three years. ● The Administration should provide more transitional housing at land sites if they were not suitable for providing public housing.

Submissions from parties not attending the meeting

No.	LC Paper No	Submission
1.	LC Paper No. CB(1)1210/16-17(02)	Submission from 吳港豐先生 (Chinese version only)
2.	LC Paper No. CB(1)1210/16-17(06)	Submission from a deputation (屯門住屋關注團隊) (Chinese version only)
3.	LC Paper No. CB(1)1210/16-17(11)	Submission from a deputation (全港基層爭取住屋權益聯會) (Chinese version only)

(Post meeting note: Submissions from Catholic Diocese of Hong Kong – Diocesan Pastoral Centre for Workers - New Territories and 全港關注劏房平台 were received after the meeting and were circulated to members vide LC Paper No. CB(1)1285/16-17(01) and CB(1) 1341/16-17(01) on 3 July and 26 July 2017 respectively.)

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