

立法會
Legislative Council

LC Paper No. CB(1)1425/16-17
(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

**Minutes of the special meeting
held on Tuesday, 11 July 2017, at 4:30 pm
in Conference Room 3 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
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 POON Siu-ping, BBS, MH
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
Hon Jimmy NG Wing-ka, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon SHIU Ka-fai
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai

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
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon HO Kai-ming
Hon SHIU Ka-chun
Hon Kenneth LAU Ip-keung, BBS, MH, JP
Hon KWONG Chun-yu

[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 I

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

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

Mr Dominic WONG
Acting Chief Architect (6)
Housing Department

Mrs Doris FOK
Assistant Director (Leisure Services)¹
Leisure and Cultural Services Department

Agenda Item II

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

Mr Steve LUK
Assistant Director (Estate Management) 3
Housing Department

Mr Oliver CHAN
Chief Manager/Management (Project Management)
Housing Department

Agenda Item III

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

Mr WONG Mung-wan
Assistant Director (Development & Procurement)
Housing Department

Mr Martin TSOI
Assistant Director (Estate Management)1
Housing Department

Ms Edwina LIM
Senior Manager/Environment
Housing 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

Action

I. Head 711 project no. B446RO — District open space adjoining San Po Kong public housing development

(LC Paper No. CB(1)1198/16-17(01) — Administration's paper on Public Works Programme Item No. B446RO –District open space adjoining San Po Kong public housing development)

With the aid of PowerPoint, Deputy Director of Housing (Development and Construction) ("DDH(D&C)") briefed members on the Administration's proposal to upgrade Public Works Programme item no. B446RO to Category A to provide a district open space ("DOS") adjoining the San Po Kong public housing development, details of which were set out in the Administration's paper (LC Paper No. CB(1)1198/16-17(01)).

(Post-meeting note: Presentation materials for the item were issued to members vide LC Paper No. CB(1)1308/16-17(01) on 12 July 2017 in electronic form.)

2. 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.

Implementation of the proposed project

3. Mr POON Siu-ping and Mr Wilson OR opined that the Administration was late in submitting the proposal to the Panel for consideration, given that the Administration had started to consult the Wong Tai Sin ("WTS") District Council ("DC") on the public housing development in San Po Kong and the proposed DOS as early as in 2012, and King Tai Court had started the population intake in June 2017. DDH(D&C) replied that the implementation of the proposed project had to tie in with the separate public works projects in the vicinity undertaken by the Civil Engineering and Development Department ("CEDD") for providing transport and pedestrian facilities. The Administration planned to commence the proposed works in the first quarter of 2018 for the completion of a major portion in the second quarter of 2020 and the remaining minor portion in the first quarter of 2021.

Action

4. Mr KWOK Wai-keung and Dr YIU Chung-yim asked why the Administration entrusted the design and construction of the proposed works to the Hong Kong Housing Authority ("HA"). Mr KWOK opined that in view of the scale of the proposed DOS, it might be more appropriate for the Administration instead of HA to undertake the project. Dr YIU opined that as the proposed works had to tie in with CEDD's projects, it might take shorter time to commence and complete the proposed works if it was implemented by CEDD. DDH(D&C) replied that when consulting WTS DC in 2012 on the San Po Kong public housing development, the Administration had also briefed WTS DC on the proposed DOS. The Administration considered that entrusting the design and construction of the proposed works to HA would allow better coordination with the public housing development. In response to Mr Wilson OR, DDH(D&C) advised that upon its completion, the proposed DOS would be handed over to the Leisure and Cultural Services Department ("LCSD") for management.

Admin 5. Mr POON Siu-ping and Mr Wilson OR considered it important for the Administration and HA to provide in a timely manner supporting facilities to tie in with the population intake of public housing developments. Mr OR requested the Administration to provide information on the measures, including short-term measures, to be taken to prevent any delays to the scheduled completion date of the proposed project.

Transport and pedestrian facilities

Admin 6. Mr WU Chi-wai and Mr Wilson OR were concerned about the traffic conditions in San Po Kong and the traffic impact of the proposed project on the road network in San Po Kong. Mr WU further enquired about the connections between Kai Tak Development ("KTD") and major roads in the district such as Luk Hop Street, King Fuk Street, Sze Mei Street. Acting Chief Architect (6), Housing Department ("CA(6)(Atg), HD") replied that HA had been liaising closely with CEDD and the Transport Department regarding the enhancement to the road network of the area concerned. CEDD would construct a vehicular underpass and an elevated landscaped walkway connecting San Po Kong and KTD, and construct a new road connecting Sze Mei Street and Prince Edward Road East. After the completion of these CEDD projects, HA would commence the proposed works. DDH(D&C) advised that the CEDD's projects would help improve traffic congestion in the area. Mr OR requested the Administration to provide information on the measures to alleviate the traffic congestion in the vicinity of King Tai Court before and after the completion of the proposed project.

Action

Facilities to be provided under the proposed project

Admin

7. Mr CHU Hoi-dick enquired whether the Administration would provide space/facilities under the proposed project for playing cricket, such as by marking lines at one of the basketball courts. He further enquired whether HA had in the past provided such facilities in its projects. DDH(D&C) advised that HA had not provided facilities for playing cricket in its projects. In response to the Chairman's enquiry whether LCSD had provided space for playing cricket in its venues, Assistant Director (Leisure Services)1, Leisure and Cultural Services Department ("AD(LS)1, LCSD") advised in the affirmative. The Chairman requested and DDH(D&C) undertook that the Administration would consider whether Mr CHU's suggestion could be incorporated into the proposal to be submitted to the Public Works Committee ("PWSC") for consideration.

8. In response to Mr WU Chi-wai's enquiry about whether the Administration would upgrade the facilities of Kai Tak East Sports Centre so that the centre would be in harmony with the new facilities to be provided under the proposed project, AD(LS)1, LCSD advised in the negative. She explained that during the construction of the proposed DOS, the existing outdoor sport facilities adjacent to the sports centre would be closed. It would be necessary to maintain normal service in the Kai Tak East Sports Centre for meeting public needs. Mr WU remarked that the Administration should consider working out plans to enhance the sports centre's facilities in future. In response to Mr Jeremy TAM's enquiry on whether the Administration would provide swings under the proposed project, AD(LS)1, LCSD advised in the affirmative.

9. Mr POON Siu-ping was concerned about the impact of the closure of the existing ball courts during the construction of the proposed works on users, and enquired whether the Administration could expedite the works. CA(6)(Atg), HD replied that it was necessary for the Administration to close the ball courts when carrying out the major portion of the proposed project. During the project period, ancillary facilities such as toilets and changing rooms would be demolished and re-provided, and members of the public might use the ball courts in the Choi Hung Road Playground. In response to Mr CHU Hoi-dick's enquiry on whether under the proposed project, the existing basketball courts and 7-a-side hard-surfaced soccer pitch would be reprovisioned on a one-to-one basis. CA(6)(Atg), HD replied in the affirmative.

Action

Pet corner

10. Mr KWOK Wai-keung opined that pet owners might find it inconvenient to use the pet corner at the north-west corner of the proposed DOS as it was not located close to other DOS facilities. He suggested that HA should consider providing the pet corner near the proposed jogging track. The Chairman queried the need to separate the facilities for pets from other parts of the proposed DOS. In view that the pet corner was distant from major residential developments in San Po Kong, she enquired whether pet owners had to walk a long way across the proposed DOS in order to access the pet corner. Dr Junius HO opined that the area covered by the proposed pet corner was small, and suggested that the Administration might consider expanding the pet corner to cover the areas on the west and south edge of the proposed site.

Admin

11. AD(LS)1, LCSD replied that pet owners might directly access the pet corner through an entrance near Tsat Po Street. DDH(D&C) advised that the Administration would consider how to address members' concerns and suggestions regarding the pet corner at a later stage of the design of the proposed project.

Provision of parking spaces

12. Mr KWOK Wai-keung and Dr Junius HO asked about the provision of car parking spaces for the proposed DOS' users. Mr HO enquired whether the Administration would increase the number of car parking spaces under the proposed project, such as at the underground of the proposed DOS' ball courts. CA(6)(Atg), HD replied that the scope of the proposed project covered the reprovisioning of the existing car parking spaces at the proposed site. No additional car parking spaces were provided under the current design of the project. DDH(D&C) advised that the Administration would study whether more car parking spaces could be provided under the proposed project having regard to Dr HO's suggestion.

Admin

Concluding remarks

13. Concluding the discussion, the Chairman said that members supported the submission of the proposal to PWSC for consideration.

Action

II. Progress of the Total Maintenance Scheme of the Hong Kong Housing Authority

(LC Paper No. CB(1)1005/16-17(01) — Administration's paper on Progress of the Total Maintenance Scheme

LC Paper No. CB(1)1272/16-17(01) — Paper on Total Maintenance Scheme prepared by the Legislative Council Secretariat (updated background brief))

14. Deputy Director (Estate Management), Housing Department ("DD(EM), HD") briefed members on the progress of the Total Maintenance Scheme ("TMS") for public rental housing ("PRH") estates implemented by HA. Assistant Director (Estate Management)3, Housing Department ("AD(EM)3, HD") gave a PowerPoint presentation on the subject.

(Post-meeting note: Presentation materials for the item were issued to members vide LC Paper No. CB(1)1308/16-17(02) on 12 July 2017 in electronic form.)

Contractors' performance

15. Mr Wilson OR enquired how the Administration monitored the performance of TMS contractors, and whether the contractors' performance was a factor for considering renewal of their contracts. Dr CHENG Chung-tai enquired about the mechanism in place, including the marking scheme, to assess and monitor the TMS contractors' performance. He further enquired about the measures/penalties that could be imposed on under-performing contractors, and whether and in what situation such measures/penalties had been imposed on TMS contractors.

Action

Admin

16. DD(EM), HD replied that TMS contractors were required to provide a mock-up for each type of works at the outset as an acceptance benchmark. Guidelines on acceptance of works were in place for frontline HD staff to follow. Contractors' performance would be regularly assessed. If a contractor's performance score was lower than 60 in any one of the first five quarters since contract commencement or was lower than 65 in average, the contract period would be shortened. In the past five years, there were four District Term Contracts with contract period shortened from three years to two years. The Chairman requested the Administration to provide information in light of Dr CHENG's enquiries.

17. Mr Wilson OR enquired about the number of surprise checks on contractors' workmanship in the past five years, and the major problems identified in the surprise checks that required improvement in future. AD(EM)3, HD replied that, in general, the TMS teams conducted surprise check/performance audit to a PRH estate every two to three months. The teams would put more focus on contractors whose previous performance were unsatisfactory

Effectiveness of Total Maintenance Scheme

Admin

18. Dr YIU Chung-yim said that according to the audit in the in-flat maintenance of PRH units conducted by the Audit Commission in 2016, of 133 PRH units chosen for inspection by the surprise check teams from February 2014 to March 2014, unsatisfactory repair works were found in 118 flats, and on average, about three items of repair works in each of these 118 flats required replacement/rectification works. He enquired whether the findings had revealed that there was room for improvement in implementing TMS. AD(EM)3, HD replied that for the 133 units, there were about 2 800 works items completed, among which only about 14%, i.e. 385 works items, were undesirable. Dr YIU said the fact that 14% of the works items were undesirable might show that HA had certain difficulties and challenges in implementing TMS. He requested the Administration to provide information in this regard.

Action

19. Dr CHENG Chung-tai said that the Administration's paper had not provided all the facts and figures relating to the effectiveness of TMS and the measures to ensure the quality of repair works carried out by TMS contractors. In response to Dr CHENG's concern about the in-flat inspection access rate, DD(EM), HD replied that the overall in-flat inspection access rate was 77% for the first TMS cycle and 78.5% for the second TMS cycle. The third cycle of TMS had so far been rolled out to 12 estates involving about 60 000 PRH units, and the in-flat inspection access rate was 85%. The high inspection access rate indicated that PRH tenants welcomed TMS contractors to provide in-flat repair services.

20. Noting that upon completion of repair works, TMS contractors would request PRH tenants to sign on documents as an acknowledgement, Mr Wilson OR enquired whether HD should task the In-flat Inspection Ambassadors ("IIAs") to sign those documents. DD(EM), HD replied that the documents signed by tenants served as a proof that the works had been conducted so as to facilitate the Administration's release of works payment to the contractors. HD had all along been tasking IIAs to conduct inspection on repair works to ensure that the quality of works was up to the required standards.

Cost and scope of works under Total Maintenance Scheme

21. Mr CHEUNG Kwok-kwan enquired about the cost of the repair works under TMS, and whether TMS was value for money. DD(EM), HD replied that HA launched TMS in 2006, and had so far completed two five-year cycles. The repair cost per PRH unit was about \$1,200 to \$1,600 per cycle, indicating that TMS was cost effective.

22. Dr YIU Chung yim enquired about the difference between the average repair cost per flat in PRH estates under TMS being about \$1,200 to \$1,600 as advised by the Administration at the meeting, and the estimated average repair cost for Wah Fu Estate (\$20,000 per flat), Tung Tau Estate Block 22 (\$48,000 per flat) and So Uk Estate (\$46,000 per flat) as set out in LC Paper No. CB(1)2057/07-08(01). AD(EM)3, HD replied that the cost information should be the estimated cost of structural repair and improvement works required for the three estates under the Comprehensive Structural Investigation Programme, and was not related to TMS. The Chairman requested the Administration to provide information in light of Dr YIU's enquiry.

Admin

Action

23. Mr KWOK Wai-keung said that units in some older PRH blocks under HA were equipped with anti-burglary grilles in their balconies, which could not keep rain out of the balconies. He enquired whether TMS contractors would install windows at the balconies upon tenants' requests. AD(EM)3, HD replied that HA allowed the installation of windows by PRH tenants at the balconies at their own expenses upon applications to HA.

Customer satisfaction survey

Admin 24. Noting that the overall satisfaction rate of TMS was maintained at about 80%, Dr YIU Chung-yim requested the Administration to provide information on the reasons for dissatisfaction of the remaining 20% households.

25. Mr CHEUNG Kwok-kwan enquired about the improvement measures that had been taken by HA to address the tenants' dissatisfaction with TMS stemming from the contractors' failure to adhere to the scheduled appointment, and the need to make different appointments for different specialized trade of works. AD(EM)3, HD replied that the contractors' performance in delivering of services would affect their performance score, which was one of the considerations in awarding HA's contracts. To minimize inconvenience to tenants, HD requested contractors to make arrangement for all workers to carry out the repair works in one-go as far as practicable.

Estates with redevelopment potentials

26. Mr KWOK Wai-keung enquired how HD would maintain the building conditions of the 22 aged PRH estates the redevelopment potential of which had been earlier on assessed by the Administration, given that for most of these estates, HA had not announced any specific programme for redeveloping them. DD(EM), HD replied that under TMS, HA would inspect PRH blocks and determine appropriate follow-ups and maintenance. There were about 24% of HA's PRH estates aged more than 30 years in 2011, and the proportion had increased to 40% in March 2016, indicating the importance of TMS to maintain the in-flat conditions of the units in these estates.

Action

III. Performance of environmental targets and initiatives of the Hong Kong Housing Authority in 2016-17

(LC Paper No. CB(1)1055/16-17(01) — Administration's paper on performance of environmental targets and initiatives in 2016-17

LC Paper No. CB(1)1272/16-17(02) — Paper on performance of the environmental targets and initiatives of the Hong Kong Housing Authority prepared by the Legislative Council Secretariat (updated background brief))

27. Deputy Director of Housing (Development & Construction) ("DDH(D&C)") briefed members on the HA's performance in respect of its environmental targets and initiatives in 2016-2017. Senior Manager (Environment), Housing Department gave a PowerPoint presentation on the subject.

(Post-meeting note: Presentation materials for the item were issued to members vide LC Paper No. CB(1)1308/16-17(03) on 12 July 2017 in electronic form.)

Environmental targets and initiatives

28. Mr POON Siu-ping noted that among the 42 environmental targets in 2016-2017, 39 of them were fully met. He enquired about the HA's follow up actions in respect of the remaining three targets. DDH(D&C) replied that HA established annual environmental targets at the beginning of each fiscal year, taking into account the latest performance in respect of the targets and an assessment of the future situation. AD(EM)1, HD advised that of the three targets not fully met in 2016-2017, the targets on "recovery of waste paper in existing estates" and "recovery of used clothes in existing estates" were also not fully met in 2015-2016. HA had reviewed and considered relevant factors that might affect the performance of these two targets in the past few years, and would revise the targets for 2018-2019 as appropriate. As regards "recovery of plastic bottles in existing estates", as the respective target was fully met in 2015-2016, HA considered it appropriate to keep in view the situation for one more year to assess whether a new target had to be set.

Action

Admin

29. In response to Mr POON Siu-ping's enquiry, DDH(D&C) undertook to provide information on the proportion of green materials/components in the materials/components used in HA's projects, and relevant targets, if any.

30. Dr Junius HO considered it desirable that HA had achieved 39 out of 42 environmental targets in 2016-2017 and HA should share their experience with private estates. He opined that lowering the domestic waste production of tenants to an average of 0.55 kg per person per day in 2016-2017 was a success, and enquired about the denominator for calculating the figure. DDH(D&C) replied that HA established its Environmental Policy in 1999 and set environmental targets and initiatives on an annual basis. The present environmental performance was the result of continued efforts over the past decade or so. HA would continue to partner with green groups to enhance environmental awareness and conduct educational programme on waste reduction in estates. AD(EM)1, HD advised that the domestic waste production of 0.55 kg per tenant per day was an average number, and it covered the domestic waste generated in HA's estates and the waste collected in the common area of shopping centres.

Waste reduction and recovery

31. Mr POON Siu-ping and Mr KWOK Wai-keung were concerned about the onward handling of materials, such as waste paper, aluminium cans, plastic bottles, used clothes, recovered from PRH estates. Mr POON considered it important for HA to ensure that the recyclables would not be disposed of at landfills. Mr KWOK enquired whether proceeds from the sale of these recyclables would become the revenue of HA or its property management agencies. He further enquired whether HA would consider broadening the types of recyclables to be recovered. AD(EM)1, HD replied that HA did not receive any proceeds generated from the process of waste recovery and recycling. In considering the types of recyclables to be recovered in PRH estates, HA would take into account the relevant programmes and initiatives taken forward by the Environmental Protection Department ("EPD"). Apart from waste paper, aluminium cans, plastic bottles, HA also recovered glass bottles, rechargeable batteries, and electrical and electronic equipment.

Action

32. Dr CHENG Chung-tai enquired why there was a drop in the amount of plastic bottles collected by recyclers by about 1 000 tonnes in 2016-2017, and whether the plastic bottles collected from HA's estates had been disposed of at landfills. AD(EM)1, HD explained that the drop might be due to the drop in value of plastic materials and hence recyclers' less interest in collecting plastic products for recycling. He advised that some plastic bottles were currently stored in estates for later collection, and there was no information indicating that cleansing workers had disposed of these recyclables at landfills.

33. Dr CHENG Chung-tai and the Chairman were concerned about the growing problem of plastic bottles being accumulated and stored in estates if the value of plastic materials would not go up. Dr CHENG opined that the Administration should have put in place contingency plans to deal with problems arising from the drop in value of plastic recyclables. AD(EM)1, HD replied that HD had been communicating with EPD to explore ways to encourage recyclers to collect plastic bottles.

34. Dr YIU Chung-yim opined that HA should increase the green coverage and nurseries in all existing PRH estates. He further said that HA should promote food waste recycling and surplus food recovery to help reduce waste, and support the work of non-governmental organizations ("NGOs") in this regard. DDH(D&C) replied that to enhance the quality of landscape and upgrade the existing landscape, HA had completed Landscape Improvement Programme in 20 PRH estates, and improved the appearance of 10 slopes at seven PRH estates by providing hydroseeding, stone pitching and toe planters. AD(EM)1, HD advised that in considering whether the green coverage should be increased or more nurseries should be provided in existing PRH estates, HA had to take into account the space constraints, and the views of Estate Management Advisory Committees ("EMACs"). Dr YIU opined that HA should provide space in all PRH estates for NGOs to promote food waste recycling and surplus food recovery, and allow these organizations to communicate with EMACs and solicit their support on the work in these aspects. AD(EM)1, HD responded that HA would follow up with NGOs upon receiving their requests in these regards.

(At 6:17 pm, the Chairman announced that the meeting would be extended for five minutes to 6:25 pm to allow more time for discussion.)

Action

Energy efficiency and water conservation

35. Mr CHU Hoi-dick enquired whether HA would increase the use of solar photovoltaic ("PV") systems in PRH estates, and whether HA would set a target to increase its use. He further enquired about the Administration's progress in installing flow controllers for PRH, and whether HD and the Water Supplies Department would install flow controllers for all PRH households. DDH(D&C) and Assistant Director (Development & Procurement), Housing Department (AD(DP), HD) advised that HA would install solar PV systems on the roofs of all new PRH blocks, where they would not be shadowed by nearby structures/buildings and where sufficient space was available for installation, with a view to supplying 1.5% to 2.5% of electricity for the common areas of each block but the actual amount of electricity supplied for the common area would depend on the roof area available for installation of the PV systems.

36. In response to Mr CHU's enquiry, AD(EM)1, HD advised that HA conducted carbon audits in 14 PRH blocks of typical block types for monitoring carbon emission and benchmarking purposes, following the Guidelines to Account for and Report on Greenhouse Gas Emissions and Removals for Buildings (Commercial, Residential or Institutional Purpose) in Hong Kong. He undertook to provide information including the emissions data and reporting period of the carbon audits.

Admin

IV. Any other business

37. There being no other business, the meeting ended at 6:21 pm.

Council Business Division 1
Legislative Council Secretariat
18 September 2017