

(Translation)

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

運輸及房屋局  
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29 September 2017

Mr Derek Lo  
Clerk to Legislative Council Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road, Central  
Hong Kong

Dear Mr Lo,

**Legislative Council Panel on Housing  
Supplementary Information**

Regarding the information requested by Members at the work plan meeting with the Chairmen on 27 October 2016, the meetings on 6 March and 9 May 2017, and the special meeting on 11 July 2017; a motion passed at the meeting on 6 March 2017; and the letters from Members, I enclose the relevant information at Annex for Members' reference.

Yours sincerely,

( Original Signed )

( Jerry Cheung )

for Secretary for Transport and Housing

**Legislative Council Panel on Housing  
Supplementary Information**

**Purpose**

Regarding the information requested at the work plan meeting with the Chairmen on 27 October 2016<sup>1</sup>; the supplementary information requested at the Panel on Housing (Panel) meetings on 6 March and 9 May 2017, and the special meeting on 11 July 2017; a motion passed at the meeting on 6 March 2017; and the letters from the Hon Jeremy Tam, and the Hon Andrew Wan and the Hon James To to the Panel Chairman on 6 March and 16 May 2017 respectively<sup>2</sup>, this paper provides information and reports the latest position.

**Latest position of the public housing development at San Hing Road, Tuen Mun**

2. The Government consulted the Tuen Mun District Council (TMDC) about the public housing development at San Hing Road, Tuen Mun in September 2014, during which TMDC expressed views on issues in relation to traffic and transportation, rural industries, demolition and relocation, and compensation, etc. Subsequently, the Government conducted a site visit with District Council members and relevant village representatives and residents, as well as attended a local consultation, to listen to views and concerns on the San Hing Road development from the community. The Housing Department (HD) then updated TMDC on the latest position of the development in early-November 2016, and provided written response<sup>3</sup> to a relevant enquiry raised by a LegCo Member at the LegCo Meeting on 16 November 2016.

3. The Government is conducting a feasibility study of the development, which assesses the development's impacts on transport network, infrastructural capacities and environmental quality, so as to address the concerns of the TMDC members. Relevant departments are also proactively examining ways to adjust the public housing development plan on the proposed site and the surrounding

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<sup>1</sup> Items 9-11 and 13 of LC Paper No. CB(1)1024/16-17(02).

<sup>2</sup> LC Paper No. CB(1)655/16-17(01) and CB(1)966/16-17(01).

<sup>3</sup> Please refer to <http://www.info.gov.hk/gia/general/201611/16/P2016111600433.htm>.

areas, with a view to maximising flat production. The Government will thoroughly consider findings of the study and various factors in order to formulate an appropriate development proposal. The Government will also consult TMDC in due course in accordance with the established procedures.

### **Tenant Purchase Scheme (TPS)**

4. The Hong Kong Housing Authority (HA) launched TPS in 1998 to enable public rental housing (PRH) tenants to buy the flats they lived in at a discounted price, thereby helping achieve the then policy objective of attaining a home ownership rate of 70% in Hong Kong in ten years' time. The Government subsequently re-positioned the housing policies in 2002. In keeping with the overall strategy of withdrawing from direct provision of subsidised sale flats, HA decided to cease the sale of PRH flats after launching Phase 6B of TPS in August 2005.

5. As at end of June 2017, among the total of some 184 100 flats for sale in the existing 39 TPS estates, around 135 700 flats (about 74%) have been sold.

6. The co-existence of flat owners and HA's tenants in TPS estates has created many problems in estate management and maintenance. HA's estate management policies cannot be fully implemented in TPS estates, resulting in PRH tenants living in TPS estates and those living in non-TPS estates being subject to different management regimes. For example, HA's Marking Scheme for Estate Management Enforcement (Marking Scheme) is not implemented in the public areas of TPS estates. HA can only deal with misdeeds committed in the rental units of TPS estates. As for misdeeds committed in public areas (such as littering, boiling wax, etc.), they cannot be dealt with under the Marking Scheme. In view of the mixed tenure in TPS estates, HD cannot effectively carry out maintenance works (such as ceiling seepage, pipes leakage, etc.) which involve both sold flats and rental units either.

7. There have been discussions on whether TPS should be re-launched during the public consultation on the Long Term Housing Strategy (LTHS). In view of the above considerations, the LTHS Steering Committee also considered it not advisable to re-launch TPS.

8. Sitting tenants of the 39 TPS estates can opt to buy the flats they are living in. Those living in other PRH flats with aspiration for home ownership

can also purchase subsidised sale flats with premium not paid in the Home Ownership Scheme (HOS) Secondary Market, or apply for purchase of new HOS flats with Green Form status. To further enhance the housing ladder, HA has also launched the first “Green Form Subsidised Home Ownership Pilot Scheme” (GSH) project at San Po Kong (i.e. King Tai Court). All 857 flats were sold by February 2017. HA will review the effectiveness of GSH and decide whether to proceed with other GSH project.

### **Redevelopment of aged PRH estates**

9. The LTHS published in December 2014 deliberated on the redevelopment of aged PRH estates<sup>4</sup>, and concluded that while redevelopment may increase PRH supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on HA’s ability in maintaining the average waiting time target at about three years. The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. Amidst the current high demand for PRH, it is therefore not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households.

10. Under the general direction on redevelopment of aged PRH estates under the LTHS, HA will carefully consider whether to redevelop individual aged PRH estates with reference to four basic principles, namely, structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build back potential upon redevelopment.

11. If an estate should proceed with redevelopment, HA will provide advance notice to affected tenants, and will normally make formal announcements about the redevelopment three years before the start of clearance. HA has also been upkeeping and improving the conditions of aged PRH estates through the on-going “Comprehensive Structural Investigation Programme” (CSIP), “Estate Improvement Programme” and “Total Maintenance Scheme” (TMS).

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<sup>4</sup> Paragraph 4.6 of LTHS.

12. The current redevelopment projects under the Government include Mei Tung Estate and the older parts of Pak Tin Estate, together with the redevelopment intention of Wah Fu Estate mentioned in the 2014 Policy Address. Mei Tung Estate is the latest redevelopment project announced in August 2017, which involves the two older domestic blocks in the estate. As for the redevelopment of the older parts of Pak Tin Estate, the rehousing arrangements for the last two phases were also announced in August 2017.

### **Improvement works in older PRH estates**

13. Regarding Members' request for HD to expedite the programme to install lifts and escalators, HA has improved barrier-free access and facilities in about 240 of its properties, including PRH estates, commercial centres, carparks, factory buildings, etc. Examples of the improvement works include the provision of hand railings at staircases, dropped kerbs at main road accesses, as well as access ramps at main accesses and entrances of buildings; the addition of covered walkways; and the provision of tactile guide paths connecting the domestic blocks with the main facilities in the estates. Furthermore, HA will, depending on the need and actual circumstances, install new lifts in suitable locations in PRH estates; provide new lift openings at floors without lift services if it is structurally and technically feasible; and add automatic doors at commercial centres to facilitate access by residents.

14. HA has been implementing the Lift Addition Programme since 2008, and has commenced lift addition works in 33 PRH estates, including the addition of 85 lifts, six escalators and 28 footbridges. At present, most work items under the Programme have already been completed and put in use, including lift addition works items which are of higher priority due to their pressing needs.

15. As per Members' request, a list of PRH estates with a higher proportion of elderly population is at **Appendix 1**.

16. HA will continue to optimise its financial resources, make efforts to improve the barrier-free access and facilities of its properties, give due consideration to residents' proposals to add lifts and escalators in PRH estates, as well as actively follow up feasible proposals with stakeholders, with a view to supporting the Government's policy on Universal Accessibility, and providing barrier-free access for residents.

## **Size of PRH units allocated**

17. According to the prevailing PRH allocation arrangement, if a PRH applicant or whose family member requires renal dialysis treatment at home, suffers from hyperactivity problem or tetraplegia, or depends on wheelchair for mobility at home on a non-temporary basis, the application may, with the support of medical documents, be considered as having an additional household member, and be allocated with a PRH unit with extra space. (For example, a family with three members may be offered a four-person unit.)

18. Accordingly, if both members of a two-member household are elderly who depend on wheelchair for mobility at home on a non-temporary basis, a four-person unit will be allocated. They will have to pay the amount of rent at the level of the four-person unit allocated to them. HA has also put in place the Rent Assistance Scheme (RAS), which provides rent reductions for PRH tenants facing temporary financial hardship. Eligible all-elderly-member households will be granted a 50% rent reduction for two years. HD will review the eligibility of the RAS beneficiaries at the end of the two-year period to determine whether rent assistance will continue to be granted. If the tenants need more comprehensive and longer term assistance, they can also apply for the Comprehensive Social Security Assistance Scheme provided by the Social Welfare Department, which includes rent assistance.

## **Gates of PRH units**

19. HA is committed to improving the facilities in existing PRH estates to provide appropriate assistance to persons in need. HD will carry out appropriate modification works in relevant units in accordance with the needs of the residing elderly or the disabled, in consideration of the advice from professionals such as medical officers, occupational therapists, physiotherapists and medical social workers. HA has also commenced a 5-year programme to replace old-type collapsible gates in phases for tenants living in older PRH estates. The new gates are lighter in weight, and could facilitate the use by the elderly. During the implementation of the programme, HD has consulted the relevant Estate Management Advisory Committees, and recommended to accord a higher priority to units occupied by elderly or disabled tenants. Tenants can also approach the respective estate office to arrange for inspections and necessary repairs in case of problems with the gates. At present, HD has no plan to install electric gates for its PRH units.

## **Control mechanism on plumbing installation**

20. HA requires that all soldering and brazing joint materials for copper pipework must be under central procurement by the main contractor or the first tier domestic sub-contractor, hence, it is not necessary to list out the composition of such materials. We have also strengthened the quality control measures of the fresh water supply systems, including imposing stringent controls on quality standards, material approval, material checking upon delivery to site, site inspection during installation, surveillance checks, and testing and commissioning upon completion of the works, etc.

## **TMS**

21. TMS is a cyclic maintenance programme which serves to proactively inspect in-flat conditions of PRH units aged ten years or above, as well as to identify maintenance needs and arranges for prompt follow-up.

22. Under the prevailing arrangement, HA will consider both the past performance and the tender price of contractors when evaluating tenders for, and awarding district term maintenance contracts that cover maintenance services under TMS. Also, under HA's contractor list management, HA will allot tendering opportunities to eligible contractors with reference to the contractors' past performance scores. Therefore, contractors with lower performance scores will be allotted fewer or even no tendering opportunities. Furthermore, if a contractor scores less than 60 points in any of the first five quarters after the commencement of a district term maintenance contract, or scores below an average of 65 points during those five quarters, the relevant contract term will be shortened from three to two years.

23. *Director of Audit's Report No. 67* mentioned that the Surprise Check Teams of HD had inspected 133 units between February 2014 and March 2016. Among the 2 800 work items of the 133 units, the Surprise Check Teams had found 385 (around 14%) unsatisfactory. Despite this, most of these unsatisfactory items were minor defects that met the functional requirements and required only minor rectifications such as unsatisfactory finishes.

24. HD commissioned an independent consultant to conduct customer satisfaction surveys for the TMS. From the first quarter of 2013 to the first quarter of 2016, the consultant interviewed some 4 600 households that received

maintenance services under TMS. Only less than 3% of the respondents were dissatisfied/very dissatisfied with TMS. The findings of the survey are as follows:

<b>Satisfaction Level</b>	<b>Percentage</b>
Very Satisfied/Satisfied	80.4%
Fair	16.2%
Dissatisfied/Very Dissatisfied	2.9%
No Comment	0.5%

25. Among those who were dissatisfied/very dissatisfied with TMS, around 40% considered that the attitude of maintenance workers or their ability to explain the works procedures should be improved. Others found the workmanship of the maintenance unsatisfactory or were dissatisfied that the scope of TMS covered only HD’s fixture and fittings. HD will continue to consider the survey findings and implement efficient contractor management with the view to improving the quality and effectiveness of TMS.

26. As mentioned above, in-flat facilities of PRH units aged ten years or above are inspected and repaired under TMS. The scope of works includes door repairing, wall tile replacement, toilet re-tanking, etc. The average maintenance cost per flat per maintenance check is around \$1,200 to \$1,600.

27. The average costs of repair per rental unit of individual older PRH estates mentioned by Members at the meeting<sup>5</sup> were the cost of structural repair and improvement works recommended under the CSIP. CSIP ascertains the structural safety of PRH estates around 40 years old, and assesses the repair works required for sustaining those estates for at least 15 years and the cost-effectiveness of such repair works. Based on the assessment, HA will carry out the required structural repair and improvement works in the domestic blocks, such as repairing cantilever corridor slabs and beams, columns, walls, etc. Such structural repair cost is different from cost of repairing in-flat facilities of PRH units under TMS.

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<sup>5</sup> LC Paper No. CB(1)2057/07/08(1) *Report on the Findings of the Comprehensive Structural Investigation on Wah Fu Estate.*



## **Keeping guide dogs in PRH units**

28. Under prevailing policy, HD will approve visually impaired tenants to keep guide dogs undergoing road-leading training in their PRH units based on circumstances of individual cases. Regarding the suggestion of allowing foster families or guide dog trainers to keep guide dog puppies undergoing training in PRH units, HA have collected information on guide dog puppy training from various guide dog associations. HA is reviewing the suggestion with the view to striking a balance among tending to social needs, addressing tenants' needs and quality estate management, etc.

## **Adoption of green materials and components**

29. The introduction of green materials and components by HA in its projects involves five stages, including exploration, piloting, monitoring, reviewing and mass application. Materials, that have proven environmental benefits and meet cost and quality considerations, will be applied to all new projects under HA. For instance, the use of ground granulated blast-furnace slag for precast concrete façades and precast staircases; use of pulverised fuel ash for concrete works; use of recycled aggregates and recycled glass cullet for external concrete paving blocks; use of softwood and at least 50% of all timber from sustainable source for doors; and use of timber from sustainable source for temporary works during construction, etc. Subject to the progress of individual projects and market availability, HA also uses paving blocks and tiles made of recycled glass or recycled marine mud; recycled sub-base materials for road works; as well as Grade 200 recycled rock fill for filling works. Besides, HA has reduced material consumption in various ways, including painting internal and external concrete walls without plastering; and adopting power float on fair-faced concrete floor without screeding. Under such efforts, 200 m<sup>2</sup> of plastering/screeding can be saved for every new unit.

## **Carbon audit**

30. HA has been conducting carbon audit for 14 typical PRH blocks since 2012/13. The energy saving measures and improvement works carried out during the period were effective. Regarding the 14 PRH blocks for which carbon audit was conducted, their respective carbon dioxide emissions have been reduced by a range from 1.69% to 28.33% in 2015/16, comparing with the baseline year of 2011/12.

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31. The four annual carbon audits from April 2012 to March 2016 are summarised at **Appendix 2**.

### **Regulation of sale of overseas properties**

32. Regulation of sale of non-local properties in Hong Kong involves complicated issues and requires careful deliberation. The Government has consulted the Estate Agents Authority (EAA) on this subject matter in the past. The EAA advises that there may be substantial difference between the sale of properties situated outside Hong Kong and those located in Hong Kong, from both the perspectives of market operation and conduct regulation. Besides, as sale of non-local properties involves laws and regulations and tax regimes of different jurisdictions, as well as various stakeholders (e.g. non-local developers, intermediaries and agents), the issues concerned are rather complicated and extensive. In addition, with the advancement of information technology, it is now easy for vendors of non-local properties to carry out sale and promotional activities through the internet, thereby increasing difficulties in law enforcement.

33. In light of the above, the Government considers that enhancing public education, with a view to reminding investors and the public alike the risks involved and the issues that they need to pay attention to in purchasing non-local properties (especially uncompleted properties), may be a more effective way. In this regard, the EAA has all along put much effort in educating the public. It has from time to time reminded consumers the issues that they need to take note of before making the decisions to purchase non-local properties through news articles, publications and other media. The EAA has also reminded estate agent licensees to exercise extra care in handling sale of non-local properties and refrain from providing misleading information to purchasers.

34. Indeed, the EAA has all along attached great importance to conduct of estate agent licensees. According to the *Code of Ethics* promulgated by the EAA, estate agents and salespersons shall, in the course of business, provide services to clients with honesty, fidelity and integrity. They should protect their clients against fraud, misrepresentation or any unethical practices in connection with real estate transactions. If a licensee is suspected of breaching the above codes in the course of the sale of properties, then regardless of whether the properties concerned are local or non-local, the EAA will investigate the matter and determine whether disciplinary action should be taken

depending on the investigation result. The EAA is in the course of preparing a set of guidelines for issue later this year on issues pertaining to the sale of non-local properties in Hong Kong, so as to remind the estate agents and salespersons of the matters they need to comply with and pay attention to in handling the sale of overseas properties.

35. At present, the EAA and the Consumer Council provide regular feedback on complaints relating to the sale of non-local residential properties in Hong Kong to this Bureau. According to the information provided, the relevant complaint figures remain at a low level in recent years. In the past three years, the EAA and the Consumer Council have respectively received 10 and 12 complaints on average per year on the sale of non-local residential properties. This demonstrates that enhancing education for the public and the licensees has been largely effective. The Government will continue to work with the EAA and the Consumer Council, and monitor development of the situation.

36. Having regard to the above, we consider that there is no imminent need to discuss the issue of regulating the sale of overseas properties in Hong Kong at the meeting of the Panel. The Government will continue to collaborate with relevant organisations in enhancing education for the public and the licensees.

**Transport and Housing Bureau**  
**September 2017**

**Public Rental Housing Estates with a Higher Proportion of Elderly Population**

	<b>Estate Name</b>		<b>Estate Name</b>
1	Ap Lei Chau Estate	2	Butterfly Estate
3	Chai Wan Estate	4	Chak On Estate
5	Cheung Ching Estate	6	Cheung Hang Estate
7	Cheung Hong Estate	8	Cheung Sha Wan Estate
9	Cheung Shan Estate	10	Choi Hung Estate
11	Choi Wan (I) Estate	12	Choi Wan (II) Estate
13	Choi Yuen Estate	14	Chuk Yuen (South) Estate
15	Chun Shek Estate	16	Fortune Estate
17	Fu Cheong Estate	18	Fu Shan Estate
19	Fuk Loi Estate	20	Hing Man Estate
21	Hing Tung Estate	22	Hing Wah (I) Estate
23	Hing Wah (II) Estate	24	Ho Man Tin Estate
25	Hoi Fu Court	26	Hong Tung Estate
27	Hung Hom Estate	28	Kai Tin Estate
29	Kai Yip Estate	30	Ko Yee Estate
31	Kwai Fong Estate	32	Kwai Shing East Estate
33	Kwai Shing West Estate	34	Kwong Fuk Estate
35	Kwong Tin Estate	36	Lai King Estate
37	Lai Kok Estate	38	Lai On Estate
39	Lai Yiu Estate	40	Lei Muk Shue (I) Estate
41	Lei Muk Shue (II) Estate	42	Lek Yuen Estate
43	Lok Fu Estate	44	Lok Wah (North) Estate
45	Lok Wah (South) Estate	46	Lower Wong Tai Sin (II) Estate
47	Lung Hang Estate	48	Lung Tin Estate
49	Ma Tau Wai Estate	50	Mei Lam Estate
51	Model Housing Estate	52	Nam Shan Estate
53	Oi Man Estate	54	Oi Tung Estate
55	On Ting Estate	56	On Yam Estate
57	Pak Tin Estate	58	Ping Shek Estate
59	Ping Tin Estate	60	Po Tin Estate
61	Sai Wan Estate	62	Sam Shing Estate
63	Sau Mau Ping Estate	64	Sha Kok Estate
65	Shek Kip Mei Estate	66	Shek Lei (I) Estate
67	Shek Pai Wan Estate	68	Shek Wai Kok Estate

69	Shek Yam East Estate	70	Sheung Lok Estate
71	Shui Pin Wai Estate	72	Shun Lee Estate
73	Shun On Estate	74	Shun Tin Estate
75	Siu Sai Wan Estate	76	Sun Chui Estate
77	Sun Tin Wai Estate	78	Tai Hang Tung Estate
79	Tai Hing Estate	80	Tai Wo Hau Estate
81	Tai Yuen Estate	82	Tin Wan Estate
83	Tsui Lok Estate	84	Tsui Ping (South) Estate
85	Tsz Ching Estate	86	Tsz Lok Estate
87	Tsz Man Estate	88	Tung Wui Estate
89	Un Chau Estate	90	Upper Ngau Tau Kok Estate
91	Upper Wong Tai Sin Estate	92	Wah Fu (I) Estate
93	Wah Fu (II) Estate	94	Wan Hon Estate
95	Wan Tsui Estate	96	Wang Tau Hom Estate
97	Wo Che Estate	98	Wo Lok Estate
99	Yau Oi Estate	100	Yau Tong Estate
101	Yiu Tung Estate	102	Yue Wan Estate

Note 1: Improvement works of barrier-free access facilities have been completed in all above-mentioned estates apart from Tung Wui Estate and Cheung Sha Wan Estate. Tung Wui Estate and Cheung Sha Wan Estate are newer estates which were completed in 2012 and 2013 respectively. Their architectural design have already complied with the requirements as stipulated in the *Barrier Free Access Design Manual*.

Note 2: The list of 22 aged public rental housing estates made public in February 2014 were based on a one-off review of redevelopment potential in 2013, in which the factors of consideration such as the overall planning context or rehousing resources available would change over time. Hence, this did not imply any redevelopment programme for the relevant estates.

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**Summary of Carbon Audit Results of the 14 Public Rental Housing (PRH) Blocks  
(for the period between 1 April 2012 and 31 March 2016)**

	Name and location of audited premises	Block type	Greenhouse gas emission (Tonnes of CO <sub>2</sub> equivalent)				
			(% change as compared with baseline year)				
			1/4/2011 to 31/3/2012 (Baseline year)	1/4/2012 to 31/3/2013	1/4/2013 to 31/3/2014	1/4/2014 to 31/3/2015	1/4/2015 to 31/3/2016
1	Kin Ching House (Kin Ming Estate)	New Harmony 1	<u>438.505</u>	439.442	378.240	370.760	356.699
				<b>0.21%</b>	<b>-13.74%</b>	<b>-15.45%</b>	<b>-18.66%</b>
2	Chak Sun House (Tin Chak Estate)	Harmony 1	<u>495.971</u>	503.527	486.282	477.875	422.706
				<b>1.52%</b>	<b>-1.95%</b>	<b>-3.65%</b>	<b>-14.77%</b>
3	Yat Tsui House (Wan Tsui Estate)	Small Household Block	<u>128.847</u>	119.730	115.076	106.310	93.352
				<b>-7.08%</b>	<b>-10.69%</b>	<b>-17.49%</b>	<b>-27.55%</b>
4	Heng Lai House (Tin Heng Estate)	Concord 1	<u>269.425</u>	270.145	267.863	266.813	237.564
				<b>0.27%</b>	<b>-0.58%</b>	<b>-0.97%</b>	<b>-11.83%</b>
5	Chung Man House & Hong Man House (half) (Oi Man Estate)	Old Slab	<u>223.125</u>	225.807	208.587	203.682	188.325
				<b>1.20%</b>	<b>-6.52%</b>	<b>-8.71%</b>	<b>-15.60%</b>
6	Sau Ming House (Sau Mau Ping Estate)	Twin Tower	<u>336.893</u>	327.381	338.972	305.754	308.804
				<b>-2.82%</b>	<b>0.62%</b>	<b>-9.24%</b>	<b>-8.34%</b>
7	Yat Lai House (Yau Lai Estate)	New Cruciform	<u>324.451</u>	317.862	314.886	308.783	296.454
				<b>-2.03%</b>	<b>-2.95%</b>	<b>-4.83%</b>	<b>-8.63%</b>

	Name and location of audited premises	Block type	Greenhouse gas emission (Tonnes of CO <sub>2</sub> equivalent)				
			(% change as compared with baseline year)				
			1/4/2011 to 31/3/2012 (Baseline year)	1/4/2012 to 31/3/2013	1/4/2013 to 31/3/2014	1/4/2014 to 31/3/2015	1/4/2015 to 31/3/2016
8	Yan Lok House (Tin Yan Estate)	Non-standard	<u>262.463</u>	264.310	267.574	243.084	208.506
				<b>0.70%</b>	<b>1.95%</b>	<b>-7.38%</b>	<b>-20.56%</b>
9	Wang Leung House (Wang Tau Hom Estate)	Linear 1	<u>155.820</u>	157.642	160.879	149.583	147.749
				<b>1.17%</b>	<b>3.25%</b>	<b>-4.00%</b>	<b>-5.18%</b>
10	Hei Wah House (Lok Wah (South) Estate)	Trident 1	<u>537.083</u>	524.610	514.767	513.675	504.374
				<b>-2.32%</b>	<b>-4.16%</b>	<b>-4.36%</b>	<b>-6.09%</b>
11	Block 24 (Shek Kip Mei Estate)	New Slab	<u>26.875</u>	28.899	22.458	20.440	23.087
				<b>7.53%</b>	<b>-16.44%</b>	<b>-23.94%</b>	<b>-14.09%</b>
12	Sun Yuet House (Sun Chui Estate)	Double H	<u>411.723</u>	407.035	405.182	345.246	295.072
				<b>-1.14%</b>	<b>-1.59%</b>	<b>-16.15%</b>	<b>-28.33%</b>
13	Kwai Kin House (Kwai Fong Estate)	Harmony 3	<u>295.184</u>	289.514	281.856	241.208	237.761
				<b>-1.92%</b>	<b>-4.52%</b>	<b>-18.29%</b>	<b>-19.45%</b>
14	Hang Chun House (Cheung Hang Estate)	Harmony 2	<u>390.034</u>	417.592	409.751	386.781	383.457
				<b>7.07%</b>	<b>5.06%</b>	<b>-0.83%</b>	<b>-1.69%</b>

- END -