

立法會
Legislative Council

LC Paper No. CB(1)170/17-18
(These minutes have been
cleared with the Chairman)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Thursday, 12 October 2017, at 4:00 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Alice MAK Mei-kuen, BBS, JP(Chairman)
Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, SBS, MH, 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 CHU Hoi-dick
Hon Jimmy NG Wing-ka, JP
Hon HO Kai-ming
Hon SHIU Ka-fai
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho

Member attending : Hon Charles Peter MOK, JP

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Dr Hon Junius HO Kwan-yiu, JP

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

Staff in attendance : Ms Anita SIT
Assistant Secretary General 1

Mr Fred PANG
Senior Council Secretary (1)5

Ms Ada LAU
Senior Council Secretary (1)7

Mr Raymond SZETO
Council Secretary (1)5

Miss Queenie LAM
Senior Legislative Assistant (1)2

Ms Michelle NIEN
Legislative Assistant (1)5

Action

I. Election of Chairman and Deputy Chairman

Election of Chairman

Ms Alice MAK, Chairman in office, invited nominations for the chairmanship. Mr CHAN Hak-kan nominated Ms Alice MAK and the nomination was seconded by Mr HO Kai-ming. Ms Alice MAK accepted the nomination. Mr Andrew WAN, Deputy Chairman of the Panel in office, took over the chair and invited further nominations for the chairmanship of the Panel. As there was no other nomination, Ms Alice MAK was declared Chairman of the Panel for the 2017-2018 legislative session.

Election of Deputy Chairman

2. Ms Alice MAK took over the chair and invited nominations for the deputy chairmanship. Ms Tanya CHAN nominated Mr Andrew WAN, and the nomination was seconded by Mr KWONG Chun-yu. Mr Andrew WAN accepted the nomination. There being no other nomination, Mr Andrew WAN was declared Deputy Chairman of the Panel for the 2017-2018 legislative session.

II. Schedule of meetings for the 2017-2018 session

3. The Chairman referred members to the proposed schedule of regular meetings of the Panel for the 2017-2018 session prepared by the Clerk, which was tabled at the meeting. Members agreed that the monthly regular meetings of the Panel would be held on the first Monday of each month at 2:30 pm, except for the following –

- (a) the meeting in January 2018 would be held on Tuesday, 9 January 2018, at 4:30 pm;
- (b) the meeting in April 2018 would be held on Tuesday, 10 April 2018, at 4:30 pm; and
- (c) the meeting in July 2018 would be held on Tuesday, 10 July 2018, at 4:30 pm.

Action

(*Post-meeting note:* The schedule of Panel meetings for the 2017-2018 session was issued to members vide LC Paper No. CB(1)18/17-18 on 12 October 2017.)

III. Items for discussion at next meeting

(Appendix V to LC Paper No. CB(1)7/17-18 — List of outstanding items for discussion

Appendix VI to LC Paper No. CB(1)7/17-18 — List of follow-up actions)

4. The Chairman reminded members of the meeting scheduled for Monday, 30 October 2017, at 2:30 pm to receive a briefing by the Secretary for Transport and Housing on the housing-related initiatives in the Chief Executive's 2017 Policy Address and Policy Agenda.

Items for discussion at the next regular meeting

5. The Chairman advised that the Administration had proposed to discuss the following items at the next regular meeting to be held on Monday, 6 November 2017, at 2:30 pm –

- (a) Head 711 project no. B189TB - Extension of footbridge and cycle parking area at Choi Yuen Road, Sheung Shui; and
- (b) Head 711 project no. B780CL - Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long.

6. Members agreed that the above items be discussed at the meeting on 6 November 2017.

Items for discussion at future meetings

7. Members further agreed to include the following items in the "List of outstanding items for discussion" ("the List") for future discussion by the Panel –

Action

- (a) Well-off Tenants Policies – Mr HO Kai-ming and Mr Wilson OR requested to receive a briefing on the implementation of the revised Well-off Tenants Policies which had come into effect in October 2017, including its impact on households of public rental housing ("PRH");
- (b) Policy on interim housing and transit centre – Mr Wilson OR, Dr Fernando CHEUNG and Dr CHENG Chung-tai requested that the Panel should discuss with the Administration the policy on interim housing ("IH"), and the impacts of the possible plan of demolishing Shek Lei IH on the supply of urban IH units and existing IH residents. Dr Fernando CHEUNG added that the Administration should also brief the Panel on the policy on transit centre/temporary shelter;
- (c) Rent Assistance Scheme of the Hong Kong Housing Authority ("HA") – Mr Wilson OR requested to discuss with the Administration a review of HA's Rent Assistance Scheme;
- (d) Implementation progress of the Long Term Housing Strategy – Mr CHU Hoi-dick said that the Panel should discuss with the Administration how the Government would better cater for the needs of local communities when planning projects for providing public or private housing in order to reduce local resistance to the projects and meet the supply target of the Long Term Housing Strategy;
- (e) Difficulties experienced by educational and social welfare organizations renting premises in housing estates – Dr Fernando CHEUNG said that educational and social welfare organizations which rented premises that had been divested by HA to The Link Real Estate Investment Trust (now known as Link Real Estate Investment Trust)("Link REIT"), including premises disposed of by Link REIT and premises whose operating rights had been contracted out by Link REIT, or premises in former public housing estates currently managed by owners' corporations were experiencing difficulties in operation and in paying rent. He requested the Panel to discuss with the Administration the difficulties. Dr CHENG Chung-tai raised a similar request;

Action

- (f) Facilities to cater for the needs of elderly and persons with disabilities in PRH estates – Dr Fernando CHEUNG suggested that the Panel should discuss with the Administration the provision and management of facilities (such as lifts and other barrier-free facilities) to cater for the needs of elderly and persons with disabilities in PRH estates, and measures to reduce the inconvenience caused to them due to the works to improve, repair and maintain these facilities;
- (g) Rehousing policy for residents affected by land resumption – Mr LAU Kwok-fan suggested that the Administration should brief the Panel as early as possible on the rehousing policy for households affected by the Government's land resumption for implementing its land development projects, and a review on the policy;
- (h) Use of space in public housing estates for providing community facilities – Mr Jeremy TAM suggested that the Administration should brief the Panel on any plan to make use of the vacant non-domestic units or vacant premises which were not suitable for domestic purpose in public housing estates for community or other non-domestic uses, such as allowing non-government organizations to provide social welfare services in these premises, converting these premises into Members' offices, etc.;
- (i) Testing of drinking water of PRH estates – Dr CHENG Chung-tai referred to the "Excessive lead in drinking water in PRH estates" incident and suggested that the Administration should brief the Panel on any plan to conduct testing of drinking water of PRH estates, including whether it would conduct such testing in all estates, and the role of HA/Housing Department in this regard;
- (j) Green Form Subsidised Home Ownership Scheme and waiting time for PRH – Mr Andrew WAN referred to the 2017 Policy Address that the Government would strive to shorten the waiting time for PRH, and suggested that the Panel should receive a briefing on how the Administration could achieve this objective while according to the Policy Address, the Government would also substantially increase the supply of units under the Green Form Subsidised Home Ownership Scheme; and

Action

- (k) Land supply for "Starter Homes" units – Mr Andrew WAN suggested that the Administration should brief the Panel on the sources of land supply for "Starter Homes" units in a long term.

8. Mr SHIU Ka-chun suggested that the Panel should receive public views on "Rent adjustment mechanism for rental units and rent relief measures of the Hong Kong Housing Society" (i.e. item 4 of the List), and discuss with the Hong Kong Housing Society the subject at a Panel meeting. Members agreed to the suggestion.

(Post-meeting note: On the advice of the Chairman, the Panel would receive public views on the item at the regular meeting on 6 November 2017. The notice of meeting and agenda for the meeting were issued to members vide LC Paper No. CB(1)70/17-18(01) on 19 October 2017.)

9. Mr Wilson OR referred to item 9 of the List on the "Re-launch of the Tenant Purchase Scheme" and requested the Panel to discuss with the Administration the subject as early as possible. Mr SHIU Ka-chun requested to receive a briefing on the role of the Housing Department in managing Tenant Purchase Scheme ("TPS") estates, including the provision and management of educational and welfare facilities in TPS estates.

10. The Chairman remarked that she would consider whether the discussion of some of the items proposed by members would take the form of a joint meeting with the Panel on Development.

Work plan for 2017-2018 session

11. The Chairman advised that in line with the past practice, she and the Deputy Chairman would meet with the Secretary for Transport and Housing to discuss the work plan of the Panel for the 2017-2018 legislative session. The Secretariat would then update the List to reflect the agreed work plan for the current session.

IV. Any other business

12. There being no other business, the meeting ended at 4:18 pm.