

立法會
Legislative Council

LC Paper No. CB(1)1031/17-18
(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 5 February 2018, at 2:00 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
Hon Abraham SHEK Lai-him, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, 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 MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon LEUNG Che-cheung, SBS, MH, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Dr Hon Fernando CHEUNG Chiu-hung
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
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 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

Member absent : Hon Jeremy TAM Man-ho

Public Officers attending : **Agenda Item III**

Miss Rosaline WONG
Deputy Director (Estate Management)
Housing Department

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

Mr NG Shu-chung
Chief Manager/Management(Support Services) 2
Housing Department

Mr Stephen YIM
Chief Architect (Development & Standards)
Housing Department

Mr Ian LUK
Chief Manager/Management (Kowloon East)
Housing Department

Agenda Item IV

Ms Connie YEUNG
Deputy Director (Development and Construction)
Housing Department

Mr Stephen YIM
Chief Architect (Development & Standards)
Housing Department

Agenda Item V

Dr Raymond SO, BBS, JP
Under Secretary for Transport and Housing

Ms Esther LEUNG, JP
Deputy Secretary for Transport and Housing (Housing)

Mr Alfred LEE
Assistant Director (Strategic Planning)
Housing Department

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

**Attendance by
Invitation**

: Agenda Item V

Mr LEUNG Sai-hong
Member
Right to Adequate Housing Alliance

Mr NGAN Lit-fun
成員
街工勞工組

Mr CHAN Chun-chung
Deputy spokesperson on housing
DAB

Mr LEUNG Kwok-hung

Mr YUEN Kin-chung
房屋小組召集人
Liberal Party

Mr Laurence PAK
Director of Operations
The Lion Rock Institute

Miss Gloria NG Hiu-man
District Developer of Kowloon West
The Civic Party

Mr LAI Chi-po
成員
公屋被迫遷戶關注組

黃思鴻小姐

Ms Janus LAU
會務副主任
The Federation of Hong Kong & Kowloon Labour Unions

Mr CHOW Nok-hang

Mr WONG Chun-kit

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

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

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Information papers issued since last meeting

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

LC Paper No. CB(1)439/17-18(01) — Referral memorandum from the Public Complaints Office of the Legislative Council Secretariat on policy on transit centre (Chinese version only) (Restricted to members)

II. Items for discussion at the next meeting

(LC Paper No. CB(1)529/17-18(01) — List of follow-up actions

LC Paper No. CB(1)529/17-18(02) — List of outstanding items for discussion)

2. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 5 March 2018, at 2:30 pm –

- (a) Review of income and asset limits for public rental housing ("PRH") for 2018-19; and
- (b) Review of the Green Form Subsidised Home Ownership Scheme ("GSH") Pilot Project.

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)572/17-18 on 6 February 2018.)

3. The Chairman suggested and members agreed that the Panel on Housing ("HG Panel") and Panel on Development would hold a joint meeting on 13 March 2018 to receive public views on and discuss with the Administration the rehousing policy for residents affected by land resumption and Head 711 project no. B780CL - Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long.

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(Post-meeting note: At the request of the Administration and on the advice of the Chairmen of two Panels, the aforesaid joint meeting was re-scheduled to a later date. Members of the two Panels were informed accordingly on 6 March 2018 vide LC Paper No. CB(1)665/17-18.)

4. The Chairman advised that the Administration had provided its response (issued vide LC Paper No. CB(1)437/17-18(01)) to the HG Panel's request for discussing the item no. 20 of the Panel's list of outstanding items for discussion (LC Paper No. CB(1)529/17-18(02)) ("the List"), namely "Tenancy control measures", and the Panel on Welfare Services ("WS") had suggested that when HG Panel discussed this item, it should hold a joint meeting with WS Panel to discuss tenancy control and receive public views on the subject matter. Members agreed that the joint meeting to receive public views on and discuss with the Administration the item no. 20 would be held on 4 June 2018. The Chairman further advised that members had earlier on agreed that the Administration should provide in advance a paper each on item no. 8 (Progress of the Total Maintenance Scheme) and item no. 9 (Performance of the Environmental Targets and Initiatives of the Hong Kong Housing Authority in 2017-18) of the List for circulation to members for them to consider whether it was necessary to discuss the two items in a meeting. The Chairman proposed and members agreed that to allow more time for members to discuss "Tenancy control measures" at the relevant meeting, HG Panel would not discuss these two items unless members requested so.

III. Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority

(LC Paper No. CB(1)529/17-18(03) — Administration's paper on measures to cater for the mobility needs of elderly residents by the Hong Kong Housing Authority

LC Paper No. CB(1)529/17-18(04) — Paper on measures to facilitate the mobility needs of elderly residents taken by the Hong Kong Housing Authority prepared by the Legislative Council Secretariat (updated background brief))

Action

5. At the invitation of the Chairman, Deputy Director (Estate Management), Housing Department ("DD(EM), HD") briefed members on the measures by the Hong Kong Housing Authority ("HA") in facilitating the movement of elderly residents in PRH. With the aid of PowerPoint, Assistant Director (Estate Management)3, Housing Department ("AD(EM)3, HD") elaborated on the details of the measures.

(Post-meeting note: Presentation materials (LC Paper No. CB(1)566/17-18(01)) for the item were issued to members on 6 February 2018 in electronic form.)

Barrier-free access in housing estates

6. Mr SHIU Ka-chun said that the Working Group on Barrier-free Facilities under the Wong Tai Sin District Council had discussed in 2013 a suggestion of adding new lift facilities at the Sheng Kung Hui Wong Tai Sin District Elderly Community Centre to address the issue of inadequate provision of barrier-free access to facilitate the elderly's access to the centre. He enquired whether HA/the Administration had taken forward the proposal. AD(EM)3, HD replied that the suggestion mentioned by Mr SHIU, if taken forward, would involve installation of lift facilities inside a commercial arcade owned by Link Real Estate Investment Trust ("Link REIT"). Alternatively, HA had sought the consent of the Chairman of the Mutual Aid Committee of Lung Kwong House and Lung Fai House to allow security staff to assist the elderly to use the existing lifts in these two PRH blocks to gain access to the community centre. The Chairman suggested that the Administration followed up with Mr SHIU the matter after the meeting.

7. Mr Wilson OR declared that he was a member of HA, and said that the Administration should look into the problem of inadequate barrier-free facilities in Sau Mau Ping Estate near Sau Wai House. AD(EM)3, HD replied that the Housing Department ("HD") would conduct a feasibility study and liaise with Link REIT on the matter mentioned by Mr OR. In response to Mr OR's enquiry about how HA would deal with cases in a PRH estate where Link REIT was a co-owner but was unwilling to share the cost of constructing new barrier-free access facilities in the estate, AD(EM)3, HD advised that HA did indeed need to seek consent from other owners if any, such as Link REIT, for proposals to construct barrier-free access facilities in the estate common areas of divested PRH estates.

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8. Mr KWOK Wai-keung declared that he was a member of HA and a member of the HA's Subsidised Housing Committee ("SHC"). He expressed concern about the inadequate barrier-free access facilities in the PRH estates' shopping centres that had been divested by HA to Link REIT and in turn to other new owners. He cited the example of Tin Wan Shopping Centre which had been sold by Link REIT to a new owner, who made an escalator leading to the housing blocks of Tin Wan Estate uphill unavailable for public use. The owner of a shopping arcade in Wah Kwai Estate disallowed public access to the lift facilities concerned, causing much inconvenience to elderly residents to use the services and facilities on the second floor of the shopping arcade. Mr KWOK urged HA to follow up such cases with the owners. AD(EM)3, HD replied that for PRH estates in which HA had ownership shares such as the two estates mentioned by Mr KWOK, HA would continue to liaise with other owners for the adequate provision of facilities to meet the PRH tenants' mobility needs. Regarding the provision of barrier-free access to the Ap Lei Chau Wind Tower Park near the Ap Lei Chau Estate, while the park was not within the estate's boundary, AD(EM)3, HD stated that the Administration would follow up as appropriate.

9. Mr Wilson OR enquired whether and how HA would address the inadequate provision of barrier-free access facilities in Tenants Purchase Scheme ("TPS") estates where there were unsold flats, such as Tak Tin Estate. AD(EM)3, HD replied that as HA was one of the owners of flats in TPS estates, HA's representatives would attend the Management Committee Meetings jointly with other representatives of the owners' corporation concerned and would reflect the views of tenants of unsold flats at the meetings.

10. The Chairman said that HA should study and discuss with the Administration whether other than housing-related legislation, there was legislation governing the responsibilities of other owners in an estate for providing barrier-free facilities. AD(EM)3, HD said that the Administration would liaise with other owners of TPS estates regarding provision of barrier-free access facilities as necessary.

Home modification/adaptation works in public rental housing units

11. Dr CHEUNG Chung-tai noted that HA would undertake home modification/adaptation works and bear the full cost incurred for the sitting/prospective elderly PRH tenants as well as families with members over 60, upon tenants' requests and as recommended by physiotherapists or medical officers. He opined that not all elderly tenants had a physiotherapist or medical officer to follow up their cases. AD(EM)3, HD replied that for simple cases

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such as addition of grab bars only, recommendations from physiotherapists or medical officers were not necessary. For other cases, HD might, upon elderly tenants' requests, refer them to medical social workers of non-governmental organisations for advice. He explained that HD needed to seek the expertise advice of physiotherapists or medical officers in order to ensure that the home modification/adaptation works suited the special needs of the tenants. Dr CHENG and the Chairman expressed concern about how commonly it was known among residents that they might request HD to carry out home modification/adaptation works in their units. The Chairman suggested that HD should strengthen publicity work to enhance sitting PRH tenants' awareness in this regard.

Admin

12. Dr CHENG Chung-tai enquired about the number of applications for home modification/adaptation works in PRH units that had been received from tenants/handled by HA in the past few years. AD(EM)3, HD replied that according to a survey conducted by HA, in a period of about seven months, HA had received about 2 700 applications for such works and HD had completed all the works. Dr CHENG requested the Administration to provide supplementary information to address his enquiry.

Support and services for the elderly

13. Mr LEUNG Yiu-chung enquired whether it was practicable for HA to provide covers to the outdoor benches in PRH estates to meet the elderly needs. AD(EM)3, HD replied that the major consideration in adding covers to the outdoor benches in divested PRH estates' common areas which were jointly owned by HA and other private owners was the plot ratio restriction under the Buildings Ordinance. In response to Mr LEUNG's enquiry whether HA would entertain residents' requests for carrying out such works in PRH estates not involving other owners, AD(EM)3, HD advised that HD would follow up with Mr LEUNG with reference to more details regarding the actual circumstances of the estates after the meeting.

14. Mr Wilson OR enquired why HD no longer arranged staff to assist the elderly in PRH estates, and whether the department would resume the arrangement. Chief Manager/Management (Support Services) 2, Housing Department replied that the services provided by HD staff previously as mentioned by Mr OR were now performed by Integrated Family Service Centres of the Social Welfare Department and Estate Management Advisory Committees. The Chairman suggested that Mr OR might further follow up the matter with the Administration after the meeting.

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IV. Quality management of products used in public housing developments

(LC Paper No. CB(1)523/17-18(01) — Administration's paper on Quality management of products used in public housing developments

LC Paper No. CB(1)529/17-18(05) — Paper on building materials used for public housing prepared by the Legislative Council Secretariat (background brief))

15. Deputy Director (Development and Construction), Housing Department ("DDH(D&C")) briefed members on the quality management of products used in the construction of new public housing developments undertaken by HA.

Quality management of building materials

16. Mr CHAN Chi-chuen and Dr CHENG Chung-tai enquired whether and how HA conducted surveillance visits to factories of building materials used in public housing developments, including the prefabricated components manufactured in the Mainland, and whether the surveillance visits were part of the risk treatment measures applied to the building construction stages. DDH(D&C) replied that the quality assurance system established by HA covered various aspects including product certification, surveillance visits to factories, site verification checks, etc. To control the quality of precast concrete components ("PCCs") manufactured outside Hong Kong, HA followed the guidelines set out in the relevant practice note issued by the Buildings Department. Since early 2007, HA had commissioned independent service providers in Hong Kong for management of factory supervision of PCCs manufactured in the Mainland. Apart from complying with the requirements under the relevant legislation, the independent service providers were also required by HA to deploy full-time resident supervisors in factories to inspect the production of PCCs. HA also deployed engineers to carry out relevant audits to the factories from time to time, and the project's main contractor would pay visits once a month to each factory to review PCC quality issues. HA's central team, which was an in-house independent team, would conduct quarterly factory visits to monitor the performance of the service providers.

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17. Mr WU Chi-wai opined that as according to the Administration, PCCs would be installed with other building products/components after they had been delivered to Hong Kong, HA should continue to strengthen the quality management for the installation works. In response to Mr CHAN Chi-chuen's enquiry about the cost and manpower involved in maintaining the quality management system including the risk treatment measures for building materials, DDH(D&C) advised that HD staff carried out the quality management work as part of their regular duties, and the Administration did not maintain manpower or cost breakdown of the relevant work.

Admin

18. Dr CHENG Chung-tai asked whether HA could cope with the workload relating to the quality management/control of building materials, including the risk treatment measures, given that there were a considerable number of HA's building projects underway/project sites. Referring to the enquiry by Dr CHENG, the Chairman requested the Administration to provide supplementary information on the manpower deployment to undertake the relevant work.

Admin

19. Mr Wilson OR enquired about the HA's measures to inspect and test the building materials used in public housing. DDH(D&C) replied that HA followed strictly the requirements under the relevant legislation with respect to the building materials used in public housing construction. For example, the requirements under the Waterworks Ordinance (Cap. 102) were applicable to materials used in the plumbing projects carried out by HA and its contractors. Apart from the legal requirements, HA had also formulated guidelines in relation to the quality management/control of building materials, and had put in place inspection and testing system for the public housing construction works. Mr OR requested the Administration to provide information about the guidelines, and the penalties that could be imposed on non-compliance cases.

20. Mr Wilson OR said that there were recent cases where the strainers of drinking water tap of some estates affected by the excess-lead-in-drinking-water incident including Hung Hom Estate Phase 2, Kai Ching Estate and Lower Ngau Tau Kok Estate had been found containing some bluish white particles after HA's replacement of the non-compliant water pipes in the estates. He enquired whether the cases reflected problems in the HA's quality management/control for plumbing works. DDH(D&C) replied that the Water Supplies Department had followed up the cases mentioned by Mr OR, and the laboratory results on the water samples indicated that the water was in compliance with the relevant standards for drinking water and was safe for consumption. The Chairman suggested that members might consider following up the issue with the Administration on other occasions.

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Disposal of in-flat items by public rental housing tenants

21. Mr WU Chi-wai said that there were cases where tenants of newly completed PRH estates had disposed of in-flat items after moving in, hence resulting in wastage. He enquired whether HA would consider providing an in-flat item in a PRH unit only if the new PRH tenant concerned indicated a need for the item. DDH(D&C) replied that HA considered it appropriate to provide some basic fixtures and fittings in PRH units to cater for the needs of new tenants. HA had previously studied the suggestion mentioned by Mr WU, and considered that it might not be practicable to take forward it due to various reasons, including complications involved in the relevant contracts between HA and its contractors. Mr WU and the Chairman said that HA should continue to explore options to take forward the suggestion and resolve the contractual issues mentioned by DDH(D&C).

V. Receiving public views on the implementation of the revised Well-off Tenants Policies of the Hong Kong Housing Authority

Relevant papers

(Annex B to LC Paper No. — CB(1)371/16-17(01)	Annex B to the Administration's paper on Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources (for the meeting on 9 January 2017 and the special meeting on 24 January 2017)
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Annex 2 to LC Paper No. — CB(1)757/16-17(01)	Supplementary information provided by the Administration regarding the revision of Well-off Tenants Policies (Follow-up to the meeting on 9 January 2017 and the special meeting on 24 January 2017)
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- LC Paper No. CB(1)76/17-18(01) — Letter dated 19 October 2017 from Hon KWOK Wai-keung on the revised Well-off Tenants Policies of the Hong Kong Housing Authority (Chinese version only)
- LC Paper No. CB(1)529/17-18(06) — Paper on Hong Kong Housing Authority's Well-off Tenants Policies prepared by the Legislative Council Secretariat (background brief))

22. Members noted three submissions tabled at the meeting.

(Post meeting note: The submissions were issued to members in electronic form vide LC Paper Nos. CB(1)567/17-18(01) to (03) on 6 February 2018.)

Meeting arrangements

23. The Chairman advised that 21 deputations/individuals had submitted applications to attend the meeting to present their views on the implementation of the revised Well-off Tenants Policies ("WTP") of HA.

Presentation of views by deputations/individuals

24. At the invitation of the Chairman, a total of 12 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

Discussion

25. At the invitation of the Chairman, Under Secretary for Transport and Housing ("USTH") gave the following responses to the views expressed by deputations/individuals –

- (a) the purpose of implementing the revised WTP was to ensure a more rational allocation of limited public housing resources. HA/the Administration would step up publicity to enhance public understanding of the revised policies and would continue the efforts in providing more PRH units;

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- (b) HA considered that the consultation on the amendments to WTP was adequate. Since 2013, there had been repeated and thorough discussions in the community on whether and how WTP should be refined. The Audit Commission had recommended HA to review WTP. The Administration had discussed with HG Panel the revised policies at meetings in January 2017, and HA's SHC had endorsed the amendments to WTP and the implementation details of the revised policies. HA would continue to listen to views on the revised WTP, and ensure the efficiency and fairness in implementing the revised policies;
- (c) PRH recovered from HA's tenants was an important source of housing supply to meet the demand of PRH applicants, and HA would continue its enforcement actions against tenancy abuse to ensure proper use of public resources. The implementation of the revised WTP did not necessarily lead to an increase in the number of deletion or household splitting cases;
- (d) PRH households whose members were all aged 60 or above would continue to be exempted from the revised WTP. Having regard to the need of those approaching retirement age to rely on their savings and assets to meet their ends, the asset limits for one-person to three-person households with all members aged over 55 were the same as that of four-person households; and
- (e) under both the previous and the revised WTP, the value of vehicles owned by members of PRH households would be covered in the total net household assets, calculated by the purchase price of vehicles net of the outstanding hire purchase repayments and depreciation.

Effectiveness of the revised policies

26. Mr Wilson OR declared that he was a member of SHC. He opined that HA should make clear the effectiveness of the revised WTP in terms of the number of PRH units that could be recovered. Mr SHIU Ka-chun opined that the number of PRH units recovered from well-off tenants from 2011 to 2016 was less than the number surrendered by PRH tenants voluntarily. He and Mr LUK Chung-hung expressed scepticism about the effectiveness in recovering PRH units for allocation to PRH applicants. He considered the revised WTP controversial and queried why HA insisted on implementing the policies.

Action

27. USTH replied that the number of PRH units recovered under the revised WTP was not a factor for consideration in taking forward the revised policies. The revised policies would help ensure a more rational allocation of limited public housing resources. Compared with PRH applicants living in sub-divided units, households with income or assets exceeding the prescribed limits under the revised WTP were relatively more capable of taking care of their own housing needs.

Impact on public rental housing households

28. Mr LEUNG Yiu-chung expressed concern that following the implementation of the revised WTP, young household members had to move out and more elderly tenants had to live alone. The Chairman said that according to the Administration's response to a question raised at a Council meeting, there were about 36 200, 33 900 and 33 800 approved cases of deleting family members from the PRH tenancy in 2014, 2015 and 2016 respectively, whereas within the first two quarters of 2017, there were already 21 800 deletion cases, about half of which were children of the PRH tenants. She enquired whether the implementation of the revised WTP in effect forced younger working members of PRH households to move out of their PRH flats. Mr LUK Chung-hung raised a similar enquiry. Mr SHIU Ka-chun asked whether the revised WTP were contrary to the policy of fostering harmonies families given the considerable number of tenancy deletion cases, and whether HA had consulted the Elderly Commission on the revised policies.

29. USTH replied that HA/the Administration had not consulted the Elderly Commission on the revised WTP. There were many reasons for deleting family members from the tenancy. The Administration/HA all along promoted the housing policies to foster inter-generational harmony. For examples, under the sales arrangements for Home Ownership Scheme ("HOS") flats, households with elderly family members would have priority for flat selection. According to the revised WTP, lump-sum retirement benefits received under mandatory provident fund schemes, occupational retirement schemes and civil service pension schemes might be deducted from the calculation of total net household asset value. Mr LUK Chung-hung said that HA should consider whether the retirement benefits received by PRH tenants other than those under mandatory provident fund schemes, occupational retirement schemes and civil service pension schemes might also be deducted from the calculation of total net household asset value.

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30. The Chairman opined that the revised WTP might not effectively enhance PRH circulation and were not the appropriate measures for tackling tenancy abuse. HA/the Administration should pay heed to the concern that PRH households whose income or assets exceeding the prescribed limits under the revised WTP might not have sufficient financial capability to achieve home ownership. Some PRH tenants who were taxi drivers might have worked hard for decades to earn sufficient income to purchase a taxi licence. These tenants might be regarded as well-off as the prevailing value of a taxi licence was about \$5 million to \$6 million which exceeded the prescribed asset limits under the revised WTP. As the taxi was a means of living for these households, it was not practicable for them to sell the taxi licence in order to use the sale proceeds to purchase/rent a private flat. Instead, the taxi driver had to delete himself/herself from the tenancy or divorce in order to ensure that other family members could continue to live in the PRH unit.

31. USTH replied that under the revised WTP, only the net value of a taxi licence was covered in the total net asset of a household. PRH tenants who owned a taxi licence with value above the prescribed asset limits under the revised WTP should have relatively less pressing needs for a PRH unit when compared with applicants on the PRH waiting list. To achieve home ownership, they might consider purchasing subsidized sale flats. The Chairman said that the Transport and Housing Bureau ("THB") should consider consulting the taxi trade on the revised WTP in view of the impact of the policies on the taxi drivers living in PRH units. In response to the Chairman's enquiry about the supply of subsidized sale flats, USTH advised that SHC had endorsed regularizing GSH with a view to launching the sale of the first regularized GSH project in around the end of 2018, and would launch the sale of about 4 400 new HOS flats in early 2018.

Flat supply and prices

32. Mr LEUNG Yiu-chung said that the revised WTP might not increase the number of PRH units recovered for allocation to PRH applicants, but would generate additional demand for private accommodations, hence pushing up flat prices or rentals. Mr SHIU Ka-chun was concerned that PRH tenants with income or assets exceeding the prescribed limits under the revised WTP could not afford a private housing unit. Mr Wilson OR opined that instead of implementing the revised WTP, the Administration/HA should focus efforts on the supply of housing land to provide more PRH units. USTH replied that the Development Bureau ("DEVB") had been making the best efforts to increase land supply. After DEVB had designated a land site to HA for providing public housing, THB and HA would make the best use of the land for developing public housing.

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Implementation of the revised policies

33. The Chairman said that as the Administration/HA had yet to provide adequate subsidized sale flats including GSH and HOS units to meet the housing demand of the PRH tenants who had to move out from their units due to the implementation of the revised WTP, and SHC would not launch a sale exercise for GSH units within a short period, it should consider postponing the implementation of the revised WTP. Mr LUK Chung-hung opined that HA should consider slowing down or temporarily suspending the implementation of the revised policies. USTH responded that after HD had issued a Notice-to-Quit to a well-off household under the revised WTP, the latter might apply for a fixed-term licence to stay in the PRH unit for a period of not more than 12 months. The household issued with the Notice-to-Quit might also appeal to the Appeal Panel (Housing).

34. Mr LEUNG Yiu-chung opined that the Administration/HA should seriously consider the public views raised on the amendments to WTP and re-consider the appropriateness to continue the implementation of the revised WTP. Mr LUK Chung-hung opined that the SHC's decision to implement the revised WTP had not taken into account the PRH tenants' concerns. Mr Wilson OR said that it was appropriate for HA to continue tackling PRH tenancy abuse, but the revised WTP which were not well justified and caused disturbances to PRH tenants should not be taken forward.

35. USTH replied that during the three-month territory-wide public consultation conducted in 2013, representatives of the Long Term Housing Strategy ("LTHS") Steering Committee and THB attended over 50 meetings with members of the public and concern groups to gauge public views. In concluding the comments received during the public consultation exercise, the LTHS Steering Committee noted that there were supporting and opposing views in the society for revising WTP. Mr Wilson OR requested the Administration to provide supplementary information on the public views raised during consultations on the revised WTP, and how the Administration/HA had followed up/responded to them.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)902/17-18(01) on 2 May 2018.)

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Administrative cost

36. The Chairman noted that over 200 000 households would fall under the declaration cycle in April 2018, and enquired about the HA's assessment on the staffing requirement and the number of households which would apply for deletion of family members from PRH tenancy. Mr Wilson OR asked about the administrative expenses involved in implementing the revised WTP, including cost of additional manpower, publicity and printing expenses, etc.

37. USTH said that HA/the Administration would make reference to the experience at the declaration cycle in October 2017 and further refine the implementation details of the revised policies where necessary, for a smoother operation in the declaration cycle in April 2018. Deputy Secretary for Transport and Housing (Housing) replied that HD had employed a small number of body-shopped personnel for handling the increased publicity work arising from the revised policies and answering public enquiries. HD might require extra staff to handle the additional workload arising from the declaration cycle in April 2018 which involved more than 200 000 households. Mr Wilson OR said that the Administration should have made available at the meeting the figures on the administrative expenses to address his question, and requested the Administration to provide supplementary information, with figures, on the administrative expenses incurred/to be incurred by HA/the Administration in the implementation of the revised WTP.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)902/17-18(01) on 2 May 2018.)

(At 4:29 pm, the Chairman announced that the meeting would be extended for five minutes to 4:35 pm.)

Review on the revised policies

38. Mr Wilson OR asked whether and when HA would launch a review on the revised WTP. The Chairman said that HA should review and improve the revised WTP as early as possible to address the adverse impacts of the revised policies on PRH tenants. Mr LUK Chung-hung opined that HA should consider more exemptions to the revised policies when conducting the review, and enquired whether the review would be conducted shortly, say three to six months. In reply, USTH said SHC would follow its established mechanism in deciding when to review the revised WTP, and might not launch a review on the revised policies within the next three months as the revised policies had been implemented for a short time only. In response to Mr OR's enquiry whether

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USTH would relay the views of members and deputations at the meeting to the Secretary for Transport and Housing, including the request for launching a review on the revised policies, USTH replied in the affirmative.

VI. Any other business

39. There being no other business, the meeting ended at 4:34 pm.

Council Business Division 1
Legislative Council Secretariat
28 May 2018

Appendix

Panel on Housing

Meeting on Monday, 5 February 2018, at 2:00 pm

Agenda item V - Receiving public views on the implementation of the revised Well-off Tenants Policies of the Hong Kong Housing Authority

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission / Major views and concerns
1.	Mr LEUNG Sai-hong Member Right to Adequate Housing Alliance	<ul style="list-style-type: none">● Well-off tenants under the revised Well-off Tenants Policies ("WTP") might not have sufficient financial capability to achieve home ownership.● It was not appropriate for the Hong Kong Housing Authority ("HA") to convert public rental housing ("PRH") units, which were precious public resources, to flats for sale under the Green Form Subsidised Home Ownership Scheme ("GSH") .
2.	Mr NGAN Lit-fun 成員 街工勞工組	<ul style="list-style-type: none">● The revised WTP could not effectively address the long waiting time for PRH.● The Administration/HA had not provided adequate PRH units to meet the demand.
3.	Mr CHAN Chun-chung Deputy spokesperson on housing DAB	<ul style="list-style-type: none">● The revised WTP could not effectively increase the PRH supply.● The implementation of the revised WTP had caused disturbances to PRH tenants.
4.	Mr LEUNG Kwok-hung	<ul style="list-style-type: none">● The HA's decision to implement the revised WTP had not paid heed to members' views and concerns.● The Administration/HA had not provided adequate PRH units to meet the demand.

No.	Name of deputation/individual	Submission / Major views and concerns
5.	Mr YUEN Kin-chung 房屋小組召集人 Liberal Party	<ul style="list-style-type: none"> ● The number of PRH units recovered by HA under the revised WTP would be far less than the number of applicants on the PRH waiting list. ● The current-term Government should develop more land resources for providing housing.
6.	Mr Laurence PAK Director of Operations The Lion Rock Institute	<ul style="list-style-type: none"> ● PRH units should be allocated to most needy families. ● It was appropriate for HA to change WTP from the "two pillars" system to a "one pillar" system and to tackle PRH tenancy abuse.
7.	Miss Gloria NG Hiu-man District Developer of Kowloon West The Civic Party	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)567/17-18(01) (Chinese version only).
8.	Mr LAI Chi-po 成員 公屋被迫遷戶關注組	<ul style="list-style-type: none"> ● The revised WTP could not effectively increase the PRH supply to meet the demand of PRH applicants and were not appropriate measures to tackle PRH tenancy abuse. ● The revised WTP would force well-off tenants to purchase private flats, hence pushing up the overall flat prices.
9.	黃思鴻小姐	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)529/17-18(07) (Chinese version only).
10.	Ms Janus LAU 會務副主任 The Federation of Hong Kong & Kowloon Labour Unions	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)567/17-18(02) (Chinese version only).
11.	Mr CHOW Nok-hang	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)567/17-18(03) (Chinese version only).

No.	Name of deputation/individual	Submission / Major views and concerns
12.	Mr WONG Chun-kit	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)567/17-18(04) (Chinese version only) (Restricted to members).

Council Business Division 1
Legislative Council Secretariat
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