

Panel on Housing

List of follow-up actions

(position as at 9 October 2017)

Subject	Date of meeting	Follow-up action required	Administration's response
1. Briefing by the Secretary for Transport and Housing on the Chief Executive's 2017 Policy Address	6.2.2017	<p>The Administration was requested to provide the following information:</p> <p>(a) number of transactions for (i) private residential properties and (ii) first-hand private residential properties before and after the announcement of the demand-side management measure on 5 November 2016 (i.e. raising the ad valorem stamp duty rates chargeable on residential property transactions to a new flat rate of 15%); and</p> <p>(b) the Administration's proposed timing/date for discussing "short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units" on the Panel's list of outstanding items for discussion (LC Paper No. CB(1)500/16-17(02)) in the light of the suggestion of Hon Alice MAK Mei-kuen, the Panel Chairman, that it should be discussed as early as possible.</p>	<p>The Administration's response to item (b) was circulated vide LC Paper No. CB(1)715/16-17(01) on 22 March 2017.</p> <p>The Administration's response to item (a) was circulated vide LC Paper No. CB(1)1170/16-17(01) on 20 June 2017.</p>
2. Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority	6.3.2017	<p>The Administration was requested to provide the following information:</p> <p>(a) written response to the issues raised by Hon Jeremy</p>	<p>The Administration's response was circulated vide paragraphs 13 to 19 of LC Paper No.</p>

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		<p>TAM Man-ho in his letter dated 6 March 2017 (LC Paper No. CB(1)655/16-17(01));</p> <p>(b) given that the Hong Kong Housing Authority ("HA") planned to increase the provision of recreational facilities for the elderly at 100 public rental housing ("PRH") estates with a higher proportion of elderly residents, (i) a list of these estates, (ii) whether any of these estates were those of the 22 aged PRH estates the redevelopment potential of which had been earlier on assessed by the Administration/HA and if yes, the details; and</p> <p>(c) a list of the existing old PRH estates for which improvement works (such as works to add/improve the estate facilities) had been carried out in the past few years, and details of the improvement works.</p>	<p>CB(1)1452/16-17(01) on 6 October 2017.</p>
<p>3. Construction materials used for public rental housing</p>	<p>6.3.2017</p>	<p>The Administration was requested to provide a list of the materials covered under the enhancement measures adopted by the Hong Kong Housing Authority regarding plumbing works, as set out in items (A)1 and 2 of Part I of the Annex to the Administration's paper (LC Paper No. CB(1)617/16-17(07)).</p>	<p>The Administration's response was circulated vide paragraph 20 of LC Paper No. CB(1)1452/16-17(01) on 6 October 2017.</p>
<p>4. Development of bazaars in public housing estates</p>	<p>9.5.2017</p>	<p>The Administration was requested to provide the following information:</p>	<p>The Administration's response was circulated vide LC Paper No.</p>

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		<p>(a) a list of public housing estates under the Hong Kong Housing Authority ("HA") which did not involve other owners;</p> <p>(b) a copy of/information about the internal guidelines for the Housing Department ("HD")'s estate frontline staff for handling proposals of setting up bazaars in public housing estates ("bazaar proposals");</p> <p>(c) the principles adopted by HA/HD for considering/vetting bazaar proposals;</p> <p>(d) whether District Councils ("DCs"), Area Committees ("ACs") and Estate Management Advisory Committees ("EMACs") considered/gave views on bazaar proposals according to the principles in (c); if yes, the details;</p> <p>(e) whether and how, in assessing a bazaar proposal, HA/HD would take into account the following factors: (i) views of DCs, ACs, EMACs and The Link Real Estate Investment Trust ("Link REIT") on the proposal, including opposition, if any, raised by one or more of these four parties to the proposal; and (ii) nature of the proposed bazaar operation; whether HA/HD adopted a marking scheme for the assessment and/or accorded weightings to the</p>	CB(1)1296/16-17(01) on 11 July 2017.

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		<p>aforesaid factors; if yes, the details; if no, the reasons;</p> <p>(f) measures/actions that would be taken by HA/HD to cater for a situation where a bazaar proposal was opposed by Link REIT as an owner of the proposed bazaar venue;</p> <p>(g) the mechanism for submission and approval of bazaar proposals to/by HA/HD; how HA/HD would select the proposals if there was more than one proponent submitting proposals for organizing a bazaar at the same location and time;</p> <p>(h) the way forward to handle bazaar proposals in future; whether HA/HD would put in place common criteria applicable to all proponents/applicants for setting up bazaars in public housing estates; if yes, the details; if no, the reasons; whether HA/HD would establish platform to assist community groups in organizing bazaars in public housing estates; if yes, the details; if no, the reasons;</p> <p>(i) whether HA/HD would give special considerations or provide concessionary arrangements if the proponents of bazaar proposals / operators of bazaars were non-profit organizations and/or their</p>	

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		<p>proposed bazaar operation was non-profit-making in nature, if yes, the details; and</p> <p>(j) details of the views of the relevant DC, AC and EMAC on the proposal for setting up a holiday bazaar at the amphitheatre of Tin Yiu Estate in Tin Shui Wai; a copy of Link REIT's written consent to the aforesaid proposal (an explanation if the Administration could not provide a copy of the written consent).</p>	
5. Marking Scheme for Estate Management Enforcement in Public Housing Estates	9.5.2017	The Administration was requested to provide information on whether it would take forward the suggestion that the Administration's/Hong Kong Housing Authority's policies should allow guide dog puppies undergoing training to be kept at public housing units by tenants, including tenants who were guide dog trainers, visually impaired tenants, etc., if yes, the details; if no, the reasons.	The Administration's response was circulated vide paragraph 28 of LC Paper No. CB(1)1452/16-17(01) on 6 October 2017.
6. Letting of markets under the Hong Kong Housing Authority	5.6.2017	<p>The Administration was requested to provide the following information:</p> <p>(a) given that the Housing Department ("HD") assessed the performance of single operators regularly, information about the overall assessment results (if available); and</p>	Response awaited

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		<p>(b) whether and how HD collected the feedbacks/comments from Estate Management Advisory Committees ("EMACs") (such as the questions asked/questionnaires used) as part of its performance assessment on single operators; any criteria adopted by EMACs in evaluating/giving comments on the performance of single operators, if yes, the details.</p>	
<p>7. Receiving public views on issues relating to letting of markets under the Hong Kong Housing Authority and development of bazaars in public housing estates</p>	<p>5.6.2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) details of the processes/workflows for handling a proposal of setting up bazaars in public housing estates; for each process/workflow, the parties/stakeholders involved to approve/examine/give views on the bazaar proposal, and the relevant considerations and criteria involved;</p> <p>(b) how the views and positions of local communities, including District Councils ("DCs") and Estate Management Advisory Committees ("EMACs"), regarding a bazaar proposal would affect the Hong Kong Housing Authority ("HA")/Housing Department ("HD")'s assessment or decision on the proposal; whether HA/HD would reject the bazaar proposal if it was not supported by the relevant DC and/or EMAC;</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1296/16-17(01) on 11 July 2017.</p>

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		<p>(c) the situation under which HA/HD would seek the advice/approval of the Lands Department ("LandsD") on a bazaar proposal; whether it was not necessary for HA/HD to seek LandsD's advice/approval if the proposed bazaar operation was non-profit-making and temporary in nature; and</p> <p>(d) how HA/HD would deal with the situation where more than one proponent submitted proposals for organizing a bazaar at the same location and time.</p>	
<p>8. Rent adjustment mechanism for rental units and rent relief measures of the Hong Kong Housing Society</p> <p>(Hong Kong Housing Society)</p>	<p>3.7.2017</p>	<p>The Hong Kong Housing Society was requested to provide the following information:</p> <p>(a) the number of tenants of the Hong Kong Housing Society ("HS")'s rental estates who had financial difficulty in paying rent had transferred to other estates with lower rent in the past three years; and</p> <p>(b) the cost of repair and maintenance of HS's rental estates; the proportion of the rental income from HS's estates used for covering the cost.</p>	<p>The Hong Kong Housing Society's response was circulated vide LC Paper No. CB(1)1333/16-17(01) on 20 July 2017.</p>
<p>9. Short and medium-term measures to alleviate the housing difficulties of</p>	<p>3.7.2017</p>	<p>The Administration was requested to provide the following information:</p>	<p>Response awaited</p>

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residents of sub-divided units		<p>(a) the current term Government (i.e. the Fifth-term Government)'s way forward in respect of the introduction of short and medium-term measures to alleviate the housing difficulties of tenants residing in sub-divided units (and cubicle apartments) ("the tenants") and its position on the following suggestions raised at the meeting –</p> <p>(i) to reinstate tenancy control to provide protection for the tenants, in particular those residing in units with rateable value below \$60,000, including requiring landlords to enter into tenancy agreements in writing with the tenants which set out among others a notice period for rent increase and termination of tenancy, and the rate of increase in rent, and preventing the tenants from being overcharged for the use of water and electricity;</p> <p>(ii) to provide/increase rent allowance to help the tenants, in particular those who were eligible applicants for public rental housing ("PRH") and had waited for PRH units for more than three years and without any flat offer;</p> <p>(iii) to introduce vacant property tax to discourage landlords from withholding their premises for leasing;</p>	

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		<p>(iv) to invite the Urban Renewal Authority to provide in collaboration with the Hong Kong Housing Authority/Hong Kong Housing Society public housing, such as rental units or subsidized sale flats, at its urban sites so as to provide more public housing in urban area;</p> <p>(v) to review the relevant policies on interim housing ("IH") (including the rehousing policies) with a view to ensuring effective use of the resources of IH, including Shek Lei IH, for accommodating needy households including those of sub-divided units;</p> <p>(b) the Administration's position with respect to the problem of tenants of sub-divided units being overcharged by landlords for the use of water and electricity; the measures to be taken by the Administration to tackle and prevent the problem from getting worse; and</p> <p>(c) the respective number of residents of the ex-North Point Estate, ex-Wong Chuk Hang Estate, and ex-Valley Road Estate before they were demolished, and the respective number of residents accommodated/to be accommodated in the private residential developments at the sites of these estates.</p>	

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10.Head 711 project no. B446RO - District open space adjoining San Po Kong public housing development	11.7.2017	<p>The Administration was requested to provide information/ take actions as follows:</p> <ul style="list-style-type: none">(a) address at a later stage during the design of the proposed project the concerns that pet owners might find it inconvenient to use the pet corner at the north-west corner of the proposed district open space ("DOS") which was not geographically close to other DOS facilities and the major residential developments in San Po Kong;(b) consider the suggestions to (i) increase the area of the proposed pet corner (such as expanding it to cover the areas along the west edge and south edge of the proposed DOS); (ii) increase car parking spaces (such as providing such facilities at the underground of the proposed DOS' ball courts); and (iii) provide space/facilities (such as by marking lines at one of the basketball courts) for playing cricket under the proposed project;(c) take measures (including short-term measures) to prevent the delay of the scheduled completion date of the proposed project (i.e. the second quarter of 2020); and(d) take measures to alleviate the traffic congestion in the vicinity of King Tai Court before and after the	Response awaited

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		completion of the proposed project.	
11. Progress of the Total Maintenance Scheme of the Hong Kong Housing Authority	11.7.2017	<p>The Administration was requested to provide the following information:</p> <p>(a) given that the overall satisfaction rate of the Total Maintenance Scheme ("TMS") was maintained at 80%, the reasons for dissatisfaction of the remaining 20% households;</p> <p>(b) reason for 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);</p> <p>(c) in view that the Report No. 67 of the Director of Audit had pointed out that from 2014 to 2016, on average, about three items of TMS repair works in each of 118 flats (89% of the 133 flats inspected) inspected by Surprise Check Teams required replacement/rectification works, the challenges and difficulties encountered by the Hong Kong Housing Authority in implementing TMS; and</p>	The Administration's response was circulated vide paragraphs 21 to 27 of LC Paper No. CB(1)1452/16-17(01) on 6 October 2017.

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		<p>(d) the mechanism in place, including the marking scheme if any, to assess and monitor the TMS contractors' performance; types of measures/penalties that could be imposed on under-performing contractors; whether and in what situation such measures/penalties had been imposed on TMS contractors.</p>	
<p>12. Performance of environmental targets and initiatives of the Hong Kong Housing Authority in 2016-17</p>	<p>11.7.2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) with respect to items 10 to 12 of Annex 1 to the Administration's paper LC Paper No. CB(1)1055/16-17(01) which mentioned that the Hong Kong Housing Authority ("HA") would use green materials/components in its projects, whether there was a target on the proportion of such green materials/components in the materials/components used in HA's projects; if yes, the details (including the target and how the target was set); if no, the reasons; and</p> <p>(b) the relevant findings, including but not limited to emissions data, and reporting period of each of the carbon audits referred to in item 15 of the aforesaid Administration's paper that had been conducted by HA.</p>	<p>The Administration's response was circulated vide paragraphs 29 to 31 of LC Paper No. CB(1)1452/16-17(01) on 6 October 2017.</p>

Council Business Division 1
Legislative Council Secretariat
9 October 2017