

Panel on Housing

List of follow-up actions

(position as at 2 November 2017)

Subject	Date of meeting	Follow-up action required	Administration's response
1. 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> <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>	The Administration's response was circulated vide paragraphs 2 to 13 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.
2. Short and medium-term measures to alleviate the housing difficulties of residents of sub-divided units	3.7.2017	<p>The Administration was requested to provide the following information:</p> <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</p>	The Administration's response was circulated vide paragraphs 14 to 38 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.

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		<p>in sub-divided units (and cubicle apartments) ("the tenants") and its position on the following suggestions raised at the meeting –</p> <ul style="list-style-type: none">(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;(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;(iii) to introduce vacant property tax to discourage landlords from withholding their premises for leasing;(iv) to invite the Urban Renewal Authority to provide in collaboration with the Hong Kong Housing Authority/Hong Kong Housing Society public	

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		<p>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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<p>3. Head 711 project no. B446RO - District open space adjoining San Po Kong public housing development</p>	<p>11.7.2017</p>	<p>The Administration was requested to provide information/ take actions as follows:</p> <p>(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;</p> <p>(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;</p> <p>(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</p>	<p>The Administration's response was circulated vide paragraphs 39 to 42 of LC Paper No. CB(1)1466/16-17(01) on 11 October 2017.</p>

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		(d) take measures to alleviate the traffic congestion in the vicinity of King Tai Court before and after the completion of the proposed project.	
4. Briefing by the Secretary for Transport and Housing on the Chief Executive's 2017 Policy Address	30.10.2017	<p>The Administration was requested to provide the following information:</p> <p>(a) the number of public rental housing ("PRH") applicants on the Waiting List ("WL") who had been waiting for more than three years and had not been provided the first flat offer;</p> <p>(b) with statistics/figures, the circulation of PRH flats in the past five years, and how the relevant existing policies, including but not limited to Home Ownership Scheme, Tenant Purchase Scheme, Marking Scheme for Estate Management Enforcement in Public Housing Estates, policies on tackling under-occupation in PRH estates, Well-off Tenants Policies/revised Well-off Tenants Policies, facilitated/affected the circulation of PRH flats;</p> <p>(c) the average time taken between surrender of a PRH unit by the sitting tenant and reallocation of the PRH unit to a WL applicant;</p> <p>(d) whether the Hong Kong Housing Authority ("HA")</p>	Response awaited

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		<p>could choose not to implement the initiative of regularizing the Green Form Subsidized Home Ownership Scheme ("GSH") in the Policy Address after considering the relevant details/reviewing the scheme; at what time HA/the Administration would decide the ratio between the supply of PRH units and GSH flats; and</p> <p>(e) with respect to the concern that purchasers of GSH flats would be those tenants of small PRH units who wished to move to flats of larger sizes and hence the PRH units surrendered by GSH flat purchasers for reallocation to WL applicants would be smaller ones, how the Administration would address the above concern in its planning for the production of PRH to cater for households of different sizes.</p>	