

Panel on Housing

**List of outstanding items for discussion
(Position as at 2 November 2017)**

- | | Proposed timing
for discussion |
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| 1. Public Housing Construction Programme 2017-18 to 2021-22 | 4 December 2017
<i>See Note (1)</i> |
| <p>The Administration would like to brief the Panel on the Hong Kong Housing Authority ("HA")'s Public Housing Construction Programme for the period 2017-2018 to 2021-2022.</p> | |
| 2. Challenges and difficulties in taking forward public housing development projects | 4 December 2017
<i>See Note (1)</i> |
| <p>The Administration would like to brief the Panel on the challenges and difficulties in taking forward public housing development projects.</p> | |
| 3. The Long Term Housing Strategy Annual Progress Report 2017 | January 2018 |
| <p>The Administration would like to brief the Panel on the latest implementation of key aspects of the Long Term Housing Strategy as at December 2017.</p> | |
| <p>At the Panel meeting on 12 October 2017, Hon CHU Hoi-dick suggested 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. At the work plan meeting held on 25 October 2017, the Administration advised that items no. 2 and 3 would address the suggestion.</p> | |

**Proposed timing
for discussion**

4. Interim Scheme to Extend the Home Ownership Scheme Secondary Market to White Form Buyers

January 2018

HA has undertaken to conduct a review on the Interim Scheme to decide on its future. The review is forecast to be completed in around end-2017. The Administration will brief the Panel on the outcome of the review.

At the Panel meeting on 18 October 2016, Hon LAU Kwok-fan requested to discuss with the Administration the enhancement measures for the Home Ownership Scheme Secondary Market.

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

February 2018

The Administration would like to brief the Panel on HA's measures to facilitate the indoor and outdoor activities of the elderly who were infirm or with disabilities.

At the Panel meeting on 12 October 2017, Dr Hon Fernando CHEUNG Chiu-hung 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 public rental housing estates, and measures to reduce the inconvenience caused to them due to the works to improve, repair and maintain these facilities.

6. Quality management of products used in public housing developments

February 2018

The Administration would like to brief the Panel on the quality management of products used in public housing developments.

**Proposed timing
for discussion**

7. Review of income and asset limits for public rental housing for 2018-19

March 2018

HA reviews the income and asset limits for public rental housing every year in accordance with the established mechanism to keep abreast with the prevailing socio-economic circumstances. Following the established practice, the Administration will report the review findings to the Panel and then reflect members' comments to the Subsidised Housing Committee of HA.

At the Panel meeting on 18 October 2016, Hon Wilson OR Chong-shing requested to discuss income and net assets declarations by public rental housing tenants. As suggested by the Administration at the work plan meeting held on 27 October 2016, the discussion on the matter was subsumed under the agenda item "Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources" at the meeting on 9 January 2017. At the meeting on 6 March 2017, the Panel discussed the item "Review of income and asset limits for public rental housing for 2017-18".

**Proposed timing
for discussion**

8. Green Form Subsidised Home Ownership Pilot Scheme

March 2018

HA has undertaken to conduct a review on the Green Form Subsidised Home Ownership Pilot Scheme ("GSH") to decide whether to proceed with other GSH project(s). The review is forecast to be completed in around end-2017. The Administration will brief the Panel on the outcome of the review.

At the Panel meeting on 12 October 2017, Hon Andrew WAN Siu-kin suggested that the Panel should receive a briefing on how the Administration could achieve the two objectives, as stated in the 2017 Policy Address, of shortening the waiting time for public rental housing while substantially increasing the supply of units under GSH. Dr Hon KWOK Ka-ki, Hon Tanya CHAN and Hon Jeremy TAM Man-ho jointly submitted a letter dated 27 October 2017 (LC Paper No. CB(1)147/17-18(01)) expressing concern about the media report that the Administration would turn most of the newly completed public rental housing units to flats for sale under GSH.

9. The work of the Sales of First-hand Residential Properties Authority

April 2018

The Administration would like to update the Panel on the implementation of the Residential Properties (First-hand Sales) Ordinance and the work of the Sales of First-hand Residential Properties Authority.

**Proposed timing
for discussion**

10. The implementation of the revised Well-off Tenants Policies of the Hong Kong Housing Authority

April 2018

The Administration would like to brief the Panel on the implementation of the revised Well-off Tenants Policies of HA.

On 24 January 2017, the Panel held a special meeting to discuss with the Administration and receive public views on HA's measures to refine the Well-off Tenants Policies.

At the Panel meeting on 12 October 2017, Hon HO Kai-ming and Hon Wilson OR Chong-shing requested to be briefed 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. In his letter dated 19 October 2017, Hon KWOK Wai-keung suggested that the Panel should hold a public hearing to receive views on the revised Well-off Tenants Policies, and invite the Administration to attend the public hearing (LC Paper No. CB(1)76/17-18(01)).

11. Marking Scheme for Estate Management Enforcement in Public Housing Estates

May 2018

The Administration would like to brief the Panel on the latest progress and effectiveness of the Marking Scheme for Estate Management Enforcement in Public Housing Estates of HA.

12. Quota and Points System of the Hong Kong Housing Authority

May 2018

The Administration would like to brief the Panel on the implementation of the refined Quota and Points System of HA since February 2015.

In his letter dated 18 December 2015, Hon WONG Kwok-hing suggested that the Panel should follow up on the implementation of the Quota and Points System following the refinements introduced in February 2015 (LC Paper No. CB(1)345/15-16(01) issued on 21 December 2015).

**Proposed timing
for discussion**

13. Use of non-domestic premises of the Hong Kong Housing Authority

June/July 2018

The Administration would like to brief the Panel on the utilization of non-domestic units in public housing estates of HA.

At the Panel meeting on 12 October 2017, Hon Jeremy TAM Man-ho 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.).

14. Progress of the Total Maintenance Scheme

June/July 2018

See Note (2)

The Administration would like to brief the Panel on the latest progress of the Total Maintenance Scheme of HA.

15. Performance of the Environmental Targets and Initiatives of the Hong Kong Housing Authority in 2017-18

June/July 2018

See Note (2)

The Administration would like to update the Panel on the performance of HA in respect of its environmental targets and initiatives in 2017-2018.

16. 2018 Rent review of public rental housing

Mid-2018

The Administration would like to brief the Panel on the result of the rent review of public rental housing conducted by HA in accordance with the Housing Ordinance (Cap. 283).

At the Panel meeting on 18 October 2016, Hon Wilson OR Chong-shing requested to discuss with the Administration a review of the rent adjustment mechanism for public rental housing. At the Panel meeting on 12 October 2017, Hon Wilson OR Chong-shing requested to discuss with the Administration a review of the HA's Rent Assistance Scheme.

**Proposed timing
for discussion**

17. Tenant Purchase Scheme

To be deleted

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung requested to receive a briefing on the Government's policy direction as well as the management issues encountered in implementing the existing public rental housing flat sale schemes. At the Panel meeting on 18 October 2016, Hon LAU Kwok-fan requested to discuss with the Administration the re-launching of the Tenant Purchase Scheme ("TPS"). At the work plan meeting held on 27 October 2016, the Administration agreed to provide a paper on the Administration's position in respect of the matter. The Administration's response was provided vide paragraphs 4 to 8 of LC Paper No. CB(1)1452/16-17(01), which was issued to members on 6 October 2017.

At the Panel meeting on 12 October 2017, Hon Wilson OR Chong-shing requested the Panel to discuss with the Administration as early as possible the re-launching of TPS. Hon SHIU Ka-chun requested to receive a briefing on the role of the Housing Department in managing TPS estates, including the provision and management of educational and welfare facilities in TPS estates.

At the work plan meeting held on 25 October 2017, the Administration agreed to provide a paper again on the Administration's position in respect of the item and proposed that the item be removed from the Panel's "list of outstanding items for discussion".

18. Testing of drinking water of public rental housing estates

To be confirmed
See Note (3)

At the Panel meeting on 12 October 2017, Dr Hon CHENG Chung-tai referred to the "Excessive lead in drinking water in public rental housing estates" incident and suggested that the Administration should brief the Panel on any plan to conduct testing of drinking water of public rental housing estates, including whether it would conduct such testing in all estates, and the role of HA/Housing Department in this regard.

**Proposed timing
for discussion**

19. Rehousing policy for residents affected by land resumption

To be confirmed
See Note (3)

At the Panel meeting on 12 October 2017, Hon 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.

20. Difficulties experienced by educational and social welfare organizations renting premises in housing estates

To be confirmed
See Note (4)

At the Panel meeting on 12 October 2017, Dr Hon Fernando CHEUNG Chiu-hung 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 Hon CHENG Chung-tai raised a similar request at the meeting.

**Proposed timing
for discussion**

21. Policies on tackling under-occupation in public rental housing estates and overcrowding relief measures

*To be confirmed
See Note (4)*

At the work plan meeting on 27 November 2014, members requested the Administration to review the policies, standards and measures of under-occupation in public rental housing estates, and the enforcement of which may lead to overcrowding in cases of changes in family circumstances, and to report to the Panel.

At the Panel meeting on 18 October 2016, Hon Wilson OR Chong-shing requested to discuss the review of the policies on tackling under-occupation in public rental housing estates and overcrowding relief measures. At the same meeting, Hon LUK Chung-hung requested for a briefing on the policy in the provision of overcrowding relief.

As suggested by the Administration at the work plan meeting held on 27 October 2016, the discussion on the subject matter was subsumed under the agenda item "Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources" at the meeting on 9 January 2017.

22. Regulation of sale of overseas properties

To be confirmed

Hon James TO Kun-sun and Hon Andrew WAN Siu-kin jointly submitted a letter dated 16 May 2017 (LC Paper No. CB(1)966/16-17(01)) regarding regulation of sale of overseas properties. An information note on the same subject was published by the Research Office of the Secretariat (IN10/16-17) on 26 April 2017. The Administration's response to the joint letter was provided vide paragraphs 32 to 36 of LC Paper No. CB(1)1452/16-17(01), which was issued to members on 6 October 2017.

At the meeting on 5 June 2017, the Panel agreed that the subject be included in the Panel's "list of outstanding items for discussion" for members' consideration in the 2017-2018 session.

**Proposed timing
for discussion**

23. "Starter Homes" Pilot Scheme for Hong Kong residents To be confirmed

The Administration would like to brief the Panel on the details regarding the "Starter Homes" Pilot Scheme for Hong Kong residents.

At the Panel meeting on 12 October 2017, Hon Andrew WAN Siu-kin suggested that the Administration should brief the Panel on the sources of land supply for "Starter Homes" units in a long term.

24. Policy on interim housing and transit centre To be confirmed

At the Panel meeting on 12 October 2017, Hon Wilson OR Chong-shing, Dr Hon Fernando CHEUNG Chiu-hung and Dr Hon 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 Hon Fernando CHEUNG Chiu-hung said that the Administration should also brief the Panel on the policy on transit centre/temporary shelter.

25. Policy on the redevelopment of old public rental housing estates To be confirmed

At the work plan meeting on 25 October 2012, members requested the Administration to consider formulating a policy on redeveloping old public rental housing estates. In her letter dated 3 April 2014, Hon Alice MAK Mei-kuen requested the Administration to brief the Panel on the progress made in studying the redevelopment potential of Kwai Shing West Estate and related matters, such as the redevelopment proposal and rehousing arrangements (LC Paper No. CB(1)1206/13-14(01) issued on 4 April 2014).

At the work plan meeting held on 27 October 2016, the Administration agreed to provide a paper on the Administration's position in respect of the subject matter. The Administration's response was provided vide paragraphs 9 to 12 of LC Paper No. CB(1)1452/16-17(01), which was issued to members on 6 October 2017.

**Proposed timing
for discussion**

26. Public housing development at San Hing Road, Tuen Mun To be confirmed

At the Panel meeting on 18 October 2016, Hon Andrew WAN Siu-kin requested to discuss with the Administration issues relating to the public housing development at San Hing Road, Tuen Mun. At the work plan meeting held on 27 October 2016, the Administration agreed to provide a paper on the subject. The Administration's response was provided vide paragraphs 2 to 3 of LC Paper No. CB(1)1452/16-17(01), which was issued to members on 6 October 2017.

27. Briefing on various housing schemes To be deleted

At the Panel meeting on 15 October 2015, Hon Albert CHAN Wai-yip requested to be briefed on the latest development of and application figures for various housing schemes, including express flat allocation, overcrowding relief, transfer, etc.

As suggested by the Administration at the work plan meeting held on 27 October 2016, the discussion on the subject matter was subsumed under the agenda item "Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources" at the meeting on 9 January 2017. At the work plan meeting on 25 October 2017, the Administration proposed that the item be removed from the Panel's "list of outstanding items for discussion".

**Proposed timing
for discussion**

Note (1): At the work plan meeting held on 25 October 2017, the Administration agreed to the Panel Chairman's proposal to combine the discussion of items no. 1 and 2 when the two items are discussed at the relevant meeting.

Note (2): At the work plan meeting held on 25 October 2017, the Panel Chairman proposed that subject to members' views, the Administration would provide a paper each on items no. 14 and 15 for circulation to members for them to consider whether it was necessary to discuss the items in a meeting.

Note (3): At the work plan meeting held on 25 October 2017, the Administration proposed that the subject be discussed at the Panel on Development, and the Chairman advised that she would explore whether the item be discussed at a joint meeting with the Panel on Development.

Note (4): At the work plan meeting held on 25 October 2017, the Administration agreed to provide paper(s) on the Administration's position in respect of the subject matters of items no. 20 and 21.