

**Panel on Housing**

**List of outstanding items for discussion  
(Position as at 1 February 2018)**

**Proposed timing  
for discussion**

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

5 March 2018

The Hong Kong Housing Authority ("HA") reviews the income and asset limits for public rental housing every year in accordance with the established mechanism to keep abreast of the prevailing socio-economic circumstances. Following the established practice, the Administration will brief the Panel on the outcome of the review.

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".

**2. Review of the Green Form Subsidised Home Ownership Scheme Pilot Project**

5 March 2018

HA has undertaken to conduct a review on the Green Form Subsidised Home Ownership Scheme ("GSH") Pilot Project. The review is expected to be completed in early-2018. The Administration will brief the Panel on the outcome of the review.

**Proposed timing  
for discussion**

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.

**3. 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.

**4. 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. The Panel has scheduled to receive public views on the subject at the meeting on 5 February 2018.

**Proposed timing  
for discussion**

**5. 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.

**6. 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.

**7. 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.).

**8. Progress of the Total Maintenance Scheme**

June/July 2018

*See Note*

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

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

June/July 2018

*See Note*

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

**Proposed timing  
for discussion**

**10. 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.

**11. Tenants 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 Tenants Purchase Scheme ("TPS"). As agreed at the work plan meeting on 27 October 2016, the Administration provided response 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 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". The Administration provided response vide paragraphs 41 to 52 of LC Paper No. CB(1)437/17-18(01) on 8 January 2018.

**Proposed timing  
for discussion**

- 12. Difficulties experienced by educational and social welfare organizations renting premises in housing estates** To be confirmed

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.

At the work plan meeting held on 25 October 2017, the Administration agreed to provide a paper on the Administration's position in respect of the subject matter. The Administration's response on the item has been circulated to members vide paragraphs 36 to 40 of LC Paper No. CB(1) 437/17-18(01) on 8 January 2018.

- 13. Policies on tackling under-occupation in public rental housing estates and overcrowding relief measures** To be confirmed

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.

**Proposed timing  
for discussion**

At the work plan meeting held on 25 October 2017, the Administration agreed to provide a paper on the Administration's position in respect of the subject matter of the item. The Administration's response on the item has been circulated to members vide paragraphs 2 to 18 of LC Paper No. CB(1)437/17-18(01) on 8 January 2018.

**14. 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.

**15. Rehousing policy for residents affected by land resumption**

To be confirmed

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.

**Proposed timing  
for discussion**

At the Panel meeting on 6 November 2017, members noted that the Panel Chairman would explore whether the item could be discussed at a joint meeting with the Panel on Development. On the advice of the Panel Chairman and the Chairman of the Panel on Development, the two Panels would hold a joint meeting to discuss the subject with the Administration. At the meeting on 4 December 2017, the Panel agreed that the two Panels would receive public views on the item at the joint meeting. Another purpose of the joint meeting was to facilitate Panel members to consider whether they supported the submission of "Head 711 project no. B780CL - Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long" (which the Panel had discussed on 6 November 2017) to the Public Works Subcommittee. The Panel Chairman and the Chairman of the Panel on Development were exploring the feasibility of holding the joint meeting in March 2018.

**16. "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.

**17. 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.

**Proposed timing  
for discussion**

The Public Complaints Office referred issues about policy on transit centre to the Panel for follow-up. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)439/17-18(01) on 9 January 2018.

**18. 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.

**19. 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.



**Proposed timing  
for discussion**

**20. Tenancy control measures**

To be confirmed

At the Panel meeting on 6 November 2017, members agreed to the suggestion of Hon KWOK Wai-keung, Hon LUK Chung-hung and Hon HO Kai-ming in their joint letter dated 1 November 2017 (LC Paper No. CB(1)173/17-18) that the Panel should discuss with the Administration measures on tenancy management in view of the difficulties of grassroots households, and hold a public hearing to receive views on the subject matter. The Secretariat has requested the Administration to advise the proposed timing/date for receiving views on and discussing with the Panel the subject matter.

In light of Hon Michael TIEN Puk-sun's request, the Panel on Welfare Services ("WS Panel") suggested at its meeting on 11 December 2017 that when the Panel on Housing discusses this item, it should hold a joint meeting with the WS Panel to also discuss tenancy control and if held, the joint meeting should receive public views on the subject matter.

The Administration's response to the aforesaid joint letter has been circulated to members vide paragraphs 53 to 56 of LC Paper No. CB(1)437/17-18(01) on 8 January 2018.

**21. Measures on transitional housing**

To be confirmed

In his letter dated 22 November 2017, Hon SHIU Ka-chun requested that the Panel discussed measures on transitional housing and received public views on the subject matter (LC Paper No. CB(1)262/17-18(01) issued on 23 November 2017).

**Proposed timing  
for discussion**

- 22. Issues relating to Link Asset Management Limited's disposal of its properties** To be confirmed

In his letter dated 23 November 2017, Dr Hon KWOK Ka-ki requested that the Panel hold a public hearing to receive public views on issues relating to disposal of its properties (including the retail facilities in public housing estates) to facilitate members to understand the impact of the disposal of the properties on residents/members of the public (LC Paper No. CB(1)268/17-18(01) issued on 24 November 2017).

The Administration's response to the above subject/request has been circulated to members vide paragraphs 19 to 35 of LC Paper No. CB(1)437/17-18(01) on 8 January 2018.

- 23. Hong Kong Housing Authority/Housing Department's tendering system for outsourced cleansing and security services** To be confirmed

In his letter dated 5 January 2018, Hon LUK Chung-hung requested that the Panel discussed HA/Housing Department's tendering system for outsourced cleansing and security services (LC Paper No. CB(1)434/17-18(01)). The Secretariat has requested the Administration to advise the proposed timing/date for discussing with the Panel the subject matter.

Note: At the Panel meeting held on 6 November 2017, members agreed that the Administration should provide in advance a paper each on items no. 8 and 9 for circulation to members for them to consider whether it was necessary to discuss the items in a meeting or other topics more of members' concern instead.