

立法會
Legislative Council

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(These minutes have been seen
by the Chairman)

Ref : CB1/PS/1/18

Panel on Housing

**Subcommittee to Follow Up Issues Related to Inadequate Housing and
Relevant Housing Policies**

**Minutes of first meeting held on
Friday, 14 December 2018, at 11:00 am
in Conference Room 3 of the Legislative Council Complex**

- Members present** : Hon Vincent CHENG Wing-shun, MH (Chairman)
Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Hon Alice MAK Mei-kuen, BBS, JP
Hon KWOK Wai-keung, JP
Hon CHU Hoi-dick
Hon SHIU Ka-fai
Hon Wilson OR Chong-shing, MH
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon AU Nok-hin
Hon Tony TSE Wai-chuen, BBS
Hon CHAN Hoi-yan
- Members absent** : Hon Abraham SHEK Lai-him, GBS, JP
Hon CHAN Han-pan, BBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SHIU Ka-chun
Hon CHEUNG Kwok-kwan, JP

Clerk in attendance : Mr Daniel SIN
Chief Council Secretary (1)6

Staff in attendance : Ms Mandy LI
Senior Council Secretary (1)6

Miss Yolanda CHEUK
Legislative Assistant (1)6

Ms Yvonna HO
Clerical Assistant (1)6

Action

I. Election of Chairman (and Deputy Chairman)

Election of Chairman

Mr James TO, the member who had the highest precedence in the Council among members of the Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies ("the Subcommittee") present at the meeting, presided over the election of Chairman of the Subcommittee. He invited nominations for the chairmanship of the Subcommittee.

2. Mr SHIU Ka-fai nominated Mr Vincent CHENG and the nomination was seconded by Mr CHAN Hak-kan. Mr CHENG accepted the nomination.

3. Mr James TO invited other nominations for the chairmanship. Mr KWONG Chun-yu nominated Mr Andrew WAN and the nomination was seconded by Mr WU Chi-wai. Mr WAN accepted the nomination.

4. As there was no other nomination, Mr James TO announced a vote by secret ballot. After all members present had cast their votes, Mr James TO invited Mr SHIU Ka-fai, who had nominated Mr Vincent CHENG, and Mr KWONG Chun-yu who had nominated Mr Andrew WAN, to oversee the counting of votes. Of the members present for voting, 10 members voted for Mr Vincent CHENG and 7 members voted for Mr Andrew WAN. Mr James TO declared that Mr Vincent CHENG was elected the Chairman of the Subcommittee. Mr Vincent CHENG then took over the chair.

Election of Deputy Chairman

5. Members agreed to elect a Deputy Chairman for the Subcommittee. The Chairman invited nominations for the deputy chairmanship.

6. Mr SHIU Ka-fai nominated Mr Andrew WAN and the nomination was seconded by Mr Jeremy TAM. Mr WAN accepted the nomination. There being no other nomination, the Chairman announced that Mr Andrew WAN was elected the Deputy Chairman of the Subcommittee.

II. Meeting arrangements and items for discussion

(LC Paper No. CB(1)330/18-19(01) -- Background brief prepared by the Legislative Council Secretariat

LC Paper No. CB(1)139/16-17(01) -- Revised letter dated 15 November 2016 from Hon Andrew WAN Siu-kin (Chinese version only)

7. The Subcommittee deliberated (Index of proceedings attached at **Appendix**).

Suggestions on discussion items for future meetings

8. Members made suggestions on the issues that the Subcommittee should address and the information that should be sought from the Administration.

Work plan for the Subcommittee

9. Members agreed in principle that the Subcommittee should hold meetings on a monthly basis. The Chairman said that he and the Deputy Chairman would meet with the Administration to discuss the work plan of the Subcommittee for the 2018-2019 session. He would discuss with the Administration during the work plan meeting on how to follow up issues suggested by members.

Date of next meeting

10. The Chairman said that the next meeting would be held on 22 January 2019 at 10:30 am.

III. Any other business

11. There being no other business, the meeting ended at 11:21 am.

Council Business Division 1
Legislative Council Secretariat
17 January 2019

Panel on Housing

Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies

Proceedings of first meeting
on Friday, 14 December 2018, at 11:00 am
in Conference Room 3 of the Legislative Council Complex

Time marker	Speaker	Subject(s)	Action required
Agenda item I — Election of Chairman (and Deputy Chairman)			
000344 – 001225	Mr James TO Mr SHIU Ka-fai Mr CHAN Hak-kan Mr Vincent CHENG Mr Andrew WAN Mr KWONG Chun-yu Mr WU Chi-wai Mr Jeremy TAM	Election of Chairman and Deputy Chairman	
Agenda item II — Meeting arrangements and items for discussion			
001226 – 002420	Chairman Ms CHAN Hoi-yan Mr Wilson OR Mr KWONG Chun-yu Ms Alice MAK Mr KWOK Wai-keung Deputy Chairman Mr LEUNG Yiu-chung Mr Tony TSE	<p>Discussion on the items for discussion at future meetings</p> <p><u>Task force on Transitional Housing</u></p> <p>Ms CHAN Hoi-yan suggested that the Administration should brief the Subcommittee on the latest progress of work of the Task Force on Transitional Housing ("the Task Force").</p> <p>Mr Wilson OR requested the Administration to brief the Subcommittee on the scope, composition, terms of reference of the Task force.</p> <p><u>Current situation of transitional housing</u></p> <p>Ms CHAN Hoi-yan suggested that the Administration should provide statistics on the current and projected number of transitional housing units as well as projected supply of such accommodation.</p> <p><u>Use of vacant sites and premises for provision of transitional housing</u></p> <p>Mr Wilson OR suggested that the Administration should brief the Subcommittee on the</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>identification, allocation and use of idle sites and premises, including vacant school premises and pockets of unallocated government land for provision of transitional housing.</p> <p>Mr Tony TSE opined that the Administration should encourage the release or use of private idle land for provision of transitional housing.</p> <p>Mr Wilson OR suggested that the Administration should brief the Subcommittee on the proposed \$1 billion funding scheme to support the use of vacant government sites and discuss how the fund might be used for provision of transitional housing.</p> <p><u>Review of rehousing policy</u></p> <p>Mr Wilson OR suggested that the Administration should brief the Subcommittee on the current rehousing policy and arrangements.</p> <p>Mr LEUNG Yiu-chung considered that the Administration should discuss with the Subcommittee on revisiting the policies of temporary housing and temporary housing areas.</p> <p><u>Resourcing for improving inadequate housing issues</u></p> <p>Mr Wilson OR considered that more resources should be provided on transitional housing. He suggested that details should be sought on the Hong Kong Housing Society's ("HKHS") "Letting Scheme for Subsidised Sale Developments with Premium Unpaid".</p> <p>Mr KWONG Chun-yu opined that the Administration should study the feasibility of setting up a fund to promote social housing.</p> <p><u>Measures to protect people in of inadequate housing</u></p> <p>Mr Wilson OR considered that the Administration should discuss with the Subcommittee on issues relating to the introduction of rent control, rent subsidies and standard terms in tenancy agreements. Ms CHAN Hoi-yan and Mr LEUNG Yiu-chung expressed similar views.</p>	

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		<p>Ms Alice MAK suggested that the Administration should discuss with the Subcommittee on regulating the charges for the use electricity and water in sub-divided units.</p> <p><u>Receiving public views on issues related to inadequate housing</u></p> <p>Ms Alice MAK and Mr KWOK Wai-keung were of the view that public hearing sessions should be held for community groups and individuals to express their views on housing issues related to inadequate housing. Topics might include (a) rent control, (b) rent subsidies, (c) unreasonable and inequitable terms in tenancy agreements and (d) the introduction of vacancy tax on completed residential properties.</p> <p>The Deputy Chairman considered that the Subcommittee should meet with deputations to receive views respectively on various issues relating to inadequate housing.</p> <p><u>Presentation on housing issues</u></p> <p>Mr KWOK Wai-keung suggested that academics and experts should be invited to present their views on housing issues, including (a) supply of public housing and (b) waiting time for allocation of public rental housing, etc. The Deputy Chairman made a similar suggestion.</p> <p><u>Presentation on major private sector initiatives</u></p> <p>Mr Wilson OR suggested that the Construction Industry Council should be invited to present how modular housing could be provided on vacant/idle sites.</p> <p>Ms Alice MAK and Mr Wilson OR opined that relevant organizations, including the Urban Renewal Authority, HKHS and the Hong Kong Council of Social Service should be invited to present their programmes and initiatives in tackling the issue of inadequate housing.</p> <p>The Deputy Chairman suggested that the Hong Kong Housing Authority should be invited to attend the meetings as and when necessary.</p>	

Time marker	Speaker	Subject(s)	Action required
Agenda item III — Any other business			
002421 – 002452		Closing remarks	

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