

立法會
Legislative Council

LC Paper No. CB(1)111/18-19
(These minutes have been
cleared with the Chairman)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Thursday, 11 October 2018, at 4:00 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Wilson OR Chong-shing, MH (Chairman)
Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon LEUNG Yiu-chung
Hon Tommy CHEUNG Yu-yan, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon Martin LIAO Cheung-kong, SBS, JP
Dr Hon CHIANG Lai-wan, SBS, JP

Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
Hon HO Kai-ming
Hon SHIU Ka-fai
Hon SHIU Ka-chun
Hon YUNG Hoi-yan
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon AU Nok-hin
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Members absent : Hon James TO Kun-sun
Hon Abraham SHEK Lai-him, GBS, JP
Hon WONG Kwok-kin, SBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon KWONG Chun-yu

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Ms Anita SIT
Assistant Secretary General 1

Mr Fred PANG
Senior Council Secretary (1)5

Mr Joey LO
Senior Council Secretary (1)8

Ms Anki NG
Council Secretary (1)5

Miss Queenie LAM
Senior Legislative Assistant (1)2

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Election of Chairman and Deputy Chairman

Election of Chairman

Ms Alice MAK, Chairman in office, invited nominations for the chairmanship. Ms Starry LEE nominated Mr Wilson OR and the nomination was seconded by Ms YUNG Hoi-yan. Mr Wilson OR accepted the nomination. As there was no other nomination, Mr Wilson OR was declared Chairman of the Panel for the 2018-2019 legislative session.

Election of Deputy Chairman

2. Mr Wilson OR took over the chair and invited nominations for the deputy chairmanship. Mr SHIU Ka-chun nominated Mr Andrew WAN, and the nomination was seconded by Mr WU Chi-wai. Mr Andrew WAN accepted the nomination. There being no other nomination, Mr Andrew WAN was declared Deputy Chairman of the Panel for the 2018-2019 legislative session.

II. Schedule of meetings for the 2018-2019 session

3. The Chairman referred members to the proposed schedule of regular meetings of the Panel for the 2018-2019 session prepared by the Clerk, which was tabled at the meeting. Members agreed that the monthly regular meetings of the Panel would be held on the first Monday of each month at 2:30 pm, except for the following –

- (a) the meeting in February 2019 would be held on Tuesday, 12 February 2019, at 4:30 pm; and
- (b) the meeting in July 2019 would be held on Tuesday, 9 July 2019, at 4:30 pm.

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(*Post-meeting note:* The schedule of Panel meetings for the 2018-2019 session was issued to members vide LC Paper No. CB(1)17/18-19 on 11 October 2018.)

III. Items for discussion at next meeting

(Appendix V to LC Paper No. CB(1)5/18-19 — List of outstanding items for discussion

Appendix VI to LC Paper No. CB(1)5/18-19 — List of follow-up actions)

4. The Chairman reminded members of the meeting scheduled for Monday, 29 October 2018, at 10:45 am to receive a briefing by the Secretary for Transport and Housing on the housing-related initiatives in the Chief Executive's 2018 Policy Address and Policy Agenda.

5. The Chairman advised that the Administration had proposed to discuss the following items at the next regular meeting to be held on Monday, 5 November 2018, at 2:30 pm –

(a) Head 711 project no. B075MC - Community health centre cum residential care home for the elderly at Tuen Mun Area 29 West; and

(b) Progress of the Total Maintenance Scheme.

6. Members agreed that the above items be discussed at the meeting on 5 November 2018.

(*Post-meeting note:* The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)33/18-19 on 15 October 2018.)

Items for discussion at future meetings

7. Members further agreed to include the following items in the "List of outstanding items for discussion" ("the List") for further discussion by the Panel –

(a) 2018 Policy Address initiative of increasing public housing supply – Mr LEUNG Che-cheung and Dr KWOK Ka-ki referred to the 2018 Policy Address initiative of allocating 70% of

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housing units on the Government's newly developed land to public housing development, and requested that the Administration should brief the Panel on the percentage split between rental and sale units;

- (b) Resale restrictions for subsidized sale flats – Dr KWOK Ka-ki expressed concern whether the resale restrictions imposed on the flats to be offered for sale by the Hong Kong Housing Authority ("HA") under the Home Ownership Scheme and the Green Form Subsidised Home Ownership Scheme could help prevent speculative trading of these flats, and requested that the Administration should brief the Panel on the subject matter;
- (c) Barrier-free access in public housing estates – Mr SHIU Ka-chun highlighted his concern about the inadequate provision of barrier-free access in Wong Tai Sin Shopping Centre, and requested that the Panel should discuss with the Administration the provision of barrier-free access in shopping arcades and residential blocks of the HA's public housing estates;
- (d) Anti-rodent work in public housing estates – Dr CHIANG Lai-wan requested that the Administration should brief the Panel as early as possible on the Housing Department ("HD")'s measures to tackle the rodent problem in public housing units;
- (e) Buy or Rent Option Scheme – Mr LAU Kwok-fan requested that the Panel should follow up with the Administration on why HA no longer offered tenants a choice to buy the unsold flats in the Buy or Rent Option Scheme estates, whereas sitting tenants in the 39 Tenant Purchase Scheme estates could opt to buy the rental flats in which they were living;
- (f) Measures on transitional housing – Mr Vincent CHENG and Mr CHAN Han-pan referred to Item No. 10 "Measures on transitional housing" on the List and requested that the Panel should discuss the subject matter;
- (g) Policy on interim housing and transit centre – Mr CHAN Han-pan requested that the Panel should discuss the policy on Interim Housing. Mr SHIU Ka-chun raised the same request and suggested that the Panel should also discuss with the Administration the policy on transit centre and related issues including its living environment;

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- (h) Rent exemption for under-occupation households in public rental housing estates – In view that the 2018 Policy Address suggested that HA launched an initiative of allowing under-occupation ("UO") households with all family members aged 70 or above to enjoy lifetime full rent exemption upon transferring to smaller public rental housing units, Mr LEUNG Che-cheung requested that the Panel should discuss with the Administration whether the arrangement would be extended to UO households with family member(s) aged below 70;
- (i) Policy on the redevelopment of old public rental housing estates – Mr Vincent CHENG and Ms Starry LEE requested that the Administration should brief the Panel on the plan and progress of the redevelopment of old rental estates under the Hong Kong Housing Society and HA. Dr Priscilla LEUNG said that redevelopment of aged public housing estates could facilitate urban renewal of old districts and requested that the Panel should follow up the matter with the Administration;
- (j) Redevelopment of Tai Hang Sai Estate – Mr Vincent CHENG requested that the Panel should discuss with the Administration the redevelopment of Tai Hang Sai Estate, which was an initiative of the 2018 Policy Address; and
- (k) Hong Kong Housing Authority/Housing Department's tendering system for outsourced cleansing and security services – Referring to Item No. 13 "Hong Kong Housing Authority/Housing Department's tendering system for outsourced cleansing and security services" on the List, Ms Alice MAK said that the 2018 Policy Address had mentioned the review of the Government outsourcing system, and requested that the Administration should brief the Panel on measures to be adopted by HA/HD to improve its tendering system for outsourced cleansing and security services.

8. Dr Priscilla LEUNG suggested that the Panel might consider discussing with the Administration measures to simplify the processes and shorten the time required for turning non-spade ready sites to spade-ready sites. The Chairman remarked that he would consider whether the subject matter fell under the purview of the Panel on Development.

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Work plan for 2018-2019 session

9. The Chairman advised that in line with the past practice, he and the Deputy Chairman would meet with the Secretary for Transport and Housing to discuss the work plan of the Panel for the 2018-2019 legislative session. The Secretariat would then update the List to reflect the agreed work plan for the current session.

IV. Any other business

Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project

10. Members agreed that the Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project should continue its work in the 2018-2019 session. The Chairman informed members that the membership of the Subcommittee would be re-opened to Panel members, and that it would be for the Subcommittee to decide at its first meeting in this session whether re-election of its Chairman and Deputy Chairman was necessary.

(Post-meeting note: The invitation for signification of membership for the Subcommittee was issued vide LC Paper No. CB(1)22/18-19 on 12 October 2018.)

11. There being no other business, the meeting ended at 4:16 pm.

Council Business Division 1
Legislative Council Secretariat
29 October 2018