

立法會
Legislative Council

LC Paper No. CB(1)971/18-19
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Tuesday, 12 February 2019, at 4:30 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 Abraham SHEK Lai-him, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
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
Dr Hon Fernando CHEUNG Chiu-hung
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 CHEUNG Kwok-kwan, 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 CHAN Hoi-yan

Members absent : Hon James TO Kun-sun
Dr Hon Junius HO Kwan-yiu, JP
Hon YUNG Hoi-yan
Hon KWONG Chun-yu
Hon Tony TSE Wai-chuen, BBS

Public Officers attending : Agenda Item III

Miss Rosaline WONG
Deputy Director of Housing (Estate Management)

Mr Steve LUK
Assistant Director (Estate Management) 3
Housing Department

Mr Ian LUK
Chief Manager/Management (Kowloon East)
Housing Department

Mrs Harriet LAU
Chief Manager/Management (Support Services Section) 2
Housing Department

Mr Stephen YIM
Chief Architect/Development & Standards
Housing Department

Ms Catherine FONG
Senior Housing Manager/Applications 1
Housing Department

Agenda Item IV

Miss Rosaline WONG
Deputy Director of Housing (Estate Management)

Mr Steve LUK
Assistant Director (Estate Management) 3
Housing Department

Mr Oliver CHAN
Chief Manager/Management (Project Management)
Housing Department

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

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)5

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Information papers issued since last meeting

Members noted that the following papers had been issued since the last meeting –

- | | |
|---------------------------------|---|
| LC Paper No. CB(1)434/18-19(01) | — Land Registry Statistics for December 2018 provided by the Administration (press release) |
| LC Paper No. CB(1)451/18-19(01) | — Letter dated 9 January 2019 from Hon Tony TSE Wai-chuen regarding the development density of public housing sites over the territory (Chinese version only) |

Action

LC Paper No. CB(1)515/18-19(01) — Administration's response to the letter dated 29 November 2018 from Hon Gary FAN Kwok-wai requesting supplementary information regarding "Public Housing Construction Programme 2018-19 to 2022-23" (LC Paper No. CB(1)248/18-19(01))

LC Paper No. CB(1)561/18-19(01) — Letter from Hon Mrs Regina IP LAU Suk-yee regarding her proposed Member's Bill to amend the Housing Ordinance (Cap. 283) and Inland Revenue Ordinance (Cap. 112)

2. Mrs Regina IP referred to the proposed Members' Bill to amend the Housing Ordinance (Cap. 283) and Inland Revenue Ordinance (Cap. 112) (LC Paper No. CB(1)561/18-19(01)), and said that she and Ms Alice MAK proposed the Bill to regulate the about 180 properties divested by the Hong Kong Housing Authority ("HA") to The Link Real Estate Investment Trust (now known as Link Real Estate Investment Trust ("Link REIT")) in 2005 mainly through introducing rent control and vacancy tax on the properties and giving sitting tenants priority for renewing tenancies. Ms Alice MAK said that the amendments under the draft bill would have the effect of regulating the divested properties owned by Link REIT or sold to other owners subsequently through addressing the issues of unreasonable rent increases, long vacancy period and owners' refusal to renew tenancy agreements with small shop tenants upon expiry of their current agreements. She appealed to members to support the discussion and endorsement of the draft bill. The Chairman advised that the draft bill would be included in the Panel's list of outstanding items for discussion, and the Clerk would request the Administration to provide as early as possible a written response on it as well as the proposed timing for its discussion at the Panel.

Action

3. Mr Gary FAN said that he did not subscribe to the Administration's claim in its written response (LC Paper No. CB(1)515/18-19(01)) to the questions set out in his letter of 29 November 2018 that the estimated number of Green Form Subsidised Home Ownership Scheme flats in 2018/2019 to 2022/2023 had yet to be confirmed, which he considered unreasonable from a planning point of view. Mr FAN reiterated his request for the information as stated in his letter. The Chairman advised that he would liaise with the Secretariat in following up Mr FAN's request.

(Post-meeting note: The Clerk wrote to the Administration on 13 February 2019 requesting the Administration to provide information to address Mr Gary FAN's concern/request. The Administration's further response to Mr FAN's letter was issued to members vide LC Paper No. CB(1)758/18-19(01) on 22 March 2019.)

II. Items for discussion at the next meeting

(LC Paper No. CB(1)532/18-19(01) — List of follow-up actions

(LC Paper No. CB(1)532/18-19(02) — List of outstanding items for discussion)

4. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 4 March 2019, at 2:30 pm –

- (a) Review of income and asset limits for public rental housing ("PRH") for 2019-20; and
- (b) Use of non-domestic premises of HA.

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)570/18-19 on 13 February 2019.)

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

(LC Paper No. CB(1)532/18-19(03) — Administration's paper on measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority

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LC Paper No. CB(1)532/18-19(04) — Paper on measures to facilitate the mobility needs of elderly residents taken by the Hong Kong Housing Authority prepared by the Legislative Council Secretariat (updated background brief)

5. At the invitation of the Chairman, Deputy Director (Estate Management), Housing Department ("DD(EM), HD") briefed members on HA's measures in assisting elderly residents in PRH. With the aid of PowerPoint, Assistant Director (Estate Management)3, Housing Department ("AD(EM)3, HD") elaborated on the details of the measures.

(Post-meeting note: Presentation materials (LC Paper No. CB(1)576/18-19(01)) for the item were issued to members on 13 February 2019 in electronic form.)

Universal Design

6. Mr Jeremy TAM asked whether HA adopted the concept of Universal Design in its subsidized housing. DD(EM), HD replied that since 2002, HA had adopted the concept of Universal Design in domestic flats and common areas of new public housing developments, including PRH and subsidized housing. Chief Architect/Development & Standards, Housing Department advised that the standard elements of Universal Design adopted in public housing included non-slip floor tiles, lever type sink/shower mixers, etc.

7. Mr WU Chi-wai opined that the anti-skid performance of the floor tiles provided by HA in its estates was not satisfactory, and HA should consider improvement measures. AD(EM)3, HD replied that HA all along provided in its estates the floor tiles which had appropriate slip resistance value, and would consider Mr WU's view in the design process in future.

8. In response to Mr Gary FAN's enquiry about the HA's assessment on the effectiveness of its Universal Design facilities, DD(EM), HD advised that HA had not compiled statistics on the effectiveness of the facilities as they were generally well received by PRH tenants.

Action

Provision of facilities for meeting the needs of elderly residents

9. Ir Dr LO Wai-kwok declared that he was a member of HA. He asked about the HA's measures to enhance the provision of elderly facilities in existing PRH estates. DD(EM), HD replied that to implement the concept of Universal Design in existing PRH estates' common areas to meet the mobility needs of elderly residents, HA had carried out barrier-free access improvement works, lift addition and modernization works, etc.

10. Mr Gary FAN enquired about the difficulties or resistance, if any, encountered by HA in implementing the projects to provide the about 1 800 sets of elderly fitness facilities/equipment in PRH estates, given the limited space of the estates' common areas. DD(EM), HD replied that HA had taken forward its plans over past years to install more elderly fitness facilities/equipment in PRH estates which had a high proportion of elderly tenants and the relevant works were expected to be completed by March 2019. In planning the elderly facilities to be provided in an existing estate, HA would take into account the views of the relevant Estate Management Advisory Committee ("EMAC") and residents, and the elderly facilities already installed in the estate.

11. Mr WU Chi-wai opined that when planning the provision of elderly fitness equipment in public housing estates, the Administration/HA should make reference to the design of similar equipment in the Leisure and Cultural Services Department's venues, including the dimension of the safety mat beneath the equipment. DD(EM), HD replied that the Administration/HA would consider Mr WU's suggestion.

12. Mr LEUNG Che-cheung enquired about the funding available for the relevant team of the Housing Department ("HD") to take forward projects for providing/improving the elderly-friendly facilities in individual PRH estates. DD(EM), HD replied that apart from the funds allocated to EMACs, recurrent fund was available for HD to undertake improvement works in PRH estates. Mr WU Chi-wai said that the Administration/HA should consider increasing the funding for EMACs to enable EMACs to better cater for residents' needs. The Chairman opined that given the limited funding allocated to EMACs, the Administration/HA should consider providing extra funds dedicated for elderly fitness facilities/equipment in PRH estates. DD(EM), HD took note of Mr WU's and the Chairman's views.

Action

13. Mr CHAN Chi-chuen asked whether for the convenience of elderly residents, HA would replace the doors of the ground floor lobbies of public housing blocks with automatic doors or doors which were lighter in weight. AD(EM)3, HD replied that the staff stationed at the lobby of each PRH block would open the doors of the lobby for residents in need, including elderly residents and residents with impaired mobility, etc. HA would continue to explore enhancement measures in this regard taking into account Mr CHAN's concern. Mr CHAN remarked that it should be practicable for HA to take forward his suggestion, particularly in designing new public housing developments.

Home modification/adaptation works

14. Ir Dr LO Wai-kwok enquired how HA ensured that the home modification/adaptation works carried out in a PRH unit could effectively address the needs of the elderly tenant concerned. DD(EM), HD replied that HA would undertake home modification/adaptation works to provide suitable facilities to cater for elderly tenants' needs upon tenants' request. Where appropriate, HD might seek the expertise advice of physiotherapists or medical officers to ensure that special needs of the tenants could be met. Ir Dr LO opined that in planning PRH, HA might make reference to the design of flats and facilities provided by the Hong Kong Housing Society in its elderly housing developments. DD(EM), HD took note of Ir Dr LO's views.

15. Mr Andrew WAN sought clarification on the need for HD to seek the advice of physiotherapists or medical officers before taking forward simple home modification/adaptation works in PRH units. DD(EM), HD replied that for simple cases such as adding grab bars in PRH units, providing shower area in bathrooms, etc., recommendations from physiotherapists or medical officers were not necessary. For other cases, HD might seek the necessary advice of physiotherapists or medical officers in order to ensure that the home modification/adaptation works suited the special needs of the elderly tenants.

16. Mr WU Chi-wai questioned the need for HA to seek the advice of physiotherapists or medical officers before taking forward the works to increase the door width of bathrooms and kitchens and provide ramps in PRH units if such works were requested by tenants with impaired mobility. AD(EM)3, HD replied that HA would take forward the works to increase the door width of the bathroom and kitchen in a PRH unit if the tenant concerned was a wheelchair user. In some cases, HA might need to seek the advice of physiotherapists or medical officers to ascertain whether the tenant concerned needed to use a wheelchair in long term. In some PRH units, provision of permanent ramp might block the fire escape routes and HD would provide portable ramp for use in the unit concerned.

Action

17. Dr Fernando CHEUNG enquired whether HA could shorten the time between a tenant's request for home modification/adaptation works and HA's commencement of the works. He asked about the manpower to cope with such works. DD(EM), HD replied that contractors should be able to deploy manpower resources to carry out home modification/adaptation works upon requests. She undertook to follow up the cases involving long waiting time for commencement of such works if Dr CHEUNG could provide relevant details.

18. In view that HA would launch a new concessionary initiative whereby under-occupation households, with all family members aged 70 or above, were allowed to enjoy lifetime rent exemption upon transfer to smaller units of suitable size, Mr KWOK Wai-keung was concerned about the HA's measures to follow up the needs of the elderly tenants who would move to these smaller units. DD(EM), HD replied that the new initiative would provide a rent-free housing option for under-occupation households with all family members aged 70 or above to transfer to smaller units. Such transfer would help save the households' living expenses and increase the supply of larger units for allocation to households awaiting PRH with more family members. The Administration was studying the initiative and would submit the relevant proposal to HA for discussion.

Barrier-free access facilities in housing estates

19. Mr CHAN Han-pan expressed concern about the provision of barrier-free access facilities in Tenants Purchase Scheme ("TPS") estates, such as Chuk Yuen (North) Estate, and in HA's estates where part of the PRH units had been sold to other owners. In view that these estates were formerly HA's PRH estates, he enquired whether the Administration/HA would consider providing financial support for improving these estates' facilities for the convenience of elderly residents. AD(EM)3, HD replied that the estates mentioned by Mr CHAN were privately owned and the estates' common areas were co-owned by property owners in the estates. HA, as one of the owners, all along supported the construction of new facilities to cater for the needs of elderly residents and residents with impaired mobility in these estates, and communicated proactively with relevant stakeholders in this regard. HA would share the cost of any projects for providing such facilities in proportion to its share of ownership.

Action

20. The Chairman expressed concern about the difficulties faced by elderly residents of Tak Tin Estate in Lam Tin who currently had to walk up/down a staircase with over 100 steps in the estate for commuting. He urged the Administration/HA to effectively address the inadequate provision of barrier-free access facilities in Tak Tin Estate and other TPS estates. Mr KWOK Wai-keung highlighted the need for barrier-free access facilities in Fung Wah Estate in Chai Wan as the proportion of elderly residents in this TPS estate was increasing. In view that it should be feasible to install lift facilities in the estate, he expressed skepticism about the Administration/HA's claim that it could not take forward the works because HA was not the sole owner of the area concerned. He enquired how the Administration/HA would address the requests of residents of TPS estates for provision of barrier-free access facilities in their estates. DD(EM), HD replied that the Administration/HA would support initiatives that improved the facilities in TPS estates as far as practicable, taking into account the restrictions contained in the land leases for the land lots concerned, the technical feasibility and the views of all owners. The Administration would follow up with Mr KWOK on his suggestion regarding the facilities in Fung Wah Estate if Mr KWOK could provide relevant details.

21. Mr LEUNG Che-cheung pointed out that given their width and gradient, the pedestrian walkways in Yan Tin Estate, a new public housing development in Tuen Mun, might not meet the mobility needs of elderly residents/wheelchair users. He said that in designing a new public housing estate, HA should take into account the fact that after the population intake of the estate, the number of elderly residents and residents with impaired mobility and hence the demand for elderly-friendly facilities would continue to increase in future. Mr Andrew WAN subscribed to Mr LEUNG's view that the Yan Tin Estate's design could not fully address the need of wheelchair users. He opined that HA should ensure that comprehensive barrier-free access facilities would be provided in the estate. DD(EM), HD replied that the design of barrier-free access facilities at the pedestrian walkways in Yan Tin Estate mentioned by Mr LEUNG and Mr WAN had taken into account a number of factors, including compliance with relevant requirements and site constraints. The Administration noted the members' views.

Action

22. The Chairman was concerned about the lack of lift facilities in Sau Mau Ping Estate which was built on slopes. He urged the Administration to work out measures to deal with the cases where the projects for providing barrier-free access facilities in public housing estates could not be taken forward because Link REIT did not give consent to them. DD(EM), HD replied that the Administration was studying the feasibility of providing lift facilities in Sau Mau Ping Estate. If it was feasible to take forward the project, the Administration/HA would solicit other stakeholders' support.

Plot ratio restrictions in housing estates

23. Mr CHAN Han-pan enquired about the Administration/HA's considerations for raising the plot ratios in an estate co-owned by HA and other owners such as Link REIT in order to take forward works projects to provide cover to the estate's facilities, and how the Administration/HA would deal with cases where other owners were unwilling to share the cost of such works. He suggested that HA might consider bearing the full cost of the works in order to enable its early implementation, and request other owners to pay back their share to HA afterwards. AD(EM3), HD replied that plot ratios of an estate co-owned by HA and other owners were stipulated under the land lease conditions and the Buildings Ordinance (Cap. 123). To provide covered facilities or cover to existing facilities in the estate, HA needed to secure other owners' consent for the project, study the feasibility of providing the facilities, and submit the plans for the project to relevant authorities for approvals. DD(EM), HD advised that HA and other owners who had given consent to implementation of a works project in an estate should have the obligations to share the project cost in proportion to its share of ownership defined in the Deed of Mutual Covenant for the estate. The arrangement suggested by Mr CHAN involved non-committed expenditure from HA, and the Administration/HA considered it important to ensure prudent use of public funds.

24. Mr WU Chi-wai opined that it was unreasonable that HA could not provide facilities such as covered walkway and covered seating in its existing estates because of the plot ratio restrictions. He opined that HA/HD should liaise with relevant authorities to resolve the obstacle. Mr LEUNG Che-cheung opined that HA/relevant government departments should seek approvals from relevant authorities for relaxing the relevant plot ratio restrictions in order to enable the implementation of projects for retrofitting lift facilities for footbridges in estates. DD(EM), HD advised that the Administration took note of members' views.

Action

25. Mr Jeremy TAM enquired how HA would address the limited space in domestic blocks of aged public housing estates and their building constraints in order to enable non-government organizations ("NGOs") to provide community or welfare facilities for elderly persons, such as elderly centres, in the estates. He further asked whether HA would seek relevant authorities' approvals for relaxing the plot ratio restrictions for such estates. DD(EM), HD replied that HA had been using idle spaces in public housing estates as far as practicable for NGOs to provide welfare facilities and District Council members to set up ward offices, etc. Taking into account the situation of individual estates, HA would strive to optimize the use of spaces.

26. Dr Fernando CHEUNG enquired, on behalf of Mr CHU Hoi-dick, whether the Administration/HA would provide drinking fountains as one of the mandatory facilities in the community centres provided under its projects for the convenience of the users of the centres. DD(EM), HD took note of the suggestion.

Lift modernization

27. The Chairman noted that the HA's Lift Modernisation Programme ("LMP") only covered the lifts that had been operated for 25 years or more. He enquired whether HA would make reference to the Administration's Lift Modernisation Subsidy Scheme and extend LMP to lifts that had been operated for 20 years or more.

28. Dr Fernando CHEUNG opined that when HA's lift modernization works in PRH blocks was underway, elderly residents with impaired mobility might be forced to stay at home. HA should proactively communicate with them to address the adverse impacts of such works on them, and ensure that staircase climbers would be provided for them upon their requests. DD(EM), HD replied that HA would ensure that the lift modernization works would affect only one of the lifts in the PRH block concerned at any one time. If necessary, HA would provide appropriate facilities/equipment to assist needy tenants who had problems using the staircases.

Housing for elderly persons

29. Mr LAU Kwok-fan opined that HA had in earlier years provided a hostel-type PRH for singleton applicants aged 60 or above. He enquired whether and why HA currently allowed non-elderly PRH applicants to move to this housing. DD(EM), HD replied that compared to Housing for Senior Citizens ("HSC") as mentioned by Mr LAU, self-contained PRH units had become a preferred choice among elderly people in society. As HSC units

Action

were less preferable to the elderly, some had been converted to normal PRH units. Some other HSC units which could not be allocated to the elderly were also rented out to non-elderly singletons, in order to fully utilize public housing resources. Mr LAU opined that HA should study why such housing units were not well received by elderly PRH applicants and deal with the vacancy problem so that they would continue to be used for accommodating elderly singletons as they were originally designed. DD(EM), HD took note of Mr LAU's suggestion.

30. Dr Fernando CHEUNG said that in line with the principle of "ageing in place", HA/HD should consider reserving the units on some floors of PRH residential blocks for accommodating needy elders and liaise with relevant government bureaux/departments to arrange community organizations to provide services for them in these units. He opined that compared to providing residential care facilities in a separate building, this suggestion would allow elders to live in an estate's environment. DD(EM), HD took note of Dr CHEUNG's suggestion.

[At 5:18 pm, the Chairman said that he had received a motion from Mr SHIU Ka-chun.]

Age thresholds for use of the Hong Kong Housing Authority's programmes/services

31. In view of the government policy of raising the age threshold of elderly Comprehensive Social Security Assistance from 60 to 65, Mr SHIU Ka-chun asked whether HA could exempt the applications for HA's current services for its elderly tenants from the revised age threshold. DD(EM), HD replied that HA had no plan at this stage to change the age thresholds for the use of HA's programmes/services provided for the elderly tenants. In considering whether the thresholds should be adjusted in future, HA would take into account relevant government policies, the development of society and the community views. Mr SHIU Ka-chun remarked that it was appropriate for HA to maintain the existing age thresholds.

Well-off Tenants Policies

32. Mr Andrew WAN said that under the Well-off Tenants Policies, a family member in a PRH household who was under the age of 60 might have to remove himself/herself from the tenancy so that his/her parents aged 60 or above could continue to live in the PRH unit. He suggested that HA should consider allowing the younger family member to continue living in the unit until his/her parents passed away, given that such arrangement would not affect the PRH turnover. DD(EM), HD took note of Mr WAN's suggestion.

Action

Motion

33. The Chairman referred members to the following motion, which he considered relevant to the agenda item –

Motion moved by Mr SHIU Ka-chun -

"根據房委會及統計處的統計數字，過去 10 年，60 歲或以上於公屋獨居的人口由 59 694 人增至 96 705 人；過去 5 年，60 歲或以上的公屋輪候人數由 21 942 增至 33 726，反映 60 歲或以上的長者對公屋的需求持續增加。現時非長者的平均輪候時間由 2017 年的 4.7 年升至 2018 年的 5.5 年，假若政府將修改長者綜援政策的年齡門檻由 60 歲升至 65 歲，擴展至長者申請公屋的年齡限制中，屆時 60 歲至 64 歲的長者輪候公屋的時間將會更長。

就此，本事務委員會促請政府，所有關乎長者申請公屋的任何計劃中，長者的年齡門檻保持為 60 歲，以確保基層長者能盡快入住公屋，以達致居家安老。"

(Translation)

"According to the statistics of the Hong Kong Housing Authority and the Census and Statistics Department, the number of people aged 60 or above living alone in public rental housing ("PRH") increased from 59 694 to 96 705 in the past ten years, and the number of people aged 60 or above waiting for PRH increased from 21 942 to 33 726 in the past five years, reflecting the continuous and increasing demand for PRH by the elderly aged 60 or above. At present, the average waiting time of non-elderly people has increased from 4.7 years in 2017 to 5.5 years in 2018. If the government policy of raising the age threshold of elderly Comprehensive Social Security Assistance from 60 to 65 is extended to apply to the age limit imposed on the elderly for making PRH applications, the PRH waiting time of the elderly aged between 60 and 64 will then be further lengthened.

In this connection, this Panel urges the Government, as far as all PRH application schemes for the elderly are concerned, the threshold of old age should be maintained at 60, so as to enable grass-root elderly people to move into PRH units as early as possible and achieve the objective of "ageing in place".

Action

34. The Chairman put to vote the motion moved by Mr SHIU Ka-chun. All members present supported the motion. The Chairman declared that the motion was carried.

(*Post-meeting note:* The wording of the motion passed was issued to members vide LC Paper No. CB(1)582/18-19(01) on 15 February 2019 and was provided to the Administration via the letter dated 15 February 2019.)

IV. Progress of the Total Maintenance Scheme of the Hong Kong Housing Authority

(LC Paper No. CB(1) 532/18-19(05) — Administration's paper on progress of the Total Maintenance Scheme

LC Paper No. CB(1)532/18-19(06) — Paper on Total Maintenance Scheme prepared by the Legislative Council Secretariat (updated background brief))

35. DD(EM), HD briefed members on the progress of the Total Maintenance Scheme ("TMS") for PRH estates implemented by HA. AD(EM)3, HD gave a PowerPoint presentation on the subject.

(*Post-meeting note:* Presentation materials (LC Paper No. CB(1)576/18-19(02)) for the item were issued to members on 13 February 2019 in electronic form.)

[At 6:06 pm, the Chairman directed that the meeting be extended for 15 minutes.]

Effectiveness of the scheme

36. Mr Andrew WAN was concerned about the number of cases where PRH units were inaccessible for inspection under TMS and the number of households who did not participate in the scheme. In view that the overall access rate for in-flat inspection in PRH estates where TMS had been completed was about 80%, he asked about the percentage of the PRH units in these estates where HA had completed TMS. AD(EM)3, HD replied that the Administration would provide supplementary information to address Mr WAN's question.

Admin

Action

37. Mr Gary FAN expressed concern about the quality of TMS works having regard to the complaints he had received from PRH tenants on the implementation of the programme. In view of the findings in the audit conducted by the Audit Commission in 2016 that of 133 PRH units chosen for inspection by the HA's surprise check teams from February 2014 to March 2016, unsatisfactory repair works were found in 118 flats, and on average, about three items of repair works in each of these 118 flats required replacement/rectification works, he enquired whether and how the Administration/HA followed up the relevant recommendations in the audit.

38. DD(EM), HD replied that, to encourage continuous improvement of quality of works, HA conducted surprise checks to monitor TMS teams' performance and remind TMS contractors the importance of maintaining the quality of works. Of the 385 unsatisfactory items found by the HA's surprise check teams as mentioned in the audit, most were minor defects that met the functional requirements and required only minor rectifications, such as unsatisfactory finishes. In view of the Director of Audit's recommendation in the report that the access rate of in-flat inspections should be improved, HA would arrange in-flat inspection ambassadors ("IIAs") to reach out to tenants during non-office hours for making appointments to enable more tenants to participate in the scheme. HA would also step up inspections and monitoring as necessary to assure the quality of TMS works.

39. Ir Dr LO Wai-kwok opined that concrete spalling from the ceilings in PRH units, such as in Shek Kip Mei Estate, had caused much nuisances to PRH tenants. He expressed concern whether the repair works carried out by HA's contractors could address the problem. AD(EM3), HD replied that concrete spalling was one of the maintenance items under TMS. A TMS contractor could deal with the problem if the PRH unit concerned was accessible for inspection and repair. To increase the access rate for in-flat inspections, HA would arrange visits to PRH units in different timeslots, and if necessary, arrange IIAs to reach out to tenants during non-office hours for making appointments. If concrete spalling in a PRH unit was caused by water seepage and it would take time to address the problem, HA would make necessary rehousing arrangement for the affected tenant.

Scope of the scheme

40. Mr SHIU Ka-chun enquired whether TMS contractors would repair windows or window glasses in PRH units upon tenants' requests, and whether HA had provided free-of-charge services to repair windows or window glasses of the PRH units which were found damaged in the aftermath of super

Action

typhoon Mangkhut in 2018. DD(EM), HD replied that HA had included windows of PRH units under TMS. In the aftermath of Mangkhut, window glasses of some PRH units were found damaged. In view that the PRH tenants concerned had not deliberately caused damages to the window glasses, HA had made a special arrangement to provide free-of-charge repair services.

Admin

41. Mr SHIU Ka-chun was concerned about the HA's considerations for not dealing with broken window glasses of PRH units under TMS. He requested the Administration to provide supplementary information on the number of PRH units where window glasses or windows were found broken/damaged in the aftermath of Mangkhut; the number of PRH households who had reported the damages to HD and sought its assistance; the number of PRH households who had been provided with repair services from HD free of charge; and the number of and reasons for PRH households' requests for free-of-charge repair services rejected by HD.

42. Mr LEUNG Yiu-chung opined that the scope of TMS should cover not only the items which were damaged due to natural wear and tear, and HA/TMS contractors should adopt a flexible approach in considering whether an item requiring repair should be dealt with under TMS. It was also not appropriate that a newly moved-in PRH tenant had to afford the cost of repairing the items of facilities installed by the ex-tenant in the PRH unit. DD(EM), HD took note of Mr LEUNG's views.

Contractors' performance

43. Mr AU Nok-hin said that the Director of Audit had recommended in its Report No. 67 that HA/HD should strengthen the inspections of contractors' repair works under TMS. He enquired about the number of surprise checks that had been conducted by HA/HD and whether and how HA/HD had increased the frequency of periodic inspections over past two years. He further enquired whether during inspections/surprise checks, HA/HD had found irregularities/non-compliances committed by contractors, the punishments imposed on them, and details, including the total number, of contractors that had been punished by HA/HD by shortening their contract period. In view that the Report No. 67 had mentioned that in the HD's audits of the TMS teams' performance during 2012-2013 to 2015-2016, low scores were given to the in-flat inspection and maintenance service process, he enquired whether TMS teams had achieved higher scores/performed better since the issue of the report.

Action

Admin 44. DD(EM), HD replied that the Administration would provide supplementary information to address Mr AU's questions. To assure quality of TMS works, IIAs would inspect the works completed by contractors against the standards, and surprise check teams would perform surprise inspections. To gauge tenants' satisfaction level on TMS, HA had commissioned independent consultants to conduct surveys to collect tenants' opinions. Results of the surveys indicated that the overall satisfaction rate of TMS had been maintained at a high satisfaction level at 80%. Regarding TMS contractors' unsatisfactory performance or non-compliances with the contractual requirements, HA would issue written warnings to them and their future tendering opportunities for maintenance contracts might be affected.

Admin 45. In response to Mr AU Nok-hin's enquiry about the assessment criteria in tendering for contracts under TMS and the considerations for determining the relative importance of the different criteria, DD(EM), HD advised that HA had put in place a mechanism for tender assessment. The Administration would provide supplementary information to address Mr AU's questions.

46. Dr CHENG Chung-tai queried whether it would be a deliberate attempt of a TMS contractor to carry out repair works unsatisfactorily as more defective works might provide opportunities for the contractor who was also responsible for rectifying such works to claim for larger amount of payment from HA or submit higher bidding price for the contract in future. DD(EM), HD and AD(EM3), HD replied that a TMS contractor who had not completed a repair item satisfactorily was required to carry out rectification works for which HA would not provide additional payment. AD(EM3), HD advised that in carrying out the repair works, TMS contractors and their teams had to follow the instructions given by HD staff before the commencement of the works. DD(EM), HD advised that if serving contractors' performance was below the established standard, their future tendering opportunities would be affected.

47. In response to Mr Gary FAN's concern about a case reported by the media that a TMS contractor allowed a worker who was not a registered electrical worker to perform electrical works, AD(EM3), HD advised that the worker mentioned in the media report had not performed any electrical works. Any electrical works would be carried out by a registered electrical worker.

Action

Disturbance mitigation

48. Mr Andrew WAN enquired whether to encourage elderly tenants to participate in TMS, HA would stipulate in the contracts between HA and TMS contractors that after completion of the TMS works in a PRH unit, the contractor was required to provide cleansing and assist the tenant in moving the furniture to its original position. AD(EM)3, HD replied that to reduce nuisances brought to tenants by TMS works, HA had required TMS contractors to provide enhanced protection for the furniture and floor in PRH units, such as the use of dust screens and tarpaulin sheets, etc. For spalling/tiling repair works, the contractors would carry out cleansing after the completion of works. For households with elderly or disabled members, HA had required contractors to assist the tenants in moving their furniture before and after the works. Mr WAN said that the Administration/HA should ensure that individual TMS contractors were in compliance with such requirements, as he had dealt with cases where contractors did not assist elderly tenants in moving the furniture to its original position after completing the TMS works. AD(EM)3, HD replied that the Administration would follow up with Mr WAN on such cases after the meeting.

V. Any other business

49. There being no other business, the meeting ended at 6:32 pm.

Council Business Division 1
Legislative Council Secretariat
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