

立法會
Legislative Council

LC Paper No. CB(1)1304/18-19
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 6 May 2019, at 2:30 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 James TO Kun-sun
Hon LEUNG Yiu-chung
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-ye, 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
Hon KWOK Wai-keung, JP
Dr Hon Fernando CHEUNG Chiu-hung
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon SHIU Ka-fai
Hon YUNG Hoi-yan
Hon CHEUNG Kwok-kwan, JP

Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
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
Hon CHAN Hoi-yan

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Dr Hon KWOK Ka-ki
Hon SHIU Ka-chun

Public Officers attending : Agenda Item IV

Ms Connie YEUNG
Deputy Director of Housing (Development & Construction)

Mr Michael HONG
Chief Civil Engineer (Public Works Programme)
Housing Department

Ms CHIM Sau-yi
Chief Architect (5)
Housing Department

Mr Rudolf LEE
Chief Civil Engineer (1)
Housing Department

Mr WONG Hon-kwan
Chief Structural Engineer (3)
Housing Department

Mr LUK Wing-cheong
Regional Highway Engineer/Urban
Highways Department

Mr CHAN Che-keung
Chief Highway Engineer/Kowloon
Highways Department

Agenda Item V

Miss Rosaline WONG
Deputy Director of Housing (Estate Management)

Mr Ricky YEUNG
Assistant Director of Housing (Estate Management)1

Mrs Harriet LAU
Chief Manager/Management (Support Services) 2
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. Confirmation of minutes

(LC Paper No. CB(1)972/18-19 — Minutes of the meeting held
on 12 February 2019)

The minutes of the meeting held on 12 February 2019 were confirmed.

II. Information papers issued since last meeting

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

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- LC Paper No. CB(1)853/18-19(01) — Letter dated 4 April 2019 from Hon KWOK Wai-keung regarding the role of the Hong Kong Housing Authority in the management and maintenance of Tenants Purchase Scheme Estates (Chinese version only)
- LC Paper No. CB(1)855/18-19(01) — Land Registry Statistics for March 2019 provided by the Administration (press release)
- LC Paper No. CB(1)857/18-19 — Report of the Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project
- LC Paper No. CB(1)886/18-19(01) — Joint letter dated 9 April 2019 from Hon Mrs Regina IP LAU Suk-yee and Hon YUNG Hoi-yan regarding Housing Department's enforcement of the split-ratio covenant (Chinese version only)
- LC Paper No. CB(1)907/18-19(01) — Letter dated 15 April 2019 from Hon Mrs Regina IP LAU Suk-yee on the compliance with the split-ratio covenant in the Agreement for Sale and Purchase of Properties between the Hong Kong Housing Authority and The Link Real Estate Investment Trust (now known as Link Real Estate Investment Trust) (Chinese version only)

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- LC Paper No. CB(1)957/18-19(01) — Administration's response to the letter dated 27 March 2019 from Dr Hon Fernando CHEUNG Chiu-hung regarding wage defaults by a contractor of the Housing Department's project of Ying Tung Estate, Tung Chung (LC Paper No. CB(1)815/18-19 (01))
- LC Paper No. CB(1)960/18-19(01) — Referral arising from the meeting between Legislative Council Members and Wong Tai Sin District Council members on 22 March 2019 regarding the request for the Government to engage independent third parties to review the workmanship of the canopy structures of buildings in Chuk Yuen (North) Estate (Chinese version only) (Restricted to members)
- LC Paper No. CB(1)963/18-19(01) — Joint letter dated 16 April 2019 from Hon Mrs Regina IP LAU Suk-ye and Hon Alice MAK Mei-kuen on the Regulation of Commercial Facilities in Public and Subsidized Housing (Legislative Provisions) Bill (Chinese version only)

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LC Paper No. CB(1)970/18-19(01) — Referral arising from the meeting between Legislative Council Members and Wong Tai Sin District Council members on 22 March 2019 regarding (i) the retrofitting of barrier-free access facilities in Chuk Yuen (North) Estate; and (ii) the retrofitting of lifts at the footbridge connecting Choi Fai Estate and Choi Wan (II) Estate (Chinese version only) (Restricted to members)

III. Items for discussion at the next meeting

(LC Paper No. CB(1)962/18-19(01) — List of follow-up actions

LC Paper No. CB(1)962/18-19(02) — List of outstanding items for discussion)

3. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 3 June 2019, at 2:30 pm –

- (a) Head 711 project no. B812CL - Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong; and
- (b) Regulation of Commercial Facilities in Public and Subsidized Housing (Legislative Provisions) Bill.

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)1032/18-19 on 7 May 2019.)

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IV. Head 711 project no. B194TB — Transport infrastructure works for development at Diamond Hill

(LC Paper No. CB(1)962/18-19(03) — Administration's paper on Public Works Programme Item No. B194TB – Transport infrastructure works for development at Diamond Hill)

4. With the aid of PowerPoint, Deputy Director of Housing (Development and Construction) ("DDH(D&C)") briefed members on the Administration's proposal to upgrade Public Works Programme item no. B194TB to Category A to carry out transport infrastructure works to connect the Diamond Hill Comprehensive Development Area ("CDA") and its neighbourhood, details of which were set out in the Administration's paper (LC Paper No. CB(1)962/18-19(03)).

(Post-meeting note: Presentation materials (LC Paper No. CB(1)1026/18-19(01)) for the item were issued to members on 7 May 2019 in electronic form.)

5. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. He further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

Developments at the Diamond Hill Comprehensive Development Area

6. Ir Dr LO Wai-kwok considered it appropriate for the Administration to provide the proposed facilities to cater for the developments at the Diamond Hill CDA which comprised public housing development, public open space, religious facilities, etc. He opined that Diamond Hill would be an important transport node in future having regard to the pedestrian and vehicular traffic generated by the proposed Tuen Ma Line and East Kowloon Line, and the Administration should take into account these changes when planning the transport and road facilities in this district.

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7. The Chairman declared that he was a member of the Hong Kong Housing Authority ("HA"). He opined that the local community was all along concerned about the development of the ex-Tai Hom Village site and the Administration should formulate proposals for developing the site in a timely manner. Mr Gary FAN asked about the pedestrian connectivity of the neighbouring facilities of the public housing development including Water Feature Park and Landscaped Walk. DDH(D&C) replied that the Administration would develop Water Feature Park and Landscaped Walk under separate projects, and would submit proposals for these projects to LegCo in a timely manner.

Project implementation and cost

8. Mr SHIU Ka-fai declared that he was a member of HA. He asked about the implementation timetable for the proposed transport infrastructure works and the funding responsibilities of the Administration and HA for the works. Mr KWONG Chun-yu asked whether the provision of the proposed facilities would tie in with the population intake of the public housing development at the Diamond Hill CDA, and which of the proposed facilities would be completed earlier. DDH(D&C) replied that to tie in with the public housing development which would be implemented in phases, the Administration/HA would implement the proposed transport infrastructure works as early as possible. The capital cost of the proposed works would be borne by the Government. Tentatively, subject to the funding approval of the Finance Committee, the Administration/HA would commence the proposed works in mid-2020, and the various facilities and works items under the project were expected to be completed at different times between 2022 and 2024.

9. The Chairman requested the Administration to provide the respective estimated costs/cost breakdowns of the six items of works (i.e. items (a) to (f) in paragraph 2 of LC Paper No. CB(1)962/18-19(03)) under the proposal. DDH(D&C) replied that the Administration would provide such information in the paper submitted to the Public Works Subcommittee ("PWSC").

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

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Footbridges and subway

10. The Chairman asked whether the proposed project included the provision of barrier-free access facilities for the three proposed footbridges, i.e. FB1, FB2 and FB3. He further enquired about the respective number of lifts/escalators to be provided, and the assessment on whether such facilities had adequate capacity to meet the demand in future. DDH(D&C) replied that under the proposal, lifts would be provided at each landing point of FB1, FB2 and FB3 and an escalator would be provided for FB1 to cater for its higher pedestrian flow. The Chairman requested the Administration to provide detailed information to address his questions.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

11. Mr KWONG Chun-yu enquired about the areas/residents that the proposed footbridges were intended to serve. Mr WU Chi-wai raised a similar enquiry. DDH(D&C) replied that FB1 and FB2 which spanned across Lung Cheung Road and Tai Hom Road would connect with Landscaped Walk under planning. FB3 would connect with the Water Feature Park and the public housing development.

12. Mr WU Chi-wai and the Chairman sought clarification on whether the proposal would provide a connection between FB1 and Plaza Hollywood. The Chairman said that the local community considered such connection necessary. DDH(D&C) replied that the design of FB1 would allow space for direct connection with Plaza Hollywood, and the owner of Plaza Hollywood had the responsibility to build and provide the connection according to the conditions of the land lease. At the request of Mr WU and the Chairman, DDH(D&C) undertook to provide relevant details at FB1, with plans/drawings where appropriate, in these regards. In response to Mr WU's enquiry, DDH(D&C) advised that the at-grade pedestrian crossing facilities across Tai Yau Street would be improved for public use after the commissioning of FB3.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

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13. In view that the public housing development was expected to be completed in phases from 2021 to 2023 whereas the facilities under the proposal would be made available for public use between 2022 and 2024, the Chairman was concerned whether the pedestrian connections between the proposed footbridges/subway and the public housing development could be commissioned on time for residents' use upon the population intake.

14. Mr Gary FAN said that to facilitate members' consideration of the cost-effectiveness of the proposal in meeting local needs and whether the design and construction of the proposed works should be entrusted to HA, the Administration should provide details of the pedestrian connections/entrances/exits for the proposed footbridges and subway (i.e. SW1) at different levels (i.e. elevated/at-grade/below ground), including the locations of those in relation to the public housing development, Water Feature Park, Landscape Walk and neighbouring facilities, and the distances of these pedestrian connections/entrances/exits from the residential blocks of the public housing development, etc. Considering it important to avoid any interface problems between the proposed footbridges/subway and adjoining developments/facilities in future, Mr FAN asked about the respective heights of the proposed footbridges and the distance between the top/bottom of the proposed subway and the ground level. DDH(D&C) undertook to provide, with plans/drawings, supplementary information to address the questions raised by Mr FAN. She advised that the design of the proposed footbridges would take into account the heights of the nearby developments and other relevant height requirements.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

15. Mr Tony TSE opined that to justify the cost for the project, it was important that the proposed footbridges and subway would be well received by pedestrians in future. In response to his enquiry on how the design of these facilities would attract pedestrians to use them, DDH(D&C) advised that apart from ensuring that the proposed facilities had been designed according to the relevant planning intention, the Administration had commissioned consultants to undertake studies in relation to the pedestrian flow of these facilities. In view that the proposed subway would connect to the MTR station and the public housing development, and the proposed footbridges would connect to the Diamond Hill CDA which included public housing development, Water Feature Park, Landscaped Walk and religious facilities, etc., the Administration envisaged that these facilities would be well received by pedestrians in future.

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16. Mr Tony TSE requested the Administration to provide the details of the existing temporary footbridges and subways across Lung Cheung Road and Choi Hung Road and their utilization/pedestrian flow, the estimated utilization/pedestrian flow of the proposed footbridges and subway, and how to attract pedestrians to use them. DDH(D&C) undertook to provide supplementary information in light of Mr TSE's request. She advised that there was currently a temporary footbridge across Lung Cheung Road which was without a roof cover and not equipped with barrier-free access facilities.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

Public transport interchange

17. Mr WU Chi-wai expressed concern about the traffic impact of the proposal to close an existing public transport terminus and construct a public transport interchange ("PTI") on the surrounding road network, including Choi Hung Road, and requested the Administration to provide the relevant traffic impact assessment ("TIA")/extracts of the TIA report in this regard. In response to his enquiry on whether and why the Administration/HA did not follow the "single site, multiple use" principle to provide more facilities at the proposed PTI site, DDH(D&C) advised that it was technically difficult to provide other facilities at the PTI site, given that part of the site area had been used for accommodating the supporting structures of an elevated road above the site, and the Shatin-to-Central Link tunnel would pass beneath the site.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

Provision of parking spaces

18. The Chairman enquired whether to address the local community's concern about the inadequate provision of parking spaces in Wong Tai Sin, the Administration would provide a smart car park at the proposed project site under the "single site, multiple use" principle. DDH(D&C) replied that in view of the demand for car parking spaces in Wong Tai Sin, the Administration had increased the parking spaces to the upper end of the standards stipulated in the Hong Kong Planning Standards and Guidelines ("HKPSG") when planning the public housing development at the Diamond Hill CDA. The Administration would continue to consider the feasibility of providing more parking spaces when working out the details. The Chairman

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remarked that HKPSG could be revised when necessary, and the Administration should further consider the suggestion of providing a smart car park.

Views of local community on the proposal

19. Mr HO Kai-ming opined that it was important for the Administration to consult thoroughly the Wong Tai Sin District Council ("WTSDC") and the local community on the proposal and take into account their views regarding the development of the ex-Tai Hom Village site. In working out the details of the proposal and before submitting it to PWSC for consideration, the Administration should continue to follow up with the local community on various issues of concern, such as the arrangements to enhance the pedestrian connectivity between Landscaped Walk/Water Feature Park and nearby developments/facilities through the proposed footbridges such as FB3, how the design and management of Landscaped Walk would facilitate young people to carry out creative cultural activities, etc. DDH(D&C) replied that the proposed FB3 would provide lift tower to connect with the public housing development and Water Feature Park. The Administration would continue to closely liaise with the local community and attend relevant meetings to listen to their views on the matters mentioned by Mr HO and the proposal.

20. Mr Jeremy TAM opined that WTSDC members had not unanimously agreed to the proposed works, and individual DC members such as Ms Mandy TAM Heung-man had raised concerns regarding the proposal, such as the maintenance responsibility for a pedestrian connection to Plaza Hollywood, etc. In response to Mr Jeremy TAM's enquiry on whether after the meeting, the Administration/HA would follow up with Ms Mandy TAM Heung-man and relevant residents' representatives on their concerns, DDH(D&C) advised in the affirmative.

Concluding remarks

21. Concluding the discussion, the Chairman said that members supported the submission of the proposal to PWSC for consideration.

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V. Marking Scheme for Estate Management Enforcement in Public Housing Estates of the Hong Kong Housing Authority

(LC Paper No. CB(1)962/18-19(04) — Administration's paper on Marking Scheme for Estate Management Enforcement in Public Housing Estates

LC Paper No. CB(1)962/18-19(05) — Paper on Marking Scheme for Estate Management Enforcement in Public Housing Estates prepared by the Legislative Council Secretariat (updated background brief)

22. The Chairman referred to a letter dated 3 May 2019 from Mr SHIU Ka-chun about the agenda item, which was tabled at the meeting, and directed the Clerk to request for written response from the Administration.

(Post-meeting note: The letter was issued to members vide LC Paper No. CB(1)1029/18-19(01) on 7 May 2019 and to the Administration by e-mail on 6 May 2019. The Administration's response to the issues raised in the letter was issued to members vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.)

23. At the invitation of the Chairman, Deputy Director of Housing (Estate Management) ("DDH(EM)") briefed members on the latest positions of the implementation of the Marking Scheme for Estate Management Enforcement in Public Housing Estates ("the Marking Scheme") by HA and the trial scheme for allowing public rental housing ("PRH") tenants to become foster families keeping guide dog puppies. Assistant Director of Housing (Estate Management)¹ gave a PowerPoint presentation on the subject.

(Post-meeting note: Presentation materials (LC Paper No. CB(1)1026/18-19(02)) for the item were issued to members on 7 May 2019 in electronic form.)

Implementation of the scheme

24. The Chairman opined that it was appropriate to put in place the Marking Scheme to foster a sense of civic responsibility among PRH residents and to facilitate management of PRH estates. He enquired about

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HA's efforts in promoting and publicizing the Marking Scheme in the past year to enhance PRH residents' understanding of the scheme. DDH(EM) replied that HA had promoted the message against the misdeeds covered in the Marking Scheme through various channels, such as leaflets, partnering functions by Estate Management Advisory Committees, etc.

25. Noting that of the 90 households having accrued 16 or more valid points as at end-December 2018, only three had surrendered their PRH units voluntarily, Mr Gary FAN enquired whether, regarding the remaining households which had received a Notice-to-quit ("NTQ"), HA had terminated their PRH tenancies. He further asked how HA would deal with cases where these households continued to commit misdeeds under the Marking Scheme and did not surrender their units to HA. DDH(EM) replied that under the Marking Scheme, HA would issue NTQs to terminate tenancies to PRH tenants who had accumulated 16 points or more within two years. In some cases, HA might exercise discretion to withhold the issuance of NTQs to tenants on special grounds, such as tenants with proved medical concerns, etc. As at end-December 2018, 15 households had their NTQs withheld.

26. In response to Mr FAN's enquiry about the average time between HA's issue of a NTQ to a household and the household's surrender of the PRH unit concerned, DDH(EM) advised that after receiving a NTQ, the household concerned was required to surrender the PRH unit within one month. A household might lodge an appeal to the Appeal Panel (Housing) against the NTQ issued to it. The Appeal Panel (Housing) would arrange an appeal hearing about six months after an appeal had been received, and its decision made on the appeal would be final.

27. Ms YUNG Hoi-yan cast doubt on whether the Marking Scheme could achieve its intended purpose, given that the penalty points that a tenant accrued under the scheme would be valid for two years only. The Chairman enquired whether and how HA would enhance its support to assist offenders of the misdeeds under the Marking Scheme to avoid committing the same misdeed. DDH(EM) replied that the purpose of the Marking Scheme was to encourage a change of the behaviours of tenants who committed the misdeeds. HD staff would communicate with tenants who had accrued certain number of penalty points and offer them suggestions for improvement. For some misdeeds, HA would issue written warnings to first-time offenders, and would allot points only if an offender committed the same misdeed for a second time or again thereafter.

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Misdeeds committed by individual household members

28. Mr Andrew WAN opined that it was unreasonable that a household was required to return its PRH unit to HA if only one of the household members had committed the misdeed of using the PRH unit for illegal purpose and other household members had not committed the misdeed. He enquired whether HA would work out a better arrangement to ensure that individuals who committed this misdeed would not affect the rights of their family members to continue living in the PRH unit concerned. DDH(EM) replied that allocation of PRH units was on a household basis and not an individual basis. According to the tenancy agreement signed between HA and the tenants, tenants were required to take responsibility for their own actions and those of their household members. If an individual household member had been held liable for using the PRH unit for illegal purpose, the household would be allotted seven points. If the household had accumulated an allotment of 16 valid points or more and was issued with a NTQ, the household might lodge an appeal to the Appeal Panel (Housing) which would consider whether there were special grounds to support cancellation of the NTQ.

Throwing objects from height

29. Mr Andrew WAN enquired about the number of cases of throwing objects from height by PRH residents which had caused danger or personal injury, and of such cases, the number in which the tenancy of the household concerned had been terminated. Mr Gary FAN was concerned about the number of offenders in such cases which had accumulated 16 or more valid points and had yet to surrender their PRH units.

30. DDH(EM) replied that there were cases where HA had terminated the tenancy of households which had committed the misdeed of throwing objects from height. Depending on whether the misdeed would jeopardize environmental hygiene or cause danger/personal injury, the tenant concerned would be allotted seven or 15 penalty points under the Marking Scheme.

31. In response to Mr FAN's enquiry about the reason for the notable increase of point-allotment cases for the misdeed of "throwing objects from height that may cause danger or personal injury" in 2018, DDH(EM) advised that the increase might be attributed to HA's measures to step up surveillance and inspections against this misdeed.

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32. Mr LEUNG Che-cheung and Mr Andrew WAN opined that throwing objects from height which might cause casualties was a serious offence, and HA should install more surveillance systems to detect such misdeed in PRH estates. Mr LEUNG opined that HA should ensure that surveillance systems were deployed to all black spots of throwing objects from height by PRH residents. Mr WAN enquired how HA would enhance the work in preventing the misdeed. DDH(EM) replied that to detect the misdeed of throwing objects from height in black spots, HA would continue to deploy Special Operation Teams and estate staff to conduct patrols and inspections. The number of surveillance systems had been increased from 191 to 327 in 2018, and HA would continue to consider increasing their number taking into account the actual needs and the need to protect privacy. To prevent the misdeed, HA would continue its work on civic education.

Causing noise nuisance

33. Mr CHAN Chi-chuen opined that the number of warnings issued by HA and point-allotment cases with respect to the misdeed of "causing noise nuisance" was limited and HA should review the effectiveness of its enforcement actions with respect to the misdeed. He asked about the number of noise nuisance complaints received by HA and how HA would determine whether a complaint was substantiated. He further enquired about the criteria adopted by HA in ascertaining whether there was noise nuisance, and whether HA would only issue warning to an offender committing the misdeed for the first time and would not allot penalty points. DDH(EM) replied that HA adopted a "reasonable man approach" in determining whether there was noise nuisance, and the enforcement efforts would focus on noise nuisance occurred between 11 pm to 7 am. Upon receiving noise nuisance complaints, estate staff would visit the alleged PRH unit to ascertain that it was the source of noise nuisance. Households nearby would be consulted on whether the noise level was unacceptable before a written warning was given to the offending tenant. HA would allot points only if an offender committed the same misdeed for a second time or again thereafter.

34. Mr LEUNG Yiu-chung expressed concern about the effect of noise on residents living in PRH estates, including students. He opined that estate staff would have difficulties in substantiating noise nuisance complaints as tenants who deliberately caused noise nuisance could easily avoid being caught by checking from their television at home, which was connected to cameras inside of the lift cars in PRH blocks, whether estate staff were going upstairs to inspect their units. Mr CHAN Chi-chuen expressed a similar view. DDH(EM) replied that estate staff understood that tenants causing noise nuisance might adopt the tactics as mentioned by Mr LEUNG, and they might

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hence visit the alleged PRH unit through staircases. In response to Ms YUNG Hoi-yan's enquiry about how HA would deal with complaints on noise nuisance lodged by PRH tenants during midnight, DDH(EM) advised that it was practicable for HA to deploy estate staff to visit the alleged PRH unit during midnight in order to ascertain whether there was noise nuisance.

35. Mr LEUNG Yiu-chung said that noise nuisance from a PRH unit might not affect all the households nearby, and might occur intermittently and within a short period of time, say a few seconds. This might explain why only a few noise nuisance complaints had been substantiated by HA. He and Mr Andrew WAN suggested that the Administration/HA should consider using equipment/devices for measuring noise to help ascertain the source of noise nuisance. DDH(EM) replied that the Administration/HA would consider the suggestion. Mr LEUNG opined that the Administration/HA should practically consider the suggestion, and inform members of the outcome of its consideration as soon as possible.

36. In view of the difficulty for estate staff to substantiate complaints on misdeeds included in the Marking Scheme, such as causing noise nuisance, Ms YUNG Hoi-yan enquired whether HA would consider taking enforcement actions against such misdeeds on the basis of the evidences provided by the complainants. DDH(EM) replied that HA introduced the Marking Scheme as a measure to educate tenants about providing a decent and safe living environment in PRH estates. It was not HA's objective to encourage PRH tenants to monitor the behaviour of each other.

Cooking at night

37. Mr HO Kai-ming opined that the media had reported that the Housing Department ("HD") had posted a notice in a PRH block of Wo Lok Estate stating that residents should refrain from cooking and making stir-frying noises between 11 pm and 7 am every day. He and Mr KWOK Wai-keung considered that such restriction on cooking from 11 pm to 7 pm had disregarded the needs of residents who had to work late into the evening. Mr HO asked whether residents would be allotted points or required to surrender their PRH units if they did not follow the rule mentioned in the notice.

38. In reply, DDH(EM) subscribed to members' views that PRH residents should not be restricted from cooking at night if they had not caused noise nuisance to neighbors between 11 pm and 7 am. She undertook to follow up the case if Mr HO could provide relevant details. In response to Mr HO's enquiry on whether residents could hear cooking noise made by their

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neighbours because of the building design of the aged PRH building in Wo Lok Estate, and if so, whether the Administration/HA should take forward redevelopment of the building/estate concerned, DDH(EM) advised that there was no direct relationship between the case mentioned by Mr HO and the issues regarding redevelopment of HA's estates.

Keeping dogs

39. Mr KWONG Chun-yu was concerned whether HA's arrangement of including unauthorized dog keeping as one of the misdeeds under the Marking Scheme might encourage abandonment of dogs by PRH tenants. He enquired whether HA would consider conducting a review on the Marking Scheme and relevant policies, taking into account of the increasing public awareness of animal welfare since the implementation of the Marking Scheme in 2003. He further enquired whether HA would pay more regard to PRH households' needs and aspirations when considering their requests for keeping animals in their units, and whether HA would consider designating a housing block in newly completed PRH estates where animal keeping was allowed.

40. DDH(EM) replied that in formulating the policy of animal keeping in PRH estates, HA's consideration was to build a harmonious community whereby the different interests of all PRH residents were being respected at large. As keeping dogs in densely populated public housing estates might induce noise nuisance and hygiene issues, it was necessary for HA to include unauthorized dog keeping as one of the misdeeds under the Marking Scheme. While keeping dogs by PRH tenants was generally not allowed, HA endorsed the implementation of a one-off Temporary Permission Rule in 2003 allowing PRH tenants to continue keeping small dogs which were already kept in PRH units before 1 August 2003 until the dogs' natural death. In addition, HA would exercise discretion in giving permission for keeping service dogs for those with special needs, such as guide dogs for visually impaired tenants and companion dogs for tenants who had strong special needs for mental support.

41. In response to Mr KWONG Chun-yu's enquiry about HA's progress in considering a request of a two-person elderly household in Wah Fu Estate for permission to continue keeping a companion dog, DDH(EM) advised that generally speaking, HA would grant such permission to tenants similar to the one mentioned by Mr KWONG if they were proved to be in need of keeping a companion dog for mental support.

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42. Mr Andrew WAN asked whether to reflect its policy that PRH tenants were allowed to keep small household pets, such as de-sexed cats, HA would modify the expression of the misdeed of "keeping animal, bird or livestock inside leased premises without prior written consent of the Landlord" under the Marking Scheme. DDH(EM) replied that the misdeed mentioned by Mr WAN referred to the keeping of animals which posed nuisances in estates.

Repair works

43. Mr AU Nok-hin expressed reservation on allotting penalty points under the Marking Scheme to PRH tenants who committed the misdeed of "denying HD staff or staff representing HD entry for repairs responsible by HD". He opined that elderly tenants might have concerns that the repair and maintenance works to be carried out by HD in their units might cause difficulties to them, such as the need to move the furniture away from and back to its original position. HA should exercise discretion in handling tenants' request for excluding their units from the implementation of certain non-essential repair works, such as replacement of laundry pole holders. As regards works which had to be carried out in a PRH unit for safety reasons such as wire replacement, HA should explore more simple approach in carrying out the works in order to reduce inconvenience to tenants, or arrange to transfer tenants to other PRH units during the works period upon their request. DDH(EM) replied that "denying HD staff or staff representing HD entry for repairs responsible by HD" was a misdeed to which the warning system was applicable. She suggested that Mr AU might provide relevant details about any cases in relation to his concerns for the Administration's follow-up.

Water dripping from air-conditioners

44. Mr LEUNG Che-cheung opined that water dripping from an air-conditioner in a PRH unit might be attributable to the water conducting hose being disconnected from the drain-pipe for discharging water from the air-conditioner. HA should consider reminding or assisting PRH tenants to fix such problem. DDH(EM) replied that as a general practice, as summer approached, estate staff would issue notices to remind PRH tenants to fix the problems of water dripping from the air-conditioners inside their units.

Action

Damaging down/sewage pipes causing leakage to the flat below

45. Mr KWOK Wai-keung enquired why there were very few point-allotment cases for the misdeed of "damaging down/sewage pipes causing leakage to the flat below". He opined that he had received many complaints from residents of aged PRH estates regarding such leakage problem, and urged HA to improve the building conditions of such estates if it did not take forward redevelopment projects for them. He further commented that as HA could not deal with cases of water leakage from an upper floor's sale unit to a rental unit below in Tenants Purchase Scheme ("TPS") estates and the Marking Scheme was not applicable to flat owners in such estates, the affected tenants might be forced to request for transfer to other PRH units, and this generated additional workload on HD staff. DDH(EM) replied that the Administration/HA would continue to make the best efforts in dealing with water leakage problem in TPS estates, and would follow up the cases mentioned by Mr KWOK if he could provide relevant details.

46. The Chairman opined that misdeeds such as damaging down/sewage pipes causing leakage to the flat below committed by a PRH tenant might have an adverse effect on other PRH residents and the environmental hygiene. In response to the Chairman's enquiry on whether HA had issued any administrative guidelines to its staff about the time taken to go through the processes from receipt of a complaint on a misdeed until allotment of points, and whether HA would review the possibility of shortening the processing time which was currently long, DDH(EM) advised that the time taken to go through such processes should not be long. For some misdeeds covered in the Marking Scheme, HA would issue a written warning to an offender prior to allotment of points. Although this arrangement might involve additional time, the warning system should continue to be in place as it might help tenants quit their bad habits.

Disposing of refuse

47. Ms YUNG Hoi-yan said that "refuse flats" resulted from some PRH residents who had an habit of accumulating refuse or waste inside their units caused hygiene nuisance to their neighbours, and issuing warnings or allotting points under the Marking Scheme did not deter them effectively. She asked about HA's other measures, if any, to deal with the problem. DDH(EM) replied that apart from issuing warnings or allotting points under the Marking Scheme, HD would collaborate with the Social Welfare Department and non-government organizations to provide assistance to the offenders. By communication and offering suitable assistance, there had been cases where HA had successfully solved the "refuse flat" problem.

Action

48. Mr LEUNG Che-cheung opined that although garbage collection bins were provided on each floor of PRH blocks, garbage was found left on the ground in buildings' common areas and this caused adverse impact to the environmental hygiene. He suggested that HA should consider installing surveillance equipment to detect such garbage dumping activities. DDH(EM) replied that the Administration took note of Mr LEUNG's concern and would explore possible solutions.

Proposed charging scheme for municipal solid waste disposal

49. The Chairman expressed concern on how, after the implementation of the Administration's proposed charging scheme for municipal solid waste disposal ("charging scheme") in PRH estates, HA would monitor and combat PRH residents' depositing of non-compliant waste in estates. DDH(EM) replied that the Environmental Protection Department ("EPD") would organize public education and publicity programmes and launch trial projects to promote awareness and understanding of the proposed charging scheme. HA would support such programmes and projects and formulate a feasible management mode to facilitate the smooth implementation of the charging scheme in its estates. Since end-2018, HA had been collaborating with EPD to take forward in its estates some trial projects under which dummy designated garbage bags were provided to the participants for trying out the waste charging arrangements. The Chairman remarked that the Administration/HA should conduct consultation with public housing residents on the proposed charging scheme.

VI. Any other business

50. There being no other business, the meeting ended at 4:26 pm.