

**立法會**  
**Legislative Council**

LC Paper No. CB(2)1160/18-19

Ref : CB2/PS/4/16

**Panel on Development and Panel on Home Affairs**

**Joint Subcommittee to Follow Up Issues Relating to the  
Redevelopment, Maintenance and Management of Aged Buildings**

**Minutes of the first meeting  
held on Friday, 22 March 2019, at 9:45 am  
in Conference Room 3 of the Legislative Council Complex**

**Members present** : Hon LAU Kwok-fan, MH (Chairman)  
Hon KWOK Wai-keung, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon Andrew WAN Siu-kin  
Dr Hon Junius HO Kwan-yiu, JP  
Hon LAM Cheuk-ting  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Hon YUNG Hoi-yan  
Hon Tanya CHAN  
Hon Vincent CHENG Wing-shun, MH  
Hon Tony TSE Wai-chuen, BBS

**Members absent** : Hon Paul TSE Wai-chun, JP  
Hon Claudia MO  
Hon CHU Hoi-dick  
Hon CHEUNG Kwok-kwan, JP  
Hon Jeremy TAM Man-ho

**Clerk in attendance** : Ms Wendy JAN  
Chief Council Secretary (2) 4

**Staff in attendance** : Mr Roger CHUNG  
Council Secretary (2) 4

Miss Alison HUI  
Legislative Assistant (2) 4

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Action

**I. Election of Chairman (and Deputy Chairman) and application for late membership**

Election of Chairman

Mr Abraham SHEK, the member who had the highest precedence among those who were present at the meeting, presided over the election of the Chairman of the Joint Subcommittee. Mr SHEK invited nominations for the chairmanship of the Joint Subcommittee. Mr LAU Kwok-fan was nominated by Mr KWOK Wai-keung and the nomination was seconded by Ir Dr LO Wai-kwok. Mr LAU accepted the nomination.

2. As there was no other nomination, Mr Abraham SHEK declared Mr LAU Kwok-fan elected as the Chairman of the Joint Subcommittee. Mr LAU then took the chair.

Election of Deputy Chairman

3. The Chairman called for nominations for the deputy chairmanship of the Joint Subcommittee. Mr KWOK Wai-keung was nominated by Mr Vincent CHENG and the nomination was seconded by Mr Abraham SHEK. Mr KWOK accepted the nomination.

4. As there was no other nomination, the Chairman declared Mr KWOK Wai-keung elected as the Deputy Chairman of the Joint Subcommittee.

Application for late membership

5. The Chairman said that Dr Junius HO had submitted a late application for joining the Joint Subcommittee (LC Paper No. CB(2)1073/18-19(01)), which was tabled at the meeting. Members agreed to accept the application.

**II. Meeting arrangements and items for discussion**

6. The Joint Subcommittee deliberated (index of proceedings attached at **Annex**).

7. Members noted a letter from Mr SHIU Ka-chun proposing items for discussion by the Joint Subcommittee (LC Paper No. CB(2)1074/18-19(01)) and a list of related issues deliberated by Panel on Development and Panel on Home Affairs (LC Paper No. CB(2)1074/18-19(02)), which were tabled at the meeting.

8. At the invitation of the Chairman, members had given their views on items for discussion at future meetings. The Chairman said that he and the Deputy Chairman would meet with the Administration to discuss the work plan of the Joint Subcommittee, and work out the meeting arrangements as appropriate. Members noted that they would be informed of the date for holding the next meeting in due course.

*(Post-meeting note: The work plan meeting was subsequently scheduled for Tuesday, 9 April 2019 at 11 am.)*

**III. Any other business**

9. There being no other business, the meeting ended at 10:08 am.

**Proceedings of the first meeting of the  
Joint Subcommittee to Follow Up Issues Relating to the  
Redevelopment, Maintenance and Management of Aged Buildings  
on Friday, 22 March 2019, at 9:45 am  
in Conference Room 3 of the Legislative Council Complex**

<b>Time marker</b>	<b>Speaker(s)</b>	<b>Subject(s)</b>	<b>Action required</b>
<i>Agenda item I – Election of Chairman (and Deputy Chairman) and application for late membership</i>			
000347-000451	Mr Abraham SHEK Mr KWOK Wai-keung Ir Dr LO Wai-kwok Mr LAU Kwok-fan	Election of Chairman	
000452-000619	Chairman Mr Vincent CHENG Mr Abraham SHEK Mr KWOK Wai-keung	Election of Deputy Chairman	
000620-000654	Chairman	Application for late membership from Dr Junius HO	
<i>Agenda item II – Meeting arrangements and items for discussion</i>			
000655-000839	Chairman Mr Vincent CHENG	Mr CHENG's suggestion that the Joint Subcommittee should discuss the Urban Renewal Strategy, the role of the Home Affairs Department ("HAD") in coordinating building management matters, and the work of the Joint Offices for Investigation of Water Seepage Complaints ("JO").	
000840-000938	Chairman Mr Wilson OR	Mr OR's suggestion that the Joint Subcommittee should discuss as soon as practicable how the Home Affairs Bureau would enhance the support for owners and owners' corporations of aged buildings in handling building management matters in accordance with the Building Management Ordinance (Cap. 344) and the work of JO.	
000939-001015	Chairman Mr Tommy CHEUNG	Mr CHEUNG's suggestion that the Joint Subcommittee should discuss the compulsory sale application threshold for aged buildings as early as practicable.	
001016-001118	Chairman Mr SHIU Ka-chun	Mr SHIU's proposal on the items to be discussed by the Joint Subcommittee (LC Paper No. CB(2)1074/18-19(01)).  Mr SHIU's suggestion that the Joint Subcommittee should receive public views on the management of "three-nil" buildings and compensation arrangements of the Urban Renewal Authority ("URA") for its redevelopment projects.	
001119-001224	Chairman Mr CHAN Han-pan	Mr CHAN's suggestion that the Joint Subcommittee should discuss the conditions of the concrete used in and the structural safety of "salt-water buildings", URA's compensation arrangements for its redevelopment projects, and the	

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		management of "three-nil" buildings.	
001225-001354	Chairman Deputy Chairman	The Deputy Chairman's suggestion that the Joint Subcommittee should discuss the management and maintenance of "three-nil" buildings and receive views from academics on the progress of redevelopment of aged buildings in Hong Kong.	
001355-001634	Chairman Mr Andrew WAN	Mr WAN's suggestion that the Joint Subcommittee should discuss HAD's role in supporting the management of "three-nil" buildings, URA's compensation arrangements and its role in urban renewal, a review of the Smart Tender Scheme, and the support provided by HAD to assist owners of aged buildings to form owners' corporations.	
001635-001900	Chairman Mr Tony TSE	Mr TSE's suggestion that the Joint Subcommittee should discuss the management and maintenance of aged shopping centres.	
001901-002059	Chairman Mr LAM Cheuk-ting	Mr LAM's suggestion that the Joint Subcommittee should discuss a review of the effectiveness of the Smart Tender Scheme, and the support for owners in maintaining and managing aged buildings.	
002100-002348	Chairman Mr Abraham SHEK	Mr SHEK's suggestion that the Joint Subcommittee should first invite the Administration to give a briefing on the strategy and plan on the redevelopment of aged buildings and renewal of old districts.	
002349-002540	Chairman Deputy Chairman	The Deputy Chairman's suggestion that the Joint Subcommittee should discuss the management of aged buildings in the course of acquisition, and the handling of asbestos containing materials in aged public rental housing estates and private buildings.	
002541-002638	Chairman	The Chairman's remarks on drawing up the work plan and meeting arrangement of the Joint Subcommittee	
<i>Agenda item III - Any other business</i>			
002639-002646	Chairman	Closing remarks	