

立法會
Legislative Council

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Panel on Housing

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

**Minutes of seventh meeting held on
Saturday, 7 December 2019, at 9:00 am
in Conference Room 1 of the Legislative Council Complex**

- Members present** : Hon Vincent CHENG Wing-shun, MH, JP (Chairman)
Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon KWOK Wai-keung, JP
Hon CHU Hoi-dick
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon Jeremy TAM Man-ho
Hon Tony TSE Wai-chuen, BBS
Hon CHAN Hoi-yan
- Members absent** : Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SHIU Ka-fai, JP
Hon CHEUNG Kwok-kwan, JP
Dr Hon CHENG Chung-tai

**Public Officers
attending**

: Agenda item I

Transport and Housing Bureau

Dr Raymond SO, BBS, JP
Under Secretary for Transport and Housing

Mrs Alice CHEUNG CHIU Hoi-yue, JP
Deputy Secretary for Transport and Housing
(Housing)

Ms Jenny CHAN Yuen-han
Assistant Director (Policy Support)

Mr CHAN Nap-ming, BBS
Project Director 1, Task Force on Transitional
Housing

Mr Stephen WONG Wing-hung
Project Director 2, Task Force on Transitional
Housing

**Attendance by
invitation**

: Session One

Mr WHY

Miss FAN Kai-in
Community Organizer
Hong Kong Subdivided Flats Concerning Platform

鄧寶山先生
成員
觀塘民生自決組

Mr WONG Siu-yin
發言人
觀塘平等住房倡議平台

Mr LEE Tai-shing
Community organizer
關注基層住屋聯席

Miss CHU Wing-in
Community organizer
劏房真係好難頂

Miss LO Sze-ching
Spokesman
深水埗劏房關注組

Mr KONG Wai-hung
Spokesman
Sham Shui Po sub divides flats concern group

Mr KWOK Wing-kin
Chairperson
Labour Party

Miss WU Ka-yi
Community Organizer
Society for Community Organization

Mr CHIU Kwok-wai
Executive director
Federation of public housing estates

易偉民先生
成員
關注安置政策連線

Mr NG Kwan-lim
成員
葵涌劏房住客聯盟

賴石堅先生
成員
葵涌基層住屋關注組

Miss WONG Ching-sum

Mr Minhas RASHAD

Miss YIU Tung-mui
成員
葵涌街坊民議組

Miss WONG Wan-ki

成員

葵涌工廈劏房戶關注組

梁偉林先生

成員

葵涌劏房居民大聯盟

Miss KWOK Siu-kam

成員

葵涌劏房環境衛生關注小組

Mr NG Chung-hang

成員

葵涌住屋環境關注平台

Mr KE Tak-ching

Miss LAM Man-ying

組織幹事

全港劏房居民大聯盟

Miss CHUNG Yuen-tung

Spokesman

劏房濫收幾時停

李國權先生

Miss CHAN Hoi-pui

組織幹事

荃灣工廈被業主違法迫遷關注組

Mr WONG Ka-chun

組織幹事

太子劏房住客關注組

Mr CHAN Chun-chung

Deputy spokesperson for housing

DAB

Session Two

Miss WONG Tsz-yan

Miss CHAN Ka-yee

成員

石籬中轉屋居民關注組

Mr WONG Wai-lung

青年發展主任

將軍澳社群福利會

Miss KWOK Ka-wing

Spokesman

Sub divided flats concern group

陳瑞玲小姐

發言人

受重建影響的土瓜灣天台住戶組

Miss CHAN Ying-yee

勞聯社會事務委員會幹事

The Federation of Hong Kong and Kowloon
Labour Unions

陳寶娟女士

代表

深水埗 N 無人士房屋關注組

Mr LAI Kin-kwok

黃惠玲女士

代表

青深房屋關注組

王靜怡女士

代表

全港基層爭取住屋權益聯會

Miss CHAN Wing-tung

社工

觀塘劏房居民關注組

Mr SIU Wai

Ms LEUNG Lok-yi

Miss WONG Man-huen
District Councilor - Elect (Civic Party)
The Civic Party

Miss Rachel LI Chi-lok
Research and Policy Officer
Justice Centre Hong Kong

Ms YAU Pui-shan
Policy Research & Advocacy Officer
The Hong Kong Council of Social Service

楊佩艮女士
成員
漸減二百中轉屋關注組

Mr CHEUNG Chi-kuen
Spokesman
Overcharging electricity and water fee concern
group

Mr CHAN Wai-hung
Member
Tsuen Wan Old District Tenants Action

潘卓懿小姐
Member
Alliance for Social protection of low income
families

Mr NG Wai-tung
Community organizer
Homeless Concern Association

Mr WONG Sai-lok
Representative
Concern Group for Homeless

Mr CHAN Chun-yin
Representative
Hong Kong Homeless League

Mr TAM Wai-chin
Representative
Concern for Cubicle

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

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

Mr Patrick CHOI
Council Secretary (1)6

Miss Yolanda CHEUK
Legislative Assistant (1)6

Action

I. Receiving public views on issues related to inadequate housing

Submissions from deputations/individuals not attending the meeting

(LC Paper No. CB(1)206/19-20(08) -- 基層房屋關注組
(Chinese version only)

LC Paper No. CB(1)229/19-20(05) -- 東區婦女房屋關注組
(Chinese version only)

Members noted a submission from 深水埗 N 無人士房屋關注組 tabled at the meeting:

(*Post-meeting note:* The submission was issued to members in LC Paper No. CB(1)232/19-20(01) on 9 December 2019.)

Discussion with the Administration

(LC Paper No. CB(1) 223/19-20(01) -- List of follow-up actions

LC Paper No. CB(1)223/19-20(02) -- Administration's response to the issues raised at the meeting on 19 November 2019)

Presentation of views by deputations/individuals

2. At the invitation of the Chairman, 52 deputations/individuals attending the meeting presented their views on issues related to inadequate housing and relevant policies. The Subcommittee also received two written submissions from deputations absent from the meeting. The Subcommittee noted the following major views expressed by the deputations/individuals:

- (a) Inadequately housed households ("IHHs"), especially those living in subdivided units ("SDUs"), and homeless people were living in grave hardship and suffering from a difficult living environment, exploitation by landlords and a lack of effective regulatory or relief measures from the Government. The Administration should formulate legislation, policies and measures to protect the right to adequate housing as stipulated in the International Covenant on Economic, Social and Cultural Rights which applied to Hong Kong,¹ and discourage speculation on real estates.
- (b) Some IHHs, such as households in SDUs, were facing constant fire safety and health hazards. To reduce threats to the residents' health and safety, the Administration should limit the number of SDUs in a property and their maximum electricity loading, and regulate the minimum floor size of each SDU and the provision of fire safety equipment in these flats.
- (c) Without the implementation of tenancy control, the provision of rent subsidy alone could not effectively relieve the hardship of tenants because landlords might raise the rent level to offset the subsidy. Tenancy control should be introduced, at least for lower-end residential properties, to protect the rights of the vulnerable groups.
- (d) Many IHHs were not protected by proper tenancy agreements. The Administration should introduce a standard tenancy

¹ The right to an adequate standard of living, including adequate housing, is recognized in Article 11 of the International Covenant on Economic, Social and Cultural Rights ("ICESCR") which entered into force in 1976. Article 39 of the Basic Law provides that the provisions of ICESCR shall remain in force in Hong Kong on or after 1 July 1997.

agreement which would clearly define the rights and responsibilities of the landlords and the tenants, and prevent tenants from being overcharged for their use of water and electricity.

- (e) Tenants residing within the premises of unauthorized building works ("UBWs"), including but not limited to SDUs in industrial buildings ("IBs"), might be in a more disadvantaged situation if their flats were subject to the Administration's enforcement actions against UBWs. The Administration was requested to refrain from enforcing the removal of UBWs which did not constitute imminent danger to life or property, unless the requirements for rehousing eligibility were relaxed.
- (f) The average waiting time for public rental housing ("PRH") was too long, and Shek Lei, the only interim housing in the urban area, was due for demolition soon. The Administration should increase the supply and improve the living standards of both PRH units and interim housing.
- (g) The conversion of IBs to transitional housing had been slow. The Administration should provide multi-faceted incentives, such as works subsidy, to attract more projects.
- (h) The Administration and the Legislative Council should provide more opportunities for IHHs to express their views.

3. The Administration made the following responses:

- (a) Many of the problems encountered by IHHs straddled several policy bureaux. The Transport and Housing Bureau would relay the concerns raised at this meeting to the relevant bureaux / departments for reference and follow-up as appropriate.
- (b) Tenancy control, rent subsidy, standard tenancy agreements and the right to adequate housing were highly controversial issues. The Administration had received varied views on different occasions and would handle these issues in a very cautious manner.
- (c) The Administration would complete a study on devising a scheme to offer cash allowance on a regular basis towards the end of 2020, which would be led by the Secretary for Labour and

Welfare² and supported by the Transport and Housing Bureau from the housing policy perspective.

- (d) The Administration's commitment to the provision of PRH would not be affected by the introduction of transitional housing.
- (e) The Administration had scaled up its support provided for the implementation of transitional housing projects by non-governmental organizations ("NGOs"). NGOs had the flexibility in providing housing units and social services to their target beneficiaries at the same time.
- (f) Transitional housing units would be provided in various sizes, to cater for the need of households of different sizes including single-person ones. The Administration would continue to provide necessary support to NGOs in the identification of suitable lands and idle residential flats for the provision of transitional housing.
- (g) The Administration would continue to liaise with IB owners and provide support as appropriate for the conversion of the buildings into transitional housing. As regards the flatted factories managed by the Hong Kong Housing Authority, the Administration said that these buildings had a high occupancy rate and the livelihoods of these occupants would need to be taken into account when considering suggestions of converting these blocks into transitional housing.
- (h) The implementation of PRH and transitional housing projects faced strong resistance at the community level. To solve the housing shortage problem at its root, the Administration urged members of the community to support its search for land for increasing housing supply.
- (i) The Task Force on Transitional Housing would continue its efforts in meeting with relevant bureaux and departments to explore ways to overcome obstacles related to the prevailing policies, technical guideline, requirements and safety guideline so

² The Chief Executive suggested in the "2019 Policy Address" offering relief for low-income households not living in public rental housing ("PRH") and not receiving Comprehensive Social Security Assistance (including people on the PRH waiting list) by providing a cash allowance. The Administration had initiated a study to devise a scheme on providing a cash allowance on a regular basis towards the end of 2020.

as to expedite the provision of transitional housing.

4. The Subcommittee deliberated (index of proceedings in the **Appendix**).

Motion

5. Mr LEUNG Yiu-chung, Mr Andrew WAN Siu-kin, Mr CHU Hoi-dick, Mr SHIU Ka-chun and Mr Jeremy TAM Man-ho proposed a motion under the agenda item.

Motion proposed by Mr LEUNG Yiu-chung, Mr Andrew WAN Siu-kin, Mr CHU Hoi-dick, Mr SHIU Ka-chun and Mr Jeremy TAM Man-ho:

本小組委員會強烈要求政府，在本財政年度內(2020年3月31日或之前)提出具體執行方案，以回應本港不適切住屋問題，包括租津、租管、標準租約、公營房屋不足、過渡性房屋不到位等問題，確實在合理時間解決市民面對的不理想，不適切住屋情況。

(Translation)

This Subcommittee strongly requests the Government to put forward a specific implementation proposal within this financial year (by 31 March 2020) to address the problems of inadequate housing in Hong Kong, including those involving rent subsidy, tenancy control, standard tenancy agreements, shortage of public housing, inadequate provision of transitional housing, etc., so as to practically ameliorate the unsatisfactory and inadequate housing conditions endured by members of the public within a reasonable timeframe.

6. The Chairman put the motion to vote. All members present voted in favour of the motion. The Chairman declared that the motion was carried unanimously.

(Post-meeting note: The motion was issued to members in LC Paper No. CB(1)234/18-19(01) on 9 December 2019.)

II. Any other business

7. There being no other business, the meeting ended at 12:58 pm.

Council Business Division 1
Legislative Council Secretariat
18 March 2020

Panel on Housing

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

Proceedings of the seventh meeting held on
Saturday, 7 December 2019, at 9:00 am
in Conference Room 1 of the Legislative Council Complex

Time marker	Speaker	Subject(s)	Action required
Agenda item I — Receiving public views on issues related to inadequate housing			
001022 – 001700	Chairman	Opening remarks	
Session One			
001701 – 002012	Chairman Mr WHY	Presentation of views	
002013 – 002328	Chairman Hong Kong Subdivided Flats Concerning Platform	Presentation of views [LC Paper No. CB(1)223/19-20(03) (Chinese version only)]	
002329 – 002412	Chairman Ms CHAN Hoi-yan	A delegate said that, at the Finance Committee ("FC") meeting held on 6 December 2019, pro-establishment FC members voted against a motion proposed by Mr AU Nok-hin, which suggested that households of subdivided units ("SDUs") should be eligible for one-off electricity charges subsidy. Ms CHAN Hoi-yan clarified that FC had only decided against proceeding with the motion without having taken a view on the provision of electricity charges subsidy to SDU households.	
002413 – 002720	Chairman 觀塘民生自決組	Presentation of views	
002721 – 003056	Chairman 觀塘平等住房倡議平台	Presentation of views [LC Paper No. CB(1)206/19-20(01) (Chinese version only)]	
003057 – 003433	Chairman 關注基層住屋聯席	Presentation of views [LC Paper No. CB(1)229/19-20(02) (Chinese version only)]	

003434 – 003520	Chairman	In response to calls from the deputations for an extension of the Subcommittee's tenure to continue to discuss some of the outstanding issues, the Chairman said that according to the House Rules, a policy subcommittee should complete its work within 12 months of its commencement. As there were other subcommittees waiting for commencement of operation after the completion of the work of this Subcommittee, the Chairman considered it infeasible to extend the period of work of this Subcommittee. The Chairman suggested that issues related to inadequate housing, including issues affecting SDU households, could be followed up by the Panel on Housing ("the Panel") in future.	
003521 – 003835	Chairman 劏房真係好難頂	Presentation of views	
003836 – 004058	Chairman Mr Wilson OR Chong-shing	<p>Mr Wilson OR Chong-shing, Chairman of the Panel, suggested that he could discuss with the Deputy Chairman of the Panel and the Administration on adjusting the Panel's outstanding items for discussion as appropriate, in response to the views expressed by the deputations.</p> <p>Mr OR also highlighted that the Subcommittee had repeatedly urged the Administration to consider introducing tenancy control and other measures to alleviate the hardship faced by inadequately housed households ("IHHs"), but to no avail. He invited the Administration to take actions to help IHHs.</p>	
004059 – 004359	Chairman 深水埗劏房關注組	Presentation of views	
004360 – 004710	Chairman Sham Shui Po sub divides flats concern group	Presentation of views	
004711 – 005015	Chairman Labour Party	Presentation of views	
005016 – 005401	Chairman Society for Community Organization	<p>Presentation of views</p> <p>[LC Paper No. CB(1)206/19-20(02) and LC Paper No. CB(1)206/19-20(08) (Chinese version only)]</p>	

005402 – 005712	Chairman Federation of public housing estates	Presentation of views [LC Paper No. CB(1)206/19-20(03) (Chinese version only)]	
005713 – 010016	Chairman 葵涌劏房住客聯盟	Presentation of views	
010017 – 010256	Chairman 葵涌基層住屋關注組	Presentation of views	
010257 – 010530	Chairman Miss WONG Ching-sum	Presentation of views	
010531 – 010848	Chairman Mr Minhas RASHAD	Presentation of views	
010849 – 011142	Chairman 葵涌街坊民議組	Presentation of views	
011143 – 011506	Chairman 葵涌工廈劏房戶關注組	Presentation of views	
011507 – 011819	Chairman 葵涌劏房居民大聯盟	Presentation of views [LC Paper No. CB(1)229/19-20(03) (Chinese version only)]	
011820 – 012043	Chairman 葵涌劏房環境衛生關注 小組	Presentation of views	
012044 – 012249	Chairman 葵涌住屋環境關注平台	Presentation of views	
012250 – 012313	Chairman Mr KE Tak-ching	Presentation of views	
012314 – 012557	Chairman 全港劏房居民大聯盟	Presentation of views	
012558 – 012848	Chairman 劏房濫收幾時停	Presentation of views	
012849 – 013203	Chairman 李國權先生	Presentation of views	

013204 – 013521	Chairman 荃灣工廈被業主違法迫 遷關注組	Presentation of views	
013522 – 013850	Chairman 太子劏房住客關注組	Presentation of views	
013851 – 014139	Chairman DAB	Presentation of views	
014140 – 014640	Chairman Administration	The Administration's response to deputations' views	
014641 – 014924	Chairman Deputy Chairman	<p>The Deputy Chairman assured the deputations that the discussion on issues related to IHHs would not end with the conclusion of this meeting. He suggested that the Subcommittee might consider holding additional meetings. The Panel on Housing could also consider arranging a visit to SDUs and, if necessary, additional public hearing sessions to continue the discussion.</p> <p>The Deputy Chairman pointed out that many of the concerns expressed by the deputations, such as rent subsidy, tenancy control, tenancy agreements, the rights of the tenants, the right to adequate housing, water and electricity charges, transitional housing, rehousing policy for people affected by clearance, temporary shelters and land resumption, etc., had all been raised by Members repeatedly for many years. He was disappointed to note that the Administration had not been able to come up with effective solutions.</p>	
014925 – 015135	Chairman Mr LEUNG Yiu-chung	<p>Mr LEUNG Yiu-chung queried what difficulties the Administration encountered in formulating a standard tenancy agreement.</p> <p>Mr LEUNG suggested that the Panel might hold a special meeting to receive deputations' views, and conduct a visit to households living in SDUs, so that the Administration could focus on tackling the actual problems faced by these households without further delay.</p>	
015136 – 015347	Chairman Mr Wilson OR Chong-shing	Mr Wilson OR Chong-shing commented that the Administration had not been effective in helping IHHs, and had been slow in finding suitable sites to meet housing needs. He also criticized that the administrative procedures were complicated, the	

		<p>assistance provided to IHHs was inadequate and the housing policy had been confusing. Mr OR asked whether the Administration was willing to conduct another study on the implementation of tenancy control on SDUs regardless of the public views gathered in 2014.</p> <p>Mr Wilson OR Chong-shing further requested the Task Force on Transitional Housing ("the Task Force") under the Transport and Housing Bureau to perform its role diligently and pledge itself to coordinate the work of relevant bureaux and departments in addressing the problems faced by IHHs.</p> <p>Mr Wilson OR Chong-shing asked whether the Administration would review the policies on interim housing, rehousing and tenancy control shortly.</p>	
015348 – 015554	Chairman Mr SHIU Ka-chun	<p>Mr SHIU Ka-chun requested the Administration to conduct a territory-wide survey on the number and types of IHHs, including those in industrial buildings, on roofs and on podium floors, to facilitate deliberation of related issues. Mr SHIU also requested the Administration to commit to the establishment of a community support platform for SDUs as advocated by the Hong Kong Council of Social Service.</p> <p>Mr SHIU Ka-chun suggested that the Panel should discuss the following in its future meetings: (i) tenancy control in SDUs; (ii) overcharged water and electricity fees in SDUs; and (iii) a housing standard which might safeguard the right to adequate housing.</p>	
015555 – 015800	Chairman Ms CHAN Hoi-yan	<p>Ms CHAN Hoi-yan said that all the concerns of the deputations had been raised by the Subcommittee members repeatedly before. Ms CHAN asked for a timetable from the Administration on the implementation of at least some of the suggested policies mentioned by the deputations, including the introduction of standard tenancy agreement, tenancy control for SDUs, rent subsidy and cash allowance for covering water and electricity charges.</p>	
015801 – 015900	Chairman Mr Abraham SHEK Lai-him	<p>Mr Abraham SHEK Lai-him said that the living conditions of SDUs were so difficult that reminded him of the lives in Hong Kong in the</p>	

		<p>1950s. Mr SHEK criticized the Administration for not understanding the plight of the people in SDUs, and asked the Administration to present a concrete action plan and a timetable to improve their living conditions.</p>	
015901 – 020100	Chairman	<p>The Chairman appreciated the deputations' concern on housing matters and understood their request for more discussion by the Subcommittee on inadequate housing issues. In view of the fixed tenure of this Subcommittee as prescribed in the House Rules of the Legislative Council, he would explore with the Chairman and the Deputy Chairman of the Panel other avenues for deputations to express their concerns.</p> <p>The Chairman said that the harsh living conditions and increasing rents faced by households in SDUs were two important issues which required the Administration's immediate attention. The Chairman concurred with Ms CHAN Hoi-yan's suggestion that the Administration should consider introducing tenancy control for SDUs, so that government financial support for tenants would not be offset by landlords' rent increases.</p> <p>The Chairman also looked forward to following up with the Administration on its short-term relief measures in the aspects of standard tenancy agreement and overcharged water and electricity fees.</p>	
020101 – 020256	Chairman Administration	<p>The Administration said that the Task Force had worked with different bureaux and departments to tackle some major policy and regulatory issues affecting transitional housing projects. The Administration maintained that it was fully committed to promoting transitional housing and would continue its efforts in streamlining relevant administrative procedures and facilitating the delivery of these projects. It would also review other policies as requested.</p> <p>As regards the provision of cash allowance to grassroots households, the Secretary for Labour and Welfare would take the lead in a study on devising a scheme to provide cash allowance on a regular basis, while the Transport and Housing Bureau would actively support the conduct of the study from the housing policy perspective.</p>	

		The Administration said that it would continue to listen to comments from members of the public with an open mind.	
020257 – 020500	Chairman Mr Abraham SHEK Lai-him Administration	Mr Abraham SHEK Lai-him said that the Administration was only paying lip service to the plight faced by households in inadequate housing. Mr SHEK commented that the deputations' criticism on the Administration's performance in dealing with the housing issues was unequivocal, and he demanded a clear response from the Administration on where it had failed and how it would improve. The Administration responded that it would continue to make improvements to the policies and would welcome comments from the public.	
020501 – 020532	Chairman	End of session one	
020532 – 021224	Break		
Session Two			
021225 – 021602	Chairman	Opening remarks	
021603 – 021926	Chairman Miss WONG Tsz-yan	Presentation of views	
021927 – 022008	Chairman	The Chairman informed the deputations that it was the last meeting of the Subcommittee. Some issues which might not be followed up in time by this Subcommittee, such as tenancy control, standard tenancy agreements and overcharging of water and electricity fees, could be followed up by the Panel in future as appropriate.	
022009 – 022327	Chairman 石籬中轉屋居民關注組	Presentation of views	
022328 – 022627	Chairman 將軍澳社群福利會	Presentation of views	
022628 – 022911	Chairman Sub divided flats concern group	Presentation of views	

022912 – 023233	Chairman 受重建影響的土瓜灣天台住戶組	Presentation of views [LC Paper No. CB(1)206/19-20(04) (Chinese version only)]	
023234 – 023552	Chairman The Federation of Hong Kong and Kowloon Labour Unions	Presentation of views	
023553 – 023904	Chairman 深水埗 N 無人士房屋關注組	Presentation of views [LC Paper No. CB(1)232/19-20(01) (Chinese version only)]	
023905 – 024223	Chairman Mr LAI Kin-kwok	Presentation of views	
024224 – 024534	Chairman 青深房屋關注組	Presentation of views [LC Paper No. CB(1)231/19-20(01) (Chinese version only)]	
024535 – 024729	Chairman 全港基層爭取住屋權益聯會	Presentation of views	
024730 – 025057	Chairman 觀塘劏房居民關注組	Presentation of views [LC Paper No. CB(1)206/19-20(05) (Chinese version only)]	
025058 – 025247	Chairman Mr SIU Wai	Presentation of views	
025248 – 025516	Chairman Ms LEUNG Lok-yi	Presentation of views	
025517 – 025827	Chairman The Civic Party	Presentation of views	
025828 – 030156	Chairman Justice Centre Hong Kong	Presentation of views [LC Paper No. CB(1)206/19-20(06) (English version only)]	
030157 – 030433	Chairman The Hong Kong Council of Social Service	Presentation of views [LC Paper No. CB(1)206/19-20(07) (Chinese version only)]	
030434 – 030749	Chairman 漸減二百中轉屋關注組	Presentation of views	

030750 – 031029	Chairman Overcharging electricity and water fee concern group	Presentation of views	
031030 – 031426	Chairman Tsuen Wan Old District Tenants Action	Presentation of views [LC Paper No. CB(1)229/19-20(04) (Chinese version only)]	
031427 – 031746	Chairman Alliance for Social protection of low income families	Presentation of views	
031747 – 032123	Chairman Homeless Concern Association	Presentation of views	
032124 – 032236	Chairman Concern Group for Homeless	Presentation of views	
032237 – 032618	Chairman Hong Kong Homeless League	Presentation of views	
032619 – 032930	Chairman Concern for Cubicle	Presentation of views	
032931 – 033800	Chairman Administration	The Administration's response to deputations' views	
033801 – 034207	Chairman Deputy Chairman Administration	<p>The Deputy Chairman commented that the Administration had not responded to the public demands for tenancy control and standard tenancy agreement. The Administration had not only failed to deliver its pledge of providing adequate public rental housing to meet public demand, but it had also failed to implement sufficient transitional housing as a stop-gap measure.</p> <p>The Deputy Chairman asked what obstacles the Administration was facing; whether it was determined to overcome these obstacles; and whether the Administration could pledge aid to help IHHs who were facing difficulties in relation to rent subsidy, tenancy control, tenancy agreements, the rights of the tenants, water and electricity charges, transitional housing and rehousing policy for clearerees.</p>	

		<p>The Administration promised to continue its efforts in helping those in need. To this end, the Administration had increased the supply target of transitional housing in the next three years from 6 000 units to 10 000 units. The Administration assured members that the target could be met.</p> <p>The Administration also undertook to convey the problem of overcharging water and electricity fees in SDUs to the Development Bureau and the Environment Bureau for follow-up; and to look into the rehousing policy for clearerees.</p> <p>The Deputy Chairman was disappointed with the Administration's response which he thought was a repetition of what had been said before.</p>	
034208 – 034550	Chairman Mr SHIU Ka-chun Administration	<p>Mr SHIU Ka-chun was also disappointed with the Administration's canned response which reflected its lack of sincerity.</p> <p>Referring to the presentation of a deputation, Mr SHIU Ka-chun said that some IHHs needed to relocate their homes frequently, incurring large expenses. However, occupants of rooftop structures and unauthorized building works ("UBWs") were ineligible for the Pilot Scheme on Relocation Allowance for Beneficiaries of the Community Housing Movement launched by the Community Care Fund ("CCF"). Mr SHIU asked whether the Administration would consider providing relocation allowance to all households that had to be evicted due to government enforcement actions such as those of the Buildings Department ("BD").</p> <p>Mr SHIU Ka-chun noted that under the prevailing rehousing policy, tenants of premises with UBWs subject to government clearance operations were not entitled to temporary accommodation in transit centres, unless a closure order or a writ of possession was issued against these premises. The landlords might illicitly evict these tenants, but the Administration would not provide relief to these households, claiming that these were private tenancy dispute cases. Mr SHIU queried whether the Administration would suspend its enforcement actions against UBWs, until its rehousing policy was improved to cover households in these situations. Otherwise, the</p>	

		<p>displaced tenants could only resort to moving to an even worse living environment.</p> <p>The Administration said it had tried its very best in inviting the joint efforts from across sectors in society. For instance, developers had been invited to donate idle lands for the development of transitional housing projects.</p> <p>The Administration stressed that it was impossible for the Administration to pledge not to enforce the law, but it would properly handle households affected by BD's enforcement actions. As regards relocation allowance, the Administration said that as the said pilot scheme was administered by CCF, it would convey Mr SHIU's views to CCF for their consideration.</p>	
034551 – 034908	Chairman Mr CHU Hoi-dick	<p>Mr CHU Hoi-dick was puzzled why Hong Kong, as a highly developed economy with an operative government, had to rely on non-governmental organizations ("NGOs") to satisfy people's basic needs, such as the provision of housing for the grassroots, when the Government claimed it had exerted its utmost efforts in addressing the housing shortage. Mr CHU was of the view that although SDUs might have existed in the city for a long time, the Administration should not accept the existence of SDUs in modern times as a tolerable social phenomenon.</p> <p>Mr CHU Hoi-dick noted that many unauthorized rooftop structure occupants affected by Urban Renewal Authority's redevelopment projects would not be eligible for rehousing, unless they stayed in the dilapidated buildings from before the commencement day of such projects until the buildings were eventually demolished, and this process usually took years. Mr CHU requested the Administration to review the policy which kept these occupants waiting in a poor living condition.</p> <p>Mr CHU Hoi-dick further commented that in case of natural disasters, unauthorized rooftop structure occupants could not receive the same level of assistance entitled by other lawful households. The amount of the Emergency Relief Fund available to these rooftop structure occupants was limited. Mr CHU requested the Administration to look into the issue.</p>	

034909 – 035321	Chairman Ms CHAN Hoi-yan Clerk	<p>Ms CHAN Hoi-yan said that all the concerns of the deputations had been raised by the Subcommittee members repeatedly before. Ms CHAN commented that cash allowance would not be able to help tenants of SDUs if there was no tenancy control to regulate rent increases. Ms CHAN also suggested the Administration to coordinate the efforts from various bureaux and departments in addressing the problem of overcharged water and electricity bills faced by households in SDUs.</p> <p>Ms CHAN Hoi-yan noted that according to the House Rules, the maximum number of subcommittees that may be in operation at any one time is 10; and a subcommittee should report to the House Committee and give justifications for an extension, should the subcommittee consider it necessary to work beyond a 12-month period. Ms CHAN asked whether it was feasible for the Subcommittee to report to the House Committee for an extension while the Chairman of the House Committee was yet to be elected.</p> <p>The Clerk informed members that the House Committee had decided in July 2017 that a policy subcommittee should complete its work within 12 months so that slots might be released for another subcommittee on the queue awaiting activation. He added that there were currently five subcommittees on policy issues on the waiting list and members would still have to wait until these subcommittees had completed their work before this Subcommittee could be reactivated.</p> <p>The Clerk added that endorsement from the House Committee was necessary for the Subcommittee to continue with its outstanding business.</p>	
035322 – 035710	Chairman Mr Jeremy TAM Man-ho Administration	<p>Mr Jeremy TAM Man-ho commented that in deciding whether to extend its period of work, the Subcommittee should take into account the House Committee's decision in July 2017 and the fact that other subcommittees were awaiting activation. Mr TAM concurred with a deputation's opinion that many of the issues touched on by this Subcommittee had already been discussed for years. He commented that it would be more important for the Administration to respond to the issues than for the Subcommittee to conduct more meetings.</p>	

		<p>Mr Jeremy TAM Man-ho asked whether the Administration could at least encourage or fund NGOs to carry out pest control against bed bugs for the affected households in SDUs, if other relief measures could not be implemented immediately.</p> <p>The Administration responded that CCF would soon launch the Assistance Programme to Improve the Living Environment of Low-income Subdivided Unit Households, which was scheduled for implementation in 2020. The Administration believed that the Programme would provide considerable assistance to the tenants concerned.</p> <p>Mr Jeremy TAM Man-ho suggested that the Administration should proactively provide assistance to the people in need, instead of waiting for these people to seek help from CCF.</p>	
035711 – 040039	Chairman	<p>The Chairman appreciated the deputations' interest in the business of this Subcommittee. As there were other subcommittees waiting for commencement after the completion of the work of this Subcommittee, the Chairman considered it infeasible to extend the period of work of this Subcommittee. He would explore with the Chairman and the Deputy Chairman of the Panel other possible platforms for deputations to express their concerns in the future for appropriate follow-up.</p> <p>The Chairman said that this Subcommittee was not able to conduct more thorough discussion on some of the issues due to the cancellation of two meetings as a result of the social events that happened last summer. He was glad that through the work of the Subcommittee there had been progress in the provision of transitional housing, and urged the Administration to follow up on the details of the transitional housing projects mentioned in the Subcommittee. The Chairman also commented that NGOs should not be charged with a primary role in the construction of transitional housing units.</p> <p>The Chairman encouraged the deputations to give more advice to the Administration on rent subsidy policy, so that the policy would not be exploited by landlords as an excuse to increase rents. He</p>	

		also reminded the deputations to keep an eye on the four subsidy schemes on building safety and rehabilitation to be enhanced with a \$10.5 billion injection from the Administration, and the Assistance Programme to Improve the Living Environment of Low-income Subdivided Unit Households.	
040040 – 040153	Chairman Deputy Chairman	Motion	
Agenda item II — Any other business			
040154 – 040239	Chairman	End of meeting	