

# 立法會

## *Legislative Council*

LC Paper No. CB(1)907/19-20  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

### **Panel on Housing**

**Minutes of meeting  
held on Monday, 4 May 2020, 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  
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 Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Michael TIEN Puk-sun, BBS, 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  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon SHIU Ka-fai, JP  
Hon SHIU Ka-chun  
Hon YUNG Hoi-yan, JP

Hon CHEUNG Kwok-kwan, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS  
Hon CHAN Hoi-yan

**Members attending** : Hon IP Kin-yuen  
Hon LUK Chung-hung, JP

**Members absent** : Hon CHU Hoi-dick  
Hon Jeremy TAM Man-ho

**Public Officers attending** : Agenda Item IV

Mr Ricky YEUNG  
Deputy Director of Housing (Estate Management)  
Housing Department

Mr Ian LUK  
Assistant Director (Estate Management)1  
Housing Department

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

Agenda Item V

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

Mr Stephen LEUNG  
Assistant Director (Development & Procurement)  
Housing Department

Mr Ian LUK  
Assistant Director (Estate Management)1  
Housing Department

Ms Edwina LIM  
Senior Manager/Environment  
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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Action

**I. Information papers issued since last meeting**

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

LC Paper No. CB(1)570/19-20(01) — Joint letter dated 27 April 2020 from Hon Alice MAK Mei-kuen, Hon KWOK Wai-keung and Hon HO Kai-ming regarding relaxation of eligibility criteria of Hong Kong Housing Authority's Rent Assistance Scheme (Chinese version only)

**II. Items for discussion at the next meeting**

(LC Paper No. CB(1)561/19-20(01) — List of follow-up actions

LC Paper No. CB(1)561/19-20(02) — List of outstanding items for discussion)

2. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 1 June 2020, at 2:30 pm –

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- (a) Study on tenancy control of subdivided units; and
- (b) "Starter Homes" Pilot Projects for Hong Kong residents.

*(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)586/19-20 on 5 May 2020.)*

3. Mr SHIU Ka-chun suggested that the Panel invite the Secretary for Transport and Housing ("STH") and Chairman of the Task Force for the Study on Tenancy Control ("Task Force") to discuss "Study on tenancy control of subdivided units" at the meeting on 1 June 2020. The Chairman advised that he would liaise with the Secretariat to follow up the suggestion.

*(Post-meeting note: The Clerk issued a letter to the Administration on 5 May 2020 inviting STH, Chairman of the Task Force and other representatives of the Administration to attend discussion of the aforesaid item.)*

4. Mr KWOK Wai-keung referred to the joint letter dated 27 April 2020 submitted jointly by him, Ms Alice MAK and Mr HO Kai-ming (issued to members vide LC Paper No. CB(1)570/19-20(01) on 29 April 2020) requesting the Hong Kong Housing Authority ("HA") to relax the eligibility criteria of its Rent Assistance Scheme, and said that the Panel should discuss the subject matter with the Administration at a meeting as early as possible. The Chairman took note of Mr KWOK's view and advised that he would communicate with the Clerk and the Administration regarding the matter.

*(Post-meeting note: The Administration's response to the joint letter was issued to members vide LC Paper No. CB(1)653/19-20(01) on 18 May 2020.)*

5. The Chairman advised that the Panel would hold a special meeting on 26 May 2020 at 4:30 pm to discuss transitional housing.

*(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)585/19-20 on 5 May 2020.)*

Action

**III. Matter arising from the meeting on 28 April 2020**

Accelerating the sale of unsold Tenants Purchase Scheme flats

(LC Paper No. CB(1)569/19-20(01) — Wording of the motion moved by Hon KWOK Wai-keung (Chinese version only))

6. The Chairman said that when the Panel was discussing the item "Accelerating the sale of unsold Tenants Purchase Scheme flats" at the meeting on 28 April 2020, Mr KWOK Wai-keung had proposed a motion, which he considered relevant to the agenda item. Owing to meeting time constraints, the Panel had agreed that the motion be dealt with at this meeting.

*Motion moved by Mr KWOK Wai-keung –*

"本事務委員會要求房委會在加快出售租者置其屋計劃未售單位前，先處理好現時租者置其屋邨內涉及維修及管理的問題，當中包括考慮向租置屋邨提供額外的維修及工程資助、為收回重新出售的單位作完整翻新，同時探討將部份日久失修的租置屋邨文康設施、斜坡收回由政府自行管理。此外，房委會在完成出售租置單位前，也應履行及加強他們在租置屋邨管理上所扮演的角色，同時積極化解業主與房委會租戶之間的矛盾。"

(Translation)

"This Panel requests that the Hong Kong Housing Authority ("HA") should, prior to accelerating the sale of unsold Tenants Purchase Scheme ("TPS") flats, properly address the existing problems involving the repair and management of TPS estates by, inter alia, considering the provision of additional repair works subsidies to TPS estates and comprehensively refurbishing the flats to be recovered for sale again, and should, at the same time, explore the possibility of recovering some of the poorly maintained cultural/recreational facilities and slopes in TPS estates for management by the Government. Besides, HA should also, before completing the sale of TPS flats, assume and strengthen its role in the management of TPS estates, as well as actively resolve the conflicts between owners and HA's tenants."

Action

7. The Chairman put to vote the motion moved by Mr KWOK Wai-keung. 17 members voted in favour of the motion, no member voted against, and one member abstained from voting. 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)584/19-20(01) on 5 May 2020, and the Administration's response to the motion was issued to members vide LC Paper No. CB(1)883/19-20(02) on 17 July 2020.)*

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

(LC Paper No. CB(1)561/19-20(03) — Administration's paper on Marking Scheme for Estate Management Enforcement in Public Housing Estates

LC Paper No. CB(1)561/19-20(04) — Paper on Marking Scheme for Estate Management Enforcement in Public Housing Estates prepared by the Legislative Council Secretariat (updated background brief))

8. 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 (Estate Management)1, Housing Department ("AD(EM)1, HD") gave a PowerPoint presentation on the subject.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)583/19-20(01)) for the item were issued to members on 5 May 2020 in electronic form.)*

Action

Monitoring measures to combat misdeeds

9. Mr Michael TIEN opined that apart from putting in place the Marking Scheme, HA also needed to ensure the enforcement of the scheme. In view that deployment of closed-circuit television ("CCTV") systems might facilitate more effective enforcement against some of the misdeeds in PRH estates, such as smoking in estate common area, throwing objects from height, urinating in public places, etc., but the number of permanent CCTV systems that could be installed by HA in PRH estates would be limited due to various reasons, including the need of privacy protection, he enquired whether HA would deploy its special operation teams to use more mobile CCTV systems to detect misdeeds in PRH estates. He suggested that to increase deterrence, HA might deploy mobile CCTV systems flexibly for use in different blackspots at different periods of time and increase the number of blackspots to be monitored using such approach. Mr Andrew WAN opined that HA should adopt a flexible approach in tackling misdeeds under the Marking Scheme, such as throwing objects from height, littering, etc. As installation of CCTV cameras at some locations in estates might give rise to privacy concerns, HA should strengthen the manpower of its special operation teams and consider detecting misdeeds at blackspots through undercover operations by deploying these teams' members to disguise as general workers in estates.

10. DDH(EM) replied that the Administration would consider Mr WAN's suggestion, taking into account the privacy issues that might be involved. To enhance the monitoring of misdeeds, such as throwing objects from height, HA had increased the number of surveillance systems over past years. The total number of surveillance systems, including fixed and mobile ones, was 391 in 2019. HA staff might install mobile surveillance systems on lamp posts for a certain period of time to help detect misdeeds at blackspots. In considering Mr TIEN's suggestions of increasing the deployment of such mobile surveillance systems to more blackspots, HA would take into account various factors, including the number and locations of the blackspots concerned. The Administration/HA all along hoped that local communities would provide information about any new blackspots for misdeeds under the Marking Scheme so that appropriate measures could be formulated.

Action

Throwing objects from height

11. Ir Dr LO Wai-kwok expressed concern about the cases of throwing objects from height in public housing estates that had caused casualties, and how HA's installations of more CCTV surveillance systems, commonly called the "eyes in the sky", over past years had helped enhance the effectiveness in tackling such misdeed. He further enquired whether the Housing Department ("HD") had encountered difficulties in implementing its plan to deploy more surveillance systems to monitor the misdeed, given that PRH residents might have diverse views on the installation of such systems in their estates.

12. DDH(EM) replied that as throwing objects from height might cause serious danger or personal injury, HA might immediately terminate the tenancy agreements of the tenants who had committed the misdeed. HA might also initiate prosecution actions against cases of throwing objects from height in PRH estates under the Public Cleansing and Prevention of Nuisances Regulation (Cap. 132BK). The number of prosecutions for committing such offence in 2017, 2018 and 2019 was 84, 93 and 72 respectively. There were also cases where offenders of such misdeed had been prosecuted by the Police. In a recent case of throwing objects from height in a PRH estate in Kwun Tong, the offender had been convicted and imprisoned, and HA had recovered the PRH unit concerned.

Illegal gambling in public places

13. Mr CHAN Chi-chuen expressed concern about the increase in the number of point-allotment cases for the misdeed of illegal gambling in public places and insufficient enforcement efforts against the misdeed. He asked whether HA had identified illegal gambling blackspots in its estates and stepped up enforcement at such places. Mr CHAN said that residents in Yau Tong Estate had lodged complaints and reported to the Police on illegal gambling activities in the estate, but relevant authorities had not actively followed up such cases. He enquired whether HA would seek the Independent Commission Against Corruption's assistance in investigating whether any law enforcement officers or other relevant personnel had been bribed to protect illegal gambling activities in HA's estates. Mr SHIU Ka-chun shared the concern about illegal gambling in PRH estates, and enquired whether HA would regularly rotate the staff engaged in enforcement duties in estates in order to dispel concerns about collusion risk. The Chairman opined that illegal gambling in PRH estates had caused much nuisance to residents, and enquired whether HA would review the Marking Scheme and step up publicity to help combat the misdeed.



Action

14. DDH(EM) replied that illegal gambling in public places was an unlawful act, and HA had included the misdeed in the Marking Scheme since January 2008. To perform its obligations in respect of estate management, HD would continue to strive to deal with illegal gambling in PRH estates. To curb the misdeed, HA had implemented various enhanced measures, including strengthening security patrols at estate blackspots, installation of CCTV surveillance system at suitable locations and maintaining close liaison with the Police and providing support in their law enforcement actions. HD and the Police had recently conducted joint operations in combating the illegal gambling problem in Yau Tong Estate. As regards collusion, HA would follow up the matter upon receiving relevant reported cases. In response to Mr CHAN Chi-chuen's enquiry on whether the Administration/HA was aware that any personnel had been bribed to protect illegal gambling activities in PRH estates, DDH(EM) advised in the negative.

15. Mr WU Chi-wai enquired whether deployment of CCTV systems could facilitate HA to enforce the Marking Scheme against the misdeed of illegal gambling in PRH estates, including allotment of penalty point. He further enquired whether HA would allot points under the Marking Scheme to a PRH household if a member of the household had been arrested and prosecuted by the Police for illegal gambling. Mr SHIU Ka-chun expressed concern that HA might not be able to allot points under the Marking Scheme to a tenant involving in illegal gambling in a PRH estate other than the one the tenant was residing. He enquired how HA would address the loophole.

16. DDH(EM) replied that the purpose of the Marking Scheme was to strengthen control against misconduct of a tenant in the PRH estate the tenant was residing. Tenants who were involved in illegal gambling in any public places but not in the PRH estates they were living in would still contravene the law. If tenants were arrested and convicted of illegal gambling in public places in the PRH estates where they resided, HA could allot five penalty points to the household concerned under the Marking Scheme.

17. Noting that the penalty points for the misdeeds of littering and illegal gambling in public places were the same under the Marking Scheme, Mr CHAN Chi-chuen enquired whether HA would increase the penalty points for the misdeed of illegal gambling in public places to reflect the difference in penalty levels in respect of these two offences under the laws of Hong Kong. DDH(EM) replied that the Administration would study the matter as mentioned by Mr CHAN.

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Littering

18. Mr Andrew WAN enquired about the reason for the substantial increases of point-allotment cases under the Marking Scheme and issuance of Fixed Penalty Notices pursuant to the relevant Ordinance for littering over the past year. DDH(EM) replied that apart from littering, the number of point-allotment cases for the misdeeds of spitting in public areas and urinating and defecating in public places had also increased from 2018 to 2019. These might be attributed to the HA's launch of the Special Cleaning Campaign in PRH estates in 2019 to step up the cleaning work at hygiene blackspots, inspection of estates, publicity and education, etc.

Keeping animals

19. Mr SHIU Ka-chun said that many PRH residents considered that the animals kept by them were part of the family. He expressed concern about the large number of point-allotment cases for unauthorized animal keeping since the implementation of the Marking Scheme. DDH(EM) replied that while keeping dogs by PRH tenants was generally not allowed, HA had granted a general permission for the keeping of some small household pets such as desexed cats.

20. In response to Mr Andrew WAN's enquiry on whether a psychiatrist's recommendation was required for HA in considering the need of a PRH tenant requesting to keep a companion dog for mental support, Chief Manager/Management (Support Services)2, Housing Department ("CM/M(SS2), HD") advised in the negative, and advised that HA would accept recommendations from any public or private doctors when considering such requests.

Water dripping from air-conditioners

21. Ir Dr LO Wai-kwok opined that some PRH households, including elderly tenants, might not know how to fix problems of water dripping from the air-conditioners in their units, and enquired how HA would assist needy tenants to deal with the problems. DDH(EM) and CM/M(SS2), HD replied that when carrying out inspections for PRH estates, estate staff who had found such water dripping problems would remind the tenants to deal with them, and would not allot penalty points to them if the problems were rectified. Where appropriate, estate staff would assist elderly tenants as far as practicable to fix the water dripping problems, such as by re-connecting the water conducting hose of their air-conditioners to the drain-pipes of their units.

Action

Causing noise nuisance

22. The Chairman opined that the noise nuisance problem was prevalent in PRH estates, and asked why the number of point-allotment cases for the misdeed of causing noise nuisance was low. Mr WU Chi-wai opined that HA should explore an effective approach/method for identifying noise sources, as its present practice of deploying estate staff to the PRH blocks concerned to follow up complaints on noise nuisance might not be effective in ascertaining some sources of noise, such as noises generated from hammering. DDH(EM) replied that the Administration would study the matter raised by Mr WU. HA currently adopted a "reasonable man approach" in determining whether there was noise nuisance in PRH estates. Regarding the suggestion of using equipment/devices for measuring noises, the Administration considered that such approach could be used in some non-domestic premises such as pumping stations, but might not be suitable for measuring noises generated by people, such as residents in PRH blocks.

23. Ms YUNG Hoi-yan opined that PRH residents expected that HA would follow up the complaints on the misdeed of causing noise nuisance and was able to tackle the cases through its enforcement actions in order to increase deterrence. Apart from its present approach in substantiating such complaints, HA needed to adopt a more scientific method to collect evidence and enhance the credibility of the investigation process. DDH(EM) and CM/M(SS2), HD replied that allotment of penalty points under the Marking Scheme was one of the approaches against causing noise nuisance, and HA might adopt other approaches to deal with it. For examples, in some cases where noises were generated by children throwing their toys onto the floor of their PRH units, estate staff had, instead of allotting points to the households concerned, offered suggestions on how the families could avoid causing noise nuisance to neighbours, such as use of floor mats. For some residents who had a habit of causing noise nuisance, HA might refer the cases to the police for enforcement under the relevant legislation. Ms YUNG Hoi-yan suggested that HA might consider setting up a team to mediate disputes between PRH households arising from noise problems. The Chairman requested the Administration to take note of the suggestion.

Enforcement of the Marking Scheme

24. Noting that there were 106 households accrued 16 or more valid points under the Marking Scheme as at end-December 2019, Dr CHENG Chung-tai enquired about the number of cases where these households had received notices-to-quits ("NTQs") but had not surrendered their PRH units, and how

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HA would handle such cases. DDH(EM) replied that among the 106 households, NTQs had been issued to 83 households of which 48 had surrendered their PRH units. He explained that a tenant receiving a NTQ might lodge an appeal to the Appeal Panel (Housing). There were cases where the Appeal Panel (Housing) had cancelled the NTQs issued to tenants on compassionate grounds. Dr CHENG opined that the Administration should make clear the breakdown of the 106 households, such as the number which had surrendered their PRH units voluntarily; the number which had received NTQ and of these households, the number which had/had not surrendered their PRH units; the number which had their NTQ withheld; the number whose cases had not yet been dealt with by HA, etc. The Chairman requested the Administration to provide supplementary information in this regard.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)840/19-20(01) on 2 July 2020.)*

25. Ms YUNG Hoi-yan opined that the number of households having accrued 16 or more valid points over the past two years and the proportion of these households who had surrendered their PRH units voluntarily or upon receiving NTQs were too small. She queried whether the Marking Scheme could achieve its intended purposes, such as improving the hygienic condition of PRH estates, given the results of the relevant survey of HA in 2019 that the level of satisfaction of the overall cleanliness and hygienic condition of estate common areas was 70% only. In view that about 67% of PRH households considered that the level of penalty under the scheme was reasonable, she asked why other households considered the level of penalty unreasonable.

26. DDH(EM) replied that the level of satisfaction of the overall cleanliness and hygienic condition of PRH estate common areas had increased from 46% in 2002 to 70% in 2019, and HA would continue to improve the management of its estates. The Marking Scheme served to help tenants relinquish bad habits detrimental to personal and public hygiene, thereby creating a healthy living environment. HA hoped that tenants who had committed misdeeds under the Marking Scheme would change their behaviours so that HA would not need to allot penalty points to them again. It was the practice of HD staff to communicate with tenants who had accrued 10 or more points, and remind them of the consequences if more points were allotted.

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27. The Chairman observed that it took HA a long time (sometimes a year or longer) to complete the investigation of a complaint and follow-up actions, such as issue of warnings, allotment of points, etc. under the Marking Scheme. He called on HA to review the administrative procedures and compress the time needed. CM/M(SS2), HD replied that in general, a tenant who had received a warning from HA for committing a misdeed, such as causing noise nuisance, and had not corrected the bad habits concerned within/after 14 days from the issue of the warning might be allotted points under the Marking Scheme. Nevertheless, it might take longer time for HA to handle some individual cases with special circumstances. The Chairman requested the Administration to provide the relevant statistics in these regards.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)840/19-20(01) on 2 July 2020.)*

Other issue

28. Mrs Regina IP referred to a court judgment in December 2019 regarding control of display of bills or posters on Government land under the Public Health and Municipal Services Ordinance (Cap. 132), and enquired how HA would handle cases involving display of offensive, misleading or indecent messages at the banner/poster spots inside public housing estates. She further enquired on how HA would deal with "Lennon Walls" found in its estates.

29. DDH(EM) and CM/M(SS2), HD replied that HD had designated spots in public housing estates for eligible applicants to display their publicity materials, and had the authority to remove display materials found at locations other than these designated spots. Pursuant to the relevant guidelines, HD would not approve applications for displaying publicity materials at designated spots if they carried any messages that were unlawful, obscene, defamatory or insinuating, or carrying negative or derogative remarks against individual persons or parties. If the content of the publicity materials displayed by an individual or organization at designated spots was different from the one that had been submitted to and approved by HD, HD staff would follow up on the matter with the relevant individual or organization. DDH(EM) advised that "Lennon Wall" was rarely found in public housing estates. HD would deal with it immediately if it was found within public housing estates, and would remove any publicity materials that were not displayed at the designated spots or had not been approved by HD for display.

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**V. Performance of the environmental targets and initiatives of the Hong Kong Housing Authority in 2019-20**

(LC Paper No. CB(1)561/19-20(05) — Administration's paper on performance of environmental targets and initiatives of 2019-20

LC Paper No. CB(1)561/19-20(06) — Paper on performance of the environmental targets and initiatives of the Hong Kong Housing Authority prepared by the Legislative Council Secretariat (updated background brief))

30. Deputy Director of Housing (Development & Construction) ("DDH(D&C)") briefed members on the HA's performance in respect of its environmental targets and initiatives in 2019-2020. Assistant Director (Development & Procurement), Housing Department gave a PowerPoint presentation on the subject.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)583/19-20(02)) for the item were issued to members on 5 May 2020 in electronic form.)*

Greening

31. Mr SHIU Ka-chun and the Chairman were concerned about the green coverage in existing public housing estates. Noting that HA had set a target of green coverage for its new public housing developments, Mr SHIU Ka-chun asked whether HA would put in place measures to increase the green coverage in existing estates. DDH(D&C) replied that HA had set a target for new public housing developments to achieve at least 20% green coverage, and for sites exceeding two hectares to achieve at least 30% green coverage. As regards existing estates, although there were constraints limiting the scope for increasing green coverage, HA had been conducting Landscape Improvement Programme each year. She advised that HA would continue its efforts in improving the quality of landscape and upgrading the existing landscape facilities in its estates.

Action

32. The Chairman opined that estate management staff or contractors might face difficulties in carrying out the maintenance of green roofs provided in some PRH estates, such as Kai Ching Estate, Tak Long Estate, Sau Mau Ping (South) Estate and Choi Ying Estate. HA should consider whether relevant resources, such as gardeners, should be increased in order to ensure that the plantings and green roofs provided in its estates would receive proper and comprehensive care.

33. DDH(D&C) replied that HA was aware of the feedback on the implementation of roof greening measures in the earlier generations of PRH estates as mentioned by the Chairman. After conducting trials, HA had enhanced the design by various means, such as the use of drought tolerant plants, which required less maintenance and irrigation, on green roofs; and the use of Zero Irrigation System for on-grade planters in its new building projects to reduce consumption of irrigation water. AD(EM)1, HD advised that in the property management contract between HA and the property services agent ("PSA") of a new estate, HA would specify that the PSA was required to provide horticultural maintenance services for all the greening facilities in the estate. For some larger estates, HA might further set out in relevant tender documents its requirement of additional manpower for such services.

Waste disposal and recycling

34. Mr SHIU Ka-chun opined that the Administration's initiative to reduce waste in Hong Kong was a failure, in view of the per capita disposal rate of municipal solid waste ("MSW") in 2018 and the increase in total quantity of solid waste disposed of at the strategic landfills from 2017 to 2018. He enquired about the solid waste disposal in public housing estates, and HA's measures to reduce the disposal quantity. DDH(D&C) replied that as set out in Annex 2 to LC Paper No. CB(1)561/19-20(05), the domestic waste production recorded by HA, which covered the domestic waste generated in HA's public housing estates and waste collected in the common area of HA's shopping centres, had decreased to 0.59 kilogram per person per day in 2019-2020, in comparison with 0.82 kilogram in 2003-2004 as reported in past years' papers. Such decrease might reflect the achievement of the publicity and education work on environmental protection done by the Administration/HA for the tenants.

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35. Mr Michael TIEN expressed concern that according to the Environmental Protection Department's Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2018, the plastic recyclables' recovery rate had decreased from 13% in 2017 to 7% in 2018. Since 2015/2016, there was no notable increase in the quantity of plastic bottles recovered from PRH estates for recycling. In view that the Administration would introduce a pilot scheme on reverse vending machines ("RVMs") to promote recycling of waste plastic beverage containers, he suggested that HA should place such machines at some of its estates for trial, and provide greater economic incentives compared with those of the Administration for the public who feed in waste plastic containers to RVMs, such as a cash refund of \$1 or more for each such container. DDH(D&C) replied that the Administration/HA would consider Mr TIEN's suggestion. She advised that the quantity of plastic bottles recovered from PRH estates had doubled since 2008. HA would continue to explore ways to drive behavioural changes in reducing waste disposal and encourage residents to practice recycling through publicity work.

36. Mr SHIU Ka-chun opined that HA should consider how to promote proper recycling procedures for plastic bottles, such as the need of rinsing the recyclables, removing plastic caps and wrappers before recycling. HA should also consider resolving the problems caused by people putting refuse in recycling bins in public housing estates. He further enquired on how HA would enhance the environmental performance of HA's contractors/service providers, and whether HA would include relevant environmental measures as important criteria for selecting contractors/service providers.

37. DDH(D&C) replied that the effectiveness of environmental initiatives could be affected by many factors, and HA would continue to adopt multiple approaches to enhance the environmental performance in its estates. AD(EM)1, HD advised that the contracts between HA and cleansing contractors included the requirements with respect to waste separation and recovery. As regards contractors who collected recyclables from recycling bins in estates, HA would step up supervision and monitoring where appropriate, including their performance in keeping the recycling bins clean and timeliness in collecting recyclables from the recycling bins. In evaluating tenders for such outsourced service contracts, HA would take into account the contractors' past performance including their performance in recycling work.



Action

Participation in environmental protection

38. The Chairman considered it necessary for HA to step up publicity and education through various channels, such as the printed and electronic media, to promote awareness and participation in the environmental initiatives in its estates. He referred to the introduction of communal planting areas for some new PRH projects, and suggested that HA consider adopting similar measures in existing estates.

39. Dr CHENG Chung-tai expressed concern about the low participation of PRH residents and local communities on HA's environmental protection initiatives in estates, and the need of space in HA's estates, such as Cheung Hang Estate, for non-government organizations ("NGOs") to organize environmental protection activities for residents. He opined that HA should provide appropriate support to the work of NGOs for promoting environmental protection in public housing estates and communicate with such organizations to find out the assistances they needed. He suggested that to encourage/promote residents' participation in environmental protection activities amid the economic circumstances ahead, HA might consider liaising with NGOs to organize second-hand goods exchange events in its estates to encourage reuse of suitable items and such events might be held bi-weekly, before the Lunar New Year, before and after the Mid-Autumn Festival and around the commencement of the school term.

40. DDH(D&C) replied that HA had all along acknowledged the need to step up publicity and education on environmental protection. Since 2005, HA had conducted the "Green Delight in Estates" programme in various PRH estates in collaboration with green groups to enhance environmental awareness and promote environmental education. In 2019, the programme had also covered Cheung Hang Estate. AD(EM)1, HD advised that HA had partnered with Greeners Action, Business Environment Council, and World Green Organisation to carry out the "Green Delight in Estates" programme in 2020. The programme comprised various activities, including second-hand goods barter markets. The Administration/HA would study whether space could be provided in Cheung Hang Estate for organizing more environmental protection activities as suggested by Dr CHENG.

41. In view that MSW charging would be levied across the territory subject to the enactment of the relevant legislative amendments, the Chairman asked about HA's concrete measures, including publicity and education, for preparing the implementation of the charging scheme in its estates. AD(EM)1, HD advised that to help PRH residents get prepared for the implementation of MSW charging, HD had collaborated with the

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Environmental Protection Department to conduct trial implementation programme in selected PRH estates, under which free dummy designated garbage bags were provided to PRH residents for trial use. The upcoming trial implementation programme would be carried out in some PRH estates located in various districts.

**VI. Any other business**

42. There being no other business, the meeting ended at 4:25 pm.

Council Business Division 1  
Legislative Council Secretariat  
30 July 2020