

**Panel on Housing**

**List of follow-up actions**  
(position as at 14 October 2019)

<b>Subject</b>	<b>Date of meeting</b>	<b>Follow-up action required</b>	<b>Administration's response</b>
1. Long Term Housing Strategy Annual Progress Report 2018	7.1.2019	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> <li>(a) the total area of land required for providing the housing units mentioned in paragraph 22 (a) and (b) of LC Paper No. CB(1)388/18-19(03);</li> <li>(b) figures on the new housing supply/production in the five-year period from 2023-2024 to 2027-2028; and</li> <li>(c) reason for the increase in the projected housing demand under the category "Miscellaneous factors" (including private permanent living quarters occupied by households with mobile residents, non-local students who might take up accommodation in Hong Kong, as well as non-local buyers who took up flats without selling or leasing them) from about 17.3% of the private housing supply target of 180 000 housing units for the period from 2018-2019 to 2027-2028 to about 22.4% of the private housing supply target of 135 000 housing units for the period from 2019-2020 to 2028-2029 (notwithstanding the drop from 31 200 to 30 200 in absolute terms for the two respective periods), and whether the increase reflected the Government's motive, if any, to maintain a higher proportion of new private housing supply for meeting non-local demand.</li> </ul>	Response awaited

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<p>2. Progress of the Total Maintenance Scheme of the Hong Kong Housing Authority</p>	<p>12.2.2019</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) given that for estates where the Total Maintenance Scheme ("TMS") was completed, the overall access rate for in-flat inspections was about 80% (paragraph 5 of LC Paper No. CB(1)532/18-19(05)), the total number of public rental housing ("PRH") units in these estates and the percentage of these PRH units where the Hong Kong Housing Authority ("HA")/Housing Department ("HD") had completed the TMS;</p> <p>(b) the number of PRH units where window glasses (or windows) were found broken/damaged in the aftermath of super typhoon Mangkhut in 2018; the number of PRH households who had reported the damages to HD and sought its assistance; the number of PRH households who had been provided with repair services from HD free of charge; the number of and reasons for PRH households' requests for free-of-charge repair services rejected by HD;</p> <p>(c) given that the Director of Audit had recommended in its Report No. 67 in 2016 that HA/HD should strengthen the inspections of contractors' repair works under the TMS, over past two years, the number of surprise checks that had been conducted by HA/HD, and whether and how HA/HD had increased the frequency of periodic inspections;</p>	<p>Response awaited</p>

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		<p>whether during inspections/surprise checks, HA/HD had found irregularities/non-compliances committed by contractors and if yes, the punishments imposed on them;</p> <p>(d) given that the Report No. 67 had mentioned that "in the HD's audits of the TMS teams' performance during 2012-2013 to 2015-2016, low scores were given to the in-flat inspection and maintenance service process", whether the TMS teams had achieved higher scores/performed better since the issue of the Report, and if yes, the details;</p> <p>(e) details about the assessment criteria in tendering for contracts under the TMS (including the respective weightings for technical and quality, tenderers' past performance and price assessments, etc.); the considerations for determining the relative importance of the different criteria; and</p> <p>(f) details, including the total number, of contractors under the TMS punished by HA/HD, if any, by shortening their contract period.</p>	
3. Use of non-domestic premises of the Hong Kong Housing Authority	4.3.2019	<p>The Administration was requested to provide the following information:</p> <p>(a) when the Hong Kong Housing Authority ("HA") or its Commercial Properties Committee had reviewed the mechanism/arrangement of outsourcing HA's markets; whether HA had in light of the results of</p>	Response awaited

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		<p>the review put in place improvement measures and introduced penalties on unsatisfactory performance of the markets' operators; if yes, the details, if no, the reasons;</p> <p>(b) list of operators/contractors to which tenancies/contracts were awarded by HA for operating its single-operator markets ("SOMs"), and relevant details (including the SOM(s) operated by each of them, whether multiple tenancies/contracts were awarded to operators/contractors from the same company/same group of companies, etc.); and</p> <p>(c) with respect to (i) estates located on land lots subject to land leases and (ii) estates on land lots vested in HA by the Government under a vesting order, the respective details about the restrictions (such as statutory, Gross Floor Area and other planning restrictions, etc.) that the Administration/HA would take into account when planning/carrying out projects/works to provide/add facilities for the convenience of the estates' residents (such as covered walkway and covered seating in estates), and exemptions from such restrictions, if any, that might be granted by relevant authorities.</p>	

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<p>4. Introduction of "Special Rates" on vacant first-hand private residential units by amending the Rating Ordinance (Cap. 116)</p>	<p>1.4.2019</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) details about the 9 000 unsold first-hand private residential units in completed projects mentioned in paragraph 3 of LC Paper No. CB(1)771/18-19(03), including (i) their breakdown by the size of the units; (ii) the number out of these 9 000 units which involved serviced apartments/units for leasing purpose; and (iii) if information in (i) and/or (ii) was not available, the reason(s);</p> <p>(b) with respect to the Administration's advice that the Government might invoke the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) in the event that a lot owner refused to pay the premium for extending the Building Covenant period for the development project concerned, whether the Administration had previously invoked the Ordinance, if yes, the details; and;</p> <p>(c) the Administration's response to the concern that under the legislative proposals, developers could avoid paying the proposed "Special Rates" in respect of an unsold first-hand private residential unit by renting out the unit to a company, such as their associated companies, or an individual for over six months at or above market rent every year.</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.</p>

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<p>5. Link Real Estate Investment Trust's disposal of properties divested by the Hong Kong Housing Authority</p>	<p>1.4.2019</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> <li>(a) details about the special team set up by the Lands Department to strengthen the work of the department with respect to lease enforcement, land and squatter control (including the number of team members deployed for lease enforcement work in the 180 properties divested by the Hong Kong Housing Authority ("HA") ("the 180 divested properties"));</li> <li>(b) details about how HA/the Housing Department ("HD") monitored the day-to-day compliance by owners of the 180 divested properties with the provisions/terms in the Deeds of Mutual Covenant/relevant restrictive covenants in the assignment deeds, and the number of staff specifically deployed to perform such monitoring work;</li> <li>(c) the Administration's response to the concerns in relation to two properties divested by HA as follows – <ul style="list-style-type: none"> <li>(i) Tai Wo Hau Commercial Centre owned by GAW Capital Partners: lack of barrier-free access facilities (such as lifts) for connecting the "社福街" provided in the commercial centre; and</li> </ul> </li> </ul>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1134/18-19(01) on 3 June 2019.</p>

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		<p>(ii) Hing Man Commercial Centre in Chai Wan: HD refused to assist residents' organizations to provide elderly persons with meal boxes for free due to privacy reason, and had not introduced other alternatives that would assist the residents' organizations to carry out the activities without compromising privacy;</p> <p>(d) with respect to the Administration's advice that split-ratio covenant (similar to the one contained in the assignment deeds of Shui Wo Court) was included in the assignment deeds of 23 Home Ownership Scheme ("HOS") courts, the respective details about the covenant for these individual HOS courts (such as scope/applicability, the split ratio, etc.); and</p> <p>(e) given that the number of units in individual divested properties that owners should let out to non-profit-making organizations nominated by the Administration ("nominated organizations") under the welfare-letting covenants/arrangements remained no change since 2005 (171 in total), (i) whether the Administration would increase/adjust the number of such units, if yes, the details, if no, the reasons; and (ii) how a non-government organization could be included as one of the nominated organizations/included in the Administration's list of nominees (if any).</p>	

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<p>6. Head 711 project no. B194TB - Transport infrastructure works for development at Diamond Hill</p>	<p>6.5.2019</p>	<p>The Administration was requested to provide information/take actions as follows:</p> <ul style="list-style-type: none"> <li>(a) whether the proposed project would include retrofitting of barrier-free access facilities for the three proposed footbridges (FB1, FB2 and FB3); if yes, the details (including the respective number of lifts/escalators to be provided, the assessment on whether such facilities had adequate capacity to meet the demand in future, etc.); if no, the reasons;</li> <li>(b) details, with plans/drawings, of the pedestrian connection(s)/entrance(s)/exit(s) for the three proposed footbridges and the proposed subway (SW1) at different levels (i.e. elevated/at-grade/below ground), including but not limited to the detailed locations of those provided in the neighbouring developments (including the public housing development, etc.)/facilities (such as Landscaped Walk, Water Feature Park, etc.) and their distances from the residential blocks of the public housing development, etc.;</li> <li>(c) whether the design of FB1 would allow space for direct connection(s) with Plaza Hollywood; if yes, the details of the connections (with plans/drawings where appropriate); whether the owner of Plaza Hollywood had undertaken to build and provide the connection(s) between the Plaza and FB1, and the relevant details;</li> </ul>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.</p>



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		<p>(d) with respect to the concern whether the proposed footbridges/subway would have interface problems with adjoining developments/facilities in future, the respective heights of the three proposed footbridges, and the distance between the top/bottom of the proposed subway and the ground level;</p> <p>(e) with respect to the concern whether the proposed footbridges and subway would be well-received by pedestrians in future, details about the existing footbridge(s)/subway(s) across Lung Cheung Road and Choi Hung Road (such as their locations, any barrier-free access facilities retrofitted with them, etc.) and the utilization/pedestrian flow of these existing facilities; the estimated utilization/pedestrian flow of the proposed footbridges and subway, and how their design/locations, etc. would attract pedestrians to use them;</p> <p>(f) given that as shown in the site plan in Annex 1 of LC Paper No. CB(1)962/18-19(03), the Administration proposed to close an existing public transport terminus (shown in blue) and construct a public transport interchange (shown in yellow), details, with the relevant traffic impact assessment ("TIA")/extracts of the TIA report, about the assessment on the traffic impact of such new design/arrangement to the surrounding road network (including Choi Hung Road); and</p>	

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		(g) make available/provide information before or when discussing the proposed project in the Public Works Subcommittee on 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)).	
7. Marking Scheme for Estate Management Enforcement in Public Housing Estates of the Hong Kong Housing Authority	6.5.2019	The Administration was requested to provide written response to the issues raised by Hon SHIU Ka-chun in his letter dated 3 May 2019 (LC Paper No. CB(1)1029/18-19(01)).	The Administration's response was circulated vide LC Paper No. CB(1)1277/18-19(01) on 19 July 2019.
8. Head 711 project no. B812CL — Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong	3.6.2019	<p>The Administration was requested to provide the following information:</p> <p>(a) written response to the issues raised by Kwun Tong District Councillors in their letter dated 31 May 2019 tabled at the meeting (LC Paper No. CB(1)1141/18-19(01));</p> <p>(b) details, with plans/drawings as appropriate, of foundation and superstructure works and locations of the public housing developments at Pik Wan Road, Yau Tong, including the numbers of blocks to be built, their height, orientation and disposition, and carparking facilities, etc., and the planning and development of the peripheral areas and roads of the public housing developments;</p>	Response awaited

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		<p>(c) details and estimated cost breakdown of the site formation and infrastructure works;</p> <p>(d) estimated cost of the maintenance and repair work of the associated retaining structures and slopes under the project; and</p> <p>(e) details of measures to ensure that there would be sufficient medical staff to provide services at the general out-patient clinic and the child assessment centre on completion of the project.</p>	
<p>9. Regulation of Commercial Facilities in Public and Subsidized Housing (Legislative Provisions) Bill</p>	<p>3.6.2019</p>	<p>The Administration was requested to provide written response to the issues raised by Hon SHIU Ka-chun in his letter dated 31 May 2019 tabled at the meeting (LC Paper No. CB(1)1141/18-19(02)).</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)1344/18-19(01) on 4 September 2019.</p>