

Panel on Housing

List of follow-up actions

(position as at 27 November 2019)

Subject	Date of meeting	Follow-up action required	Administration's response
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">(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);(b) figures on the new housing supply/production in the five-year period from 2023-2024 to 2027-2028; and(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.	Response awaited

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2. Progress of the Total Maintenance Scheme of the Hong Kong Housing Authority	12.2.2019	<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>	Response awaited

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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>	
<p>3. Use of non-domestic premises of the Hong Kong Housing Authority</p>	<p>4.3.2019</p>	<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;</p>	<p>Response awaited</p>

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		<p>whether HA had in light of the results of 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. Head 711 project no. B812CL — Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong</p>	<p>3.6.2019</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (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)); (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; (c) details and estimated cost breakdown of the site formation and infrastructure works; (d) estimated cost of the maintenance and repair work of the associated retaining structures and slopes under the project; and (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>The Administration's response was circulated vide LC Paper No. CB(1)147/19-20(01) on 15 November 2019.</p>

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<p>5. Proposed Funding Scheme to Support Transitional Housing Projects by Non-government Organizations</p>	<p>4.11.2019</p>	<p>The Administration was requested to provide written response to the following questions/suggestions:</p> <p>(a) breakdown of the funding that would be allocated under the proposed funding scheme for individual non-government organizations ("NGOs") to undertake their transitional housing projects, including the respective proportions that would be spent on capital cost of constructing the transitional housing and on salaries/payments for the NGO's employees/personnel;</p> <p>(b) given that a developer had announced that it would lend a piece of land to the Government for seven years for providing transitional housing, the Administration should consider purchasing or resuming the land for providing public rental housing in future; and</p> <p>(c) the Administration should consider setting a ceiling on the rental levels of transitional housing units.</p>	<p>Response awaited</p>
<p>6. Briefing by the Secretary for Transport and Housing on the Chief Executive's 2019 Policy Address</p>	<p>8.11.2019</p>	<p>The Administration was requested to provide the following information regarding measures stated in the Chief Executive's 2019 Policy Address :</p> <p>(a) the basis on which the caps on the value of the properties under the Mortgage Insurance Programme of the HKMC Insurance Limited for first-time home</p>	<p>Response awaited</p>

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		<p>buyers were calculated/arrived at, i.e. (i) for a property eligible for a mortgage loan of maximum cover of 90% loan-to-value ("LTV") ratio, the cap will be raised from \$4 million to \$8 million, and (ii) for a property eligible for a mortgage loan of maximum cover of 80% LTV ratio, the cap will be raised from \$6 million to \$10 million;</p> <p>(b) details of the measures which would be taken by the Administration to accelerate the sale of the 42 000 flats in the 39 estates under the Tenants Purchase Scheme and the relevant timetable for selling those flats; and</p> <p>(c) apart from the Hong Kong Housing Society and the Urban Renewal Authority, whether the Hong Kong Housing Authority would provide support, technical or otherwise, for increasing the number of transitional housing units to a total of 10 000 units within the next three years; and if not, the reasons.</p>	