

Panel on Housing

List of follow-up actions

(position as at 25 February 2020)

Subject	Date of meeting	Follow-up action required	Administration's response
<p>1. 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</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)358/19-20(01) on 21 January 2020.</p>

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		<p>number of surprise checks that had been conducted by HA/HD, and whether and how HA/HD had increased the frequency of periodic inspections; 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>	
2. Use of non-domestic premises of the Hong	4.3.2019	The Administration was requested to provide the following information:	The Administration's response was circulated vide LC Paper No.

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Kong Housing Authority		<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 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>	CB(1)358/19-20(02) on 21 January 2020.

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<p>3. 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 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>	<p>The Administration's response was circulated vide LC Paper No. CB(1)373/19-20(01) on 23 January 2020.</p>

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4. Public Housing Construction Programme 2019-20 to 2023-24	2.12.2019	<p>The Administration was requested to provide the following information:</p> <p>(a) the implementation situation of the housing initiative announced in June 2018 to re-allocate nine private housing sites at Kai Tak and Anderson Road Quarry for public housing development (such as the progress achieved and tasks required to be completed for each of the sites, relevant timetables, etc.); and</p> <p>(b) details (with figures, if appropriate) about the situation of land supply for public housing in 2024-2025 and beyond (such as whether and how the supply would meet the relevant targets, etc.).</p>	<p>The Administration's response was circulated vide LC Paper No. CB(1)410/19-20(01) on 17 February 2020.</p>