

Panel on Housing

**List of outstanding items for discussion
(Position as at 28 February 2020)**

	Proposed timing for discussion
<p>1. Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority</p> <p>The Administration would like to brief the Panel on the Hong Kong Housing Authority's measures to facilitate the indoor and outdoor activities of the elderly who were infirm or with disabilities.</p>	30 March 2020
<p>2. Progress of the Total Maintenance Scheme</p> <p>The Administration would like to brief the Panel on the latest progress of the Total Maintenance Scheme of the Hong Kong Housing Authority.</p>	30 March 2020
<p>3. Accelerating the sale of unsold Tenants Purchase Scheme flats</p> <p>At the Panel meeting on 18 October 2016, Hon LAU Kwok-fan requested to discuss with the Administration the re-launching of the Tenants Purchase Scheme ("TPS"). As agreed at the work plan meeting on 27 October 2016, the Administration provided response vide paragraphs 4 to 8 of LC Paper No. CB(1)1452/16-17(01) issued on 6 October 2017.</p> <p>At the Panel meeting on 12 October 2017, Hon Wilson OR Chong-shing requested the Panel to discuss with the Administration as early as possible the re-launching of TPS. Hon SHIU Ka-chun requested to receive a briefing on the role of the Housing Department in managing TPS estates, including the provision and management of educational and welfare facilities in TPS estates. In response to a request at the work plan meeting on 25 October 2017, the Administration provided its position on the subject matter vide paragraphs 41 to 52 of LC Paper No. CB(1)437/17-18(01) issued on 8 January 2018.</p>	30 March 2020 <i>See Note (1)</i>

**Proposed timing
for discussion**

Hon KWOK Wai-keung wrote to the Panel Chairman on 4 April 2019 (LC Paper No. CB(1)853/18-19(01)) requesting the Panel to discuss the role of the Hong Kong Housing Authority in the management and maintenance of TPS estates. The Administration's response to the aforesaid letter was issued vide LC Paper No. CB(1)1103/18-19(01) on 24 May 2019. The Administration would like to brief the Panel the response.

As announced in the 2019 Policy Address, in order to meet the home ownership aspirations of public rental housing tenants, the Government proposes that the Hong Kong Housing Authority make active preparations with a view to accelerating the sale of the around 42 000 unsold flats in TPS estates. The Administration would like to seek the Panel's views on how to accelerate the sale of these flats and will reflect the opinions to the Subsidised Housing Committee of the Hong Kong Housing Authority. Furthermore, the Administration will, as requested by members, brief the Panel on other issues relevant to TPS, including maintenance issues of TPS estates, whether to re-launch TPS beyond the existing 39 TPS estates (e.g. at Buy-or-Rent Option estates) and alienation restrictions of subsidized sale flats.

4. Head 711 project no. B776CL — Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long

Q2 of 2020

The Administration would like to invite the Panel's views on the proposed project. The plan is to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and the Finance Committee for funding approval in May 2020 and June 2020 respectively.

**Proposed timing
for discussion**

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

Q2 of 2020

The Administration would like to brief the Panel on the latest progress and effectiveness of the captioned Marking Scheme.

6. Performance of the Environmental Targets and Initiatives of the Hong Kong Housing Authority in 2019-20

Q2 of 2020

The Administration would like to update the Panel on the performance of the Hong Kong Housing Authority in respect of its environmental targets and initiatives in 2019-2020.

7. Head 711 project no. B084TI – Public Transport Interchange at Tak Tin Street and associated road improvement works in Lam Tin

Q2 of 2020

The Administration would like to invite the Panel's views on the proposed project. The plan is to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and the Finance Committee for funding approval in January 2021 and February 2021 respectively.

8. Use of non-domestic premises of the Hong Kong Housing Authority

Q3 of 2020

The Administration would like to brief the Panel on the utilization of non-domestic units in public housing estates of the Hong Kong Housing Authority.

9. 2020 Rent review of public rental housing

Q3 of 2020

The Administration would like to inform the Panel of the result of the rent review of public rental housing conducted by the Hong Kong Housing Authority in accordance with the Housing Ordinance (Cap. 283).

**Proposed timing
for discussion**

10. Head 711 project no. B766CL – Site formation and infrastructure works for public housing development at Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town

To be confirmed

The Administration would like to invite the Panel's views on the proposed project. The plan is to seek endorsement from the Public Works Subcommittee and obtain funds from the Finance Committee for upgrading the captioned site formation and infrastructure works to Category A to tie in with the public housing development at Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town.

11. "Starter Homes" Pilot Project for Hong Kong residents

To be confirmed

At the Panel meeting on 12 October 2017, Hon Andrew WAN Siu-kin suggested that the Administration should brief the Panel on the sources of land supply for "Starter Homes" units in a long term.

At the work plan meeting held on 29 October 2019, the Administration advised that the Government would assess the progress of the "Starter Homes" Pilot Project in the latter part of 2019-2020 legislative session, and when appropriate, advise the proposed timing for discussion of the captioned item.

12. Development of "non-spade ready sites"

See Note (2)

At the Panel meeting on 11 October 2018, Dr Hon Priscilla LEUNG Mei-fun said that the Administration should brief the Panel on measures to simplify the processes and shorten the time required for turning "non-spade ready sites" to "spade-ready sites".

It was agreed at the work plan meeting held on 24 October 2018 that members could follow up the subject at the Panel on Development.

**Proposed timing
for discussion**

13. Resale restrictions for subsidized sale flats

See Note (1)

At the Panel meeting on 11 October 2018, Dr Hon KWOK Ka-ki expressed concern whether the resale restrictions imposed on the flats to be offered for sale by the Hong Kong Housing Authority under the Home Ownership Scheme and the Green Form Subsidised Home Ownership Scheme could help prevent speculative trading of these flats, and requested that the Administration should brief the Panel on the subject matter.

14. Buy or Rent Option Scheme

See Note (1)

At the Panel meeting on 11 October 2018, Hon LAU Kwok-fan requested that the Panel should follow up with the Administration on why the Hong Kong Housing Authority no longer offered tenants a choice to buy the unsold flats in the Buy or Rent Option Scheme estates, whereas sitting tenants in the 39 Tenants Purchase Scheme estates could opt to buy the rental flats in which they were living.

15. Transitional housing and related matters

To be confirmed

Hon SHIU Ka-chun in his letter dated 22 November 2017 (LC Paper No. CB(1)262/17-18(01) issued on 23 November 2017), and Hon Vincent CHENG Wing-shun and Hon CHAN Han-pan at the Panel meeting on 11 October 2018 requested that the Panel should discuss the subject matter.

The Panel discussed the funding scheme proposed by the Government to support transitional housing projects by non-government organizations on 4 November 2019. The Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies appointed under the Panel discussed the Government's measures to facilitate the implementation of transitional housing projects by community organizations on 19 November 2019.

The Panel Chairman has directed that the subject matter be retained in the Panel's list of outstanding items for discussion.

**Proposed timing
for discussion**

16. Policy on interim housing and transit centre

See Note (3)

At the Panel meeting on 12 October 2017, Hon Wilson OR Chong-shing, Dr Hon Fernando CHEUNG Chiu-hung and Dr Hon CHENG Chung-tai requested that the Panel should discuss with the Administration the policy on interim housing ("IH"), and the impacts of the possible plan of demolishing Shek Lei IH on the supply of urban IH units and existing IH residents. Dr Hon Fernando CHEUNG Chiu-hung said that the Administration should also brief the Panel on the policy on transit centre/temporary shelter.

The Public Complaints Office has referred issues about policy on transit centre to the Panel for follow-up (see LC Paper No. CB(1)439/17-18(01) issued on 9 January 2018 for details).

At the Panel meeting on 11 October 2018, Hon CHAN Han-pan requested that the Panel should discuss the IH policy. Hon SHIU Ka-chun raised the same request and suggested that the Panel should also discuss with the Administration the policy on transit centre and related issues including its living environment.

The Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies appointed under the Panel commenced work on 14 December 2018.

**Proposed timing
for discussion**

17. Maintenance of gas facilities in Tenants Purchase Scheme Estates

See Note (1)

In his letter dated 15 June 2018, Hon HO Kai-ming requested that the Panel discuss the subject matter (LC Paper No. CB(1)1149/17-18(01)).

Hon CHAN Chi-chuen proposed in his letter dated 13 June 2018 (LC Paper No. CB(1)1125/17-18(01)) that the Panel should hold a joint meeting with the Panel on Economic Development to discuss the subject matter.

The Administration's response to the issues raised in the aforesaid letters was issued vide LC Paper No. CB(1)1300/17-18(01) on 24 July 2018.

It was agreed at the work plan meeting held on 24 October 2018 that members could follow up the subject at the Panel on Economic Development.

18. Rent exemption for under-occupation households in public rental housing estates

See Note (3)

At the Panel meeting on 11 October 2018, in view that the 2018 Policy Address suggested that the Hong Kong Housing Authority launched an initiative of allowing under-occupation ("UO") households with all family members aged 70 or above to enjoy lifetime full rent exemption upon transferring to smaller public rental housing units, Hon LEUNG Che-cheung requested that the Panel should discuss with the Administration whether the arrangement would be extended to UO households with family member(s) aged below 70.

19. Redevelopment of Tai Hang Sai Estate

See Note (3)

At the Panel meeting on 11 October 2018, Hon Vincent CHENG Wing-shun requested that the Panel should discuss with the Administration the redevelopment of Tai Hang Sai Estate, which was an initiative of the 2018 Policy Address.

**Proposed timing
for discussion**

20. Hong Kong Housing Authority/Housing Department's tendering system for outsourced cleansing and security services

See Note (2)

In his letter dated 5 January 2018, Hon LUK Chung-hung requested that the Panel discuss the subject matter (LC Paper No. CB(1)434/17-18(01)). The Administration's response to the above subject/request was issued vide LC Paper No. CB(1)561/17-18(01) on 2 February 2018.

At the Panel meeting on 11 October 2018, Hon Alice MAK Mei-kuen said that the 2018 Policy Address had mentioned the review of the Government outsourcing system, and requested that the Administration should brief the Panel on measures to be adopted by the Hong Kong Housing Authority/Housing Department to improve its tendering system for outsourced cleansing and security services.

It was agreed at the work plan meeting held on 24 October 2018 that members could follow up the subject at the Panel on Manpower.

21. Difficulties experienced by educational and social welfare organizations renting premises in housing estates

See Note (3)

At the Panel meeting on 12 October 2017, Dr Hon Fernando CHEUNG Chiu-hung said that educational and social welfare organizations which rented premises that had been divested by the Hong Kong Housing Authority to The Link Real Estate Investment Trust (now known as Link Real Estate Investment Trust) ("Link REIT") (including premises disposed of by Link REIT and premises whose operating rights had been contracted out by Link REIT), or premises in former public housing estates currently managed by owners' corporations were experiencing difficulties in operation and in paying rent. He requested the Panel to discuss with the Administration the difficulties. Dr Hon CHENG Chung-tai raised a similar request at the meeting.

In response to a request made at the work plan meeting held on 25 October 2017, the Administration provided its position in respect of the subject matter vide paragraphs 36 to 40 of LC Paper No. CB(1)437/17-18(01) issued on 8 January 2018.

**Proposed timing
for discussion**

22. Compliance with split-ratio covenant in assignment deeds of properties divested by the Hong Kong Housing Authority

See Note (2)

Hon Mrs Regina IP LAU Suk-yea wrote to the Panel Chairman on 15 April 2019 (LC Paper No. CB(1)907/18-19(01)) requesting the Panel to discuss the captioned subject.

At the work plan meeting on 29 October 2019, the Administration advised that it had been following up the relevant cases under the Redress System of the Legislative Council, and would report the progress to the Panel when appropriate. The Panel also discussed Mrs IP's proposed Member's Bill at its meeting in June 2019.

23. Regulation of sale of overseas properties

See Note (2)

The Research Office of the Secretariat published an information note on the regulation of sale of overseas properties (IN10/16-17) on 26 April 2017. Hon James TO Kun-sun and Hon Andrew WAN jointly submitted a letter on the same subject on 16 May 2017 (LC Paper No. CB(1)966/16-17(01)). At the meeting on 5 June 2017, the Panel agreed that the subject be included in the Panel's "list of outstanding items for discussion" for members' consideration in the 2017-2018 session.

The Administration subsequently provided a response to the joint letter vide paragraphs 32 to 36 of LC Paper No. CB(1)1452/16-17(01), stating that the Administration considered that there was no imminent need to discuss the issue of regulating the sale of overseas properties in Hong Kong at the meeting of the Panel, and that the Administration would continue to collaborate with relevant organizations in enhancing education for the public and the licensees. The relevant paper was distributed to members on 6 October 2017.

**Proposed timing
for discussion**

24. Policies on tackling under-occupation in public rental housing estates and overcrowding relief measures

See Note (2)

At the Panel meeting on 18 October 2016, Hon Wilson OR Chong-shing requested to discuss the review of the policies on tackling under-occupation in public rental housing estates and overcrowding relief measures. At the same meeting, Hon LUK Chung-hung requested for a briefing on the policy in the provision of overcrowding relief. As suggested by the Administration at the work plan meeting held on 27 October 2016, the discussion on the subject matter was subsumed under the agenda item "Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources" at the meeting on 9 January 2017.

In response to a request at the work plan meeting on 25 October 2017, the Administration provided its position on the subject matter vide paragraphs 2 to 18 of LC Paper No. CB(1)437/17-18(01) issued on 8 January 2018.

25. Policy on the redevelopment of old public rental housing estates

See Note (2)

The subject matter was raised at the work plan meeting on 25 October 2012. In her letter dated 3 April 2014, Hon Alice MAK Mei-kuen requested the Administration to brief the Panel on the progress made in studying the redevelopment potential of Kwai Shing West Estate and related matters, such as the redevelopment proposal and rehousing arrangements (LC Paper No. CB(1)1206/13-14(01) issued on 4 April 2014).

In response to a request at the work plan meeting on 27 October 2016, the Administration provided its position on the subject matter vide paragraphs 9 to 12 of LC Paper No. CB(1)1452/16-17(01) issued on 6 October 2017.

**Proposed timing
for discussion**

At the Panel meeting on 11 October 2018, Hon Vincent CHENG Wing-shun and Hon Starry LEE Wai-king requested that the Administration should brief the Panel on the plan and progress of the redevelopment of old rental estates under the Hong Kong Housing Society and the Hong Kong Housing Authority. Dr Hon Priscilla LEUNG said that redevelopment of aged public housing estates could facilitate urban renewal of old districts and requested that the Panel should follow up the matter with the Administration.

Note (1): At the work plan meeting held on 29 October 2019, the Administration agreed to the Panel Chairman/Deputy Chairman's proposal that the discussion on subject matters of items no. 13, 14 and 17 be subsumed under item 3 on "Accelerating the sale of unsold Tenants Purchase Scheme flats".

Note (2): At the work plan meeting held on 29 October 2019, the Administration proposed that the item be removed from the Panel's "list of outstanding items for discussion".

Note (3): At the work plan meeting held on 29 October 2019, it was agreed that the item would not be scheduled for discussion in the 2019-2020 legislative session.