

立法會
Legislative Council

LC Paper No. CB(1)575/20-21
(These minutes have been
cleared by the Chairman)

Ref : CB1/PS/1/20

Panel on Housing

**Subcommittee on Issues Relating to Transitional Housing and
Subdivided Units**

**Minutes of first meeting held on
Friday, 15 January 2021, at 2:00 pm
in Conference Room 3 of the Legislative Council Complex**

- Members present** : Hon Vincent CHENG Wing-shun, MH, JP (Chairman)
Hon Wilson OR Chong-shing, MH (Deputy Chairman)
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Alice MAK Mei-kuen, BBS, JP
Hon SHIU Ka-fai, JP
Hon LAU Kwok-fan, MH
Hon Tony TSE Wai-chuen, BBS, JP
- Members absent** : Hon Abraham SHEK Lai-him, GBS, JP
Dr Hon CHENG Chung-tai
- Clerk in attendance** : Mr Derek LO
Chief Council Secretary (1)5
- Staff in attendance** : Mr Joey LO
Senior Council Secretary (1)8

Ms Michelle NIEN
Legislative Assistant (1)5
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I. Election of Chairman and Deputy Chairman

Election of Chairman

Ms Alice MAK, the member who had the highest precedence in the Council among members of the Subcommittee on Issues Relating to Transitional Housing and Subdivided Units ("the Subcommittee") present at the meeting, presided over the election of Chairman of the Subcommittee. She invited nominations for the chairmanship of the Subcommittee.

2. Mr SHIU Ka-fai nominated Mr Vincent CHENG and the nomination was seconded by Mr Tony TSE. Mr CHENG accepted the nomination. There being no other nomination, Ms Alice MAK declared that Mr Vincent CHENG was elected the Chairman of the Subcommittee. Mr CHENG took over the chair.

Election of Deputy Chairman

3. The Chairman invited nominations for the deputy chairmanship.

4. Mr SHIU Ka-fai nominated Mr Wilson OR and the nomination was seconded by Mr Tony TSE. Mr OR accepted the nomination. There being no other nomination, the Chairman declared that Mr Wilson OR was elected the Deputy Chairman of the Subcommittee.

II. Any other business

Views on items for discussion

5. The Subcommittee deliberated (index of proceedings in the **Appendix**). Members expressed views on the Subcommittee's work plan and considered that the Subcommittee should focus on:

- (a) the progress of the supply of transitional housing;
- (b) matters relating to the Study on Tenancy Control of Subdivided Units; and
- (c) problems relating to the living environment of SDU tenants.

Date of next meeting

6. The Chairman suggested that the next meeting should be held as early as possible before the Lunar New Year holidays and would notify members in due course when relevant details were finalized.

(Post-meeting note: Members were informed vide LC Paper No. CB(1)495/20-21 on 2 February 2021 that the next meeting would be held on 25 February 2021, at 9:30 am and conducted by videoconferencing.)

7. There being no other business, the meeting ended at 2:12 pm.

Council Business Division 1
Legislative Council Secretariat
16 February 2021

Panel on Housing

Subcommittee on Issues Relating to Transitional Housing and Subdivided Units

**Proceedings of first meeting
on Friday, 15 January 2021, at 2:00 pm
in Conference Room 3 of the Legislative Council Complex**

Time marker	Speaker	Subject(s)	Action required
Agenda item I — Election of Chairman (and Deputy Chairman)			
000406 – 000528	Ms Alice MAK Mr SHIU Ka-fai Mr Vincent CHENG Mr Tony TSE	Election of Chairman	
000529 – 000601	Chairman Mr SHIU Ka-fai Mr Wilson OR Mr Tony TSE	Election of Deputy Chairman	
Agenda item II — Any other business			
000602 – 000728	Chairman	The Chairman proposed that the Subcommittee should discuss the issues relating to the proposed implementation of tenancy control of subdivided units after the Panel on Housing ("the Panel") received a briefing on the work progress of the Task Force for the Study on Tenancy Control of Subdivided Units at the meeting on 1 February 2021.	
000729 – 000822	Chairman Mr SHIU Ka-fai	Mr SHIU Ka-fai proposed that – (a) the Administration be requested to provide regular updates on the supply of transitional housing units; (b) site visits be conducted to subdivided units ("SDUs") enable members to gain first-hand information on SDUs; and (c) the Subcommittee should receive public views on issues relating to transitional housing and SDUs at a meeting in future after the coronavirus 2019 disease ("COVID-19") pandemic had subsided.	
000823 – 000942	Chairman Mr Wilson OR	Mr Wilson OR said that the Subcommittee should follow up concerns raised by Panel members at the meeting on 14 January 2021 regarding the cost and efficiency of construction, and supporting facilities of transitional housing, and how the Administration could achieve its target of building 15 000 units in three years. With regard to	

Time marker	Speaker	Subject(s)	Action required
		inviting public views, in the event that the COVID-19 pandemic did not subside, he suggested that interested parties should be invited to make written submissions to the Subcommittee instead of attending a physical meeting.	
000943 – 001100	Chairman Mrs Regina IP	Mrs Regina IP expressed concerns on the living conditions of SDU tenants, namely, fire and electric safety, poor ventilation, and defectively connected sewage pipes posing risks of spreading of diseases. She suggested that the Administration should be requested to provide a report on the how the proposed tenancy control on SDUs would be implemented, and in the absence of tenancy control, how the landlords could be prevented from taking advantage of the rent subsidy provided to SDU tenants by raising rentals.	
001101 – 001221	Chairman Mr Tony TSE	Mr Tony TSE expressed concern that the phrase "for promoting the implementation of tenancy control of subdivided units" in point 4 of the Subcommittee's work plan (in Appendix III to the Members' brief for the meeting issued vide LC Paper No. CB(1)465/20-21) might give the impression that the Subcommittee had a preconceived stance on the issue of tenancy control. He suggested that more neutral wording should be used for point 4 instead. The Chairman said that he would consider the need to fine-tune the relevant wording in collaboration with the Clerk.	
001222 – 001325	Chairman Mrs Regina IP	Mrs Regina IP suggested that in view of the COVID-19 pandemic, the number of public attendees at a public hearing could be subject to a quota system should the Subcommittee decided to invite the public to give views at a meeting. The Chairman said that other methods such as videoconferencing might also be explored.	
001326 – 001530	Chairman	Concluding members' views above, the Chairman said that the Subcommittee would focus on the following three issues: (a) progress of the supply of transitional housing; (b) matters relating to the Study on Tenancy Control of Subdivided Units; and (c) problems relating to the living environment of SDU tenants.	
001531 001550	Chairman	Meeting arrangement	