

# 立法會

## *Legislative Council*

LC Paper No. CB(1)1384/20-21

Ref : CB1/PL/HG

### **Report of the Panel on Housing for submission to the Legislative Council**

#### **Purpose**

This paper gives an account of the work of the Panel on Housing ("the Panel") during the 2020-2021 Legislative Council session. It will be tabled at the meeting of the Council on 13 October 2021 in accordance with Rule 77(14) of the Rules of Procedure of the Council.

#### **The Panel**

2. The Panel was formed by a resolution passed by the Council on 8 July 1998 and as amended on 20 December 2000, 9 October 2002, 11 July 2007 and 2 July 2008 for the purpose of monitoring and examining Government policies and issues of public concern relating to private and public housing matters. The terms of reference of the Panel are in **Appendix I**.

3. The Panel comprises 20 members, with Hon Tommy CHEUNG Yu-yan and Hon Wilson OR Chong-shing elected as Chairman and Deputy Chairman respectively. The membership list of the Panel is in **Appendix II**.

#### **Major work**

##### Housing-related initiatives in the 2020 Policy Address and Policy Address Supplement

4. The Panel received a briefing by the Secretary for Transport and Housing on the ongoing housing-related initiatives in the 2020 Policy Address at its meeting on 17 December 2020.

*Rent Assistance Scheme of the Hong Kong Housing Authority*

5. Members enquired whether Hong Kong Housing Authority ("HA") would consider relaxing the eligibility criteria of its Rent Assistance Scheme to help needy public rental housing ("PRH") tenants who were facing additional economic difficulties under the COVID-19 pandemic.

6. The Administration replied that to simplify the application procedures for rent assistance in hardship cases with drastic change of family circumstances supported by relevant documentary proofs, HA would exercise discretion to count only the current assessable income (i.e. the household income for the month of application) instead of the average household income for the past three months. HA had assisted its PRH tenants with financial difficulties by temporarily withholding the issuance of Notice-to-Quit ("NTQ") on grounds of rent arrears up to March 2021.

*Measures to address difficulties of households of subdivided units*

7. Members called on the Administration to complete the study on tenancy control of subdivided units ("SDUs") and to implement the proposed Cash Allowance Trial Scheme ("the Trial Scheme") and provide the cash allowance to needy households as early as possible.

8. The Administration advised that it aimed to start receiving applications for the Trial Scheme in mid-2021 and disbursing the cash allowance to eligible applicants from July 2021. The Task Force for the Study on Tenancy Control of SDUs ("the Task Force") had been set up in April 2020 to study and report to the Government the situation of SDUs in Hong Kong and advise the Government on whether tenancy control of SDUs should be implemented and the possible options. The Administration undertook to keep the Panel apprised of the progress of the work of the Task Force.

Long Term Housing Strategy and Public Housing Construction Programme

9. The Panel discussed the Long Term Housing Strategy Annual Progress Report 2020 and the Public Housing Construction Programme for 2020-2021 to 2024-2025 on 14 January 2021.

*Supply of land for public housing*

10. Notwithstanding the Administration's efforts in identifying the land required for providing 316 000 public housing units, members

considered it important for the Administration to continue pressing ahead the housing projects on such land in order to meet the public housing demand in the coming 10 years. They enquired why the supply of public housing in the first five years of the 10-year period was one third instead of half of the 316 000 public housing units.

11. The Administration replied that there would be relatively less supply of public housing in the five-year period from 2021-2022 to 2025-2026 than in the subsequent five-year period due to shortage of land. That was why the Government had set up the Task Force on Land Supply to review and evaluate land supply options. It would strive to compress development programme and expedite the implementation of public housing projects. To meet housing demand after 2030-2031, the Administration would continue to explore measures to increase land supply, such as conducting studies related to the development of artificial islands in the Central Waters.

*Suggestions on increasing public housing supply*

12. Considering that the supply of public housing was still tight and the Administration's meeting the public housing supply target was critical, the Panel passed a motion urging the Administration to –

- (a) accord priority to the advance work for the public housing projects in 2025-26 and afterwards;
- (b) formulate a timetable for reverting the waiting time for public housing to three years;
- (c) expeditiously consult the local community on land rezoning, infrastructure building and community planning; and
- (d) invoke the Lands Resumption Ordinance (Cap. 124) to resume land which have been planned for high density housing development but without any specific development plan for providing public housing.

13. Regarding members' concerns, the Administration advised that there would be more prominent improvement in the average waiting time in the second five-year period. Most of the public housing projects scheduled for completion in 2025-26 to 2029-30 had been rezoned, and many had completed or were preparing for local consultations. However, depending on individual site conditions, these sites still had to go through

other processes (e.g. land resumption and clearance, reprovisioning of affected facilities, site formation and infrastructural works) before housing construction works could commence. Government departments concerned were pushing ahead with the relevant work despite the challenging development programme and processes involved.

14. The Administration also advised that for projects with consultation yet to be conducted, relevant departments were planning ahead on rezoning, infrastructural works, project planning, etc. and gauging local views to refine the project proposals as appropriate. The Housing Department ("HD") would take forward measures such as driving contractors to increase manpower and expedite construction progress; conducting site checks and convening site meetings more frequently; carrying out site supervision and inspection, etc. The Development Bureau ("DEVB") was now reviewing private land zoned for high-density housing development but without any specific development plans and the relevant work will soon be completed. DEVB would assess which of these sites were suitable for public housing developments, and would take forward the follow-up actions required for resumption based on the findings of the review.

#### Cash Allowance Trial Scheme

15. At its meeting on 14 January 2021, the Panel discussed the Trial Scheme which aimed to provide cash allowance to eligible General Applicant households who were not living in public housing, not receiving the Comprehensive Social Security Assistance ("CSSA") and had waited for PRH for more than three years.

#### *Households not covered by the Trial Scheme*

16. Noting that non-elderly one-person PRH applicants as well as households who had been waiting for PRH for less than three years and who were not waiting for PRH could not benefit from the Trial Scheme, the Panel passed a motion urging the authorities to allow the Community Care Fund ("CCF") to continue launching the "one-off living subsidy" scheme for these low-income households.

17. The Administration advised that CCF launched two rounds of "one-off living subsidy" for the low-income households not living in public housing and not receiving CSSA so as to allow time for the Government to complete the study on implementation of cash allowance scheme on a regular basis towards the end of 2020. CCF had no plan to launch the

"one-off living subsidy" programme after its second round ended in May 2021.

*Need for tenancy control*

18. Members were concerned that in the absence of rent control, the cash allowance that SDU tenants received under the Trial Scheme would be quickly "gnawed away" by rent increases. The Panel passed two motions urging the Administration to closely monitor the impact of the Trial Scheme on the rent of inadequate housing and the rental market, and to expeditiously implement rent control of SDUs by legislation.

19. The Administration advised that the Task Force had been studying the social, economic and legal issues relating to tenancy control of SDUs and had conducted thematic researches on the related fields strived to complete the study in the first quarter of 2021. The Administration would expeditiously follow up the Task Force's recommendations upon receiving its study report.

Review of income and asset limits for public rental housing

20. Under the existing policy, eligibility of PRH applicants is determined by way of income and asset limits which are reviewed annually. The Panel examined the results of the Administration's annual review of the income and asset limits for PRH for 2020-2021 at its meeting on 1 March 2021.

*Contingency provision for determining income limits*

21. In view that the PRH income limit was the sum of the housing and non-housing costs, plus a contingency provision of household expenditure, members considered that the 5% contingency provision was insufficient and should be increased.

22. The Administration advised that to reflect the "contingency money" in the income limits in the absence of official assessment of household savings rate in Hong Kong, apart from adopting 5% of household expenditure as the contingency provision, the established method of assessing non-housing expenditure under the review mechanism had already covered some non-essential items, such as alcoholic drinks, tobacco, beauty treatment, tours, etc. Increasing the contingency provision in the calculation of PRH income limits might result in an increase in the number of eligible PRH applicants.

*Calculation of assets of elderly applicants for public rental housing*

23. Members pointed out that if the lump sum amount that elderly PRH applicants could withdraw from their Mandatory Provident Fund benefits was also taken into account in calculating their assets, their total assets might exceed the PRH asset limits making them ineligible for PRH.

24. The Administration replied that HA had set the asset limits for elderly applicants, i.e. aged 60 or over, at two times the limits for non-elderly applicants. If HA lifted the income or asset limits further, the number of PRH applicants who would meet the limits might further increase amid the tight PRH supply and this might undermine the purpose of focusing the limited PRH resources on assisting families with the most pressing needs.

Transitional housing

25. In relation to transitional housing, the Panel considered the Administration's two proposals with one to inject an additional funding of \$3.3 billion to the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations ("the Funding Scheme")<sup>1</sup> and the other to expand the scope of the Funding Scheme and provide additional subsidy to transitional housing projects with special constraints<sup>2</sup> at its meetings on 2 November 2020, 14 January 2021 and 5 May 2021. On 1 March 2021, the Panel further considered a staffing proposal to create a supernumerary Administrative Officer Staff Grade C (D2) post ("the new post") in the HD to oversee the implementation of the Funding Scheme and the operation of the Task Force on Transitional Housing ("TFTH")<sup>3</sup>.

*Use of funding under the Funding Scheme*

26. Members opined that the Administration should exercise prudence in vetting the applications for subsidies under the Funding Scheme and consider putting in place a monitoring mechanism to ensure an appropriate use of resources. Members asked about the respective

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<sup>1</sup> Funding injection was approved by LegCo with the enactment of the Appropriation Bill 2021.

<sup>2</sup> Funding for the additional subsidy was approved by the Finance Committee ("FC") on 4 June 2021.

<sup>3</sup> Funding for the staffing proposal was approved by FC on 16 July 2021.

proportions of the subsidies for administrative overheads of a transitional housing project and the capital cost of constructing housing under the project.

27. The Administration replied that the Funding Scheme was mainly to subsidize NGOs to carry out the works required to make fit the potential sites/premises for their transitional housing projects on a one-off basis. The amount of subsidy for covering administrative overheads for the implementation of their projects before the tenants moved in was capped at \$1.5 million. After tenants moved in, the expenses of providing services for tenants would have to be recovered from the receivable rental income. To monitor the expenditure and financial situation of approved projects under the Funding Scheme, TPTH would require successful applicants to submit annual reports regarding their projects.

*Additional subsidy to projects with site development constraints*

28. Members enquired about the basis for setting the ceiling of the financial subsidy for provision of extensive drainage facilities at transitional housing sites at \$15,000 per transitional housing unit.

29. The Administration replied that there were projects involving construction of transitional housing units on vacant land without public storm and/or foul water connection in the vicinity, thus requiring the provision of extensive drainage facilities such as onsite sewage treatment facilities, long pipes for storm or foul water connections outside site boundary and etc. Providing additional financial subsidy for the extensive drainage facilities could encourage NGOs to undertake projects with marginal viability, which was crucial for meeting the target of supplying 15 000 transitional housing units by 2022-2023. As revealed in some large-scale transitional housing project, the expenditure required for the provision of extensive drainage facilities was over \$10,000 for each transitional housing unit. The Administration considered it justified to set the proposed funding ceiling at \$15,000 per unit.

*The new post for implementing transitional housing*

30. Members enquired how the new post in HD would enhance coordination among parties concerned in supporting NGOs' development of transitional housing and how far the proposal would help speed up the development process.

31. The Administration replied that the new post would supervise TFTH and play a key role in steering and co-ordinating efforts both among different teams of TFTH, as well as liaising with other relevant bureaux/departments in order to facilitate the implementation of transitional housing projects. It would also assist NGOs in their discussions with various stakeholders and in determining the framework of the transitional housing projects.

Work progress of the Task Force for the Study on Tenancy Control of Subdivided Units

32. The Panel received an update on the progress of work of the Task Force at the meeting on 1 February 2021.

33. Members expressed concern about SDU tenants' lack of bargaining power and inability to protect their basic rights. They urged the Administration to mandatorily require the landlord and the tenant to sign a standard tenancy agreement, which should set out a reasonable notice period for moving out, provide an option for the tenant to renew the tenancy, as well as stipulate the responsibility of repair and maintenance of the SDU. The Government should also restrict the rate of rent increase and tackle the issue of "over-charging" water and electricity bills by unscrupulous landlords.

34. The Administration advised that the Task Force had a relatively clear consensus that a standard tenancy agreement for SDUs should be devised, which should, inter alia, set out the rights and obligations of both the landlord and the tenant, the term and period of tenancy, rent, notice period for early termination of tenancy, the arrangements concerning electricity and water charges and other miscellaneous charges. As regards the tenants' right to renew the tenancy, the Task Force had to further discuss and deliberate on whether a certain degree of security of tenure should be offered to SDU tenants and whether some form of regulation should be enforced on the rate of rent increase upon tenancy renewal, etc, as well as the possible options. Furthermore, the Task Force would continue to explore ways to enhance information available relating to rental of SDUs, so as to help the grass-roots tenants acquire a better knowledge of the respective rights and obligations of the landlord and the tenant, and secure a more reasonable rent level.



### Clearance of Shek Lei Interim Housing

35. The Panel received a briefing on HA's implementation arrangements for the clearance of Shek Lei Interim Housing ("Shek Lei IH") on 1 February 2021.

#### *Rehousing arrangements for residents of Shek Lei Interim Housing*

36. Members noted that HA would arrange to rehouse 79 of the 329 households residing in the Shek Lei IH to Po Tin Interim Housing ("Po Tin IH") in Tuen Mun upon clearance as they were not yet due for PRH allocation under Anticipatory Housing Scheme ("AHS") before the target clearance date. Members opined that HA should continue to follow up with them their concerns on the rehousing issue. The most desirable approach to assist them would be to allocate PRH units to them.

37. The Administration advised that some of the 79 households might be closely eligible for AHS or might have other special grounds for allocation to PRH. HA had delegated the authority to approve special and justified cases for rehousing to PRH to a departmental directorate officer at Chief Housing Manager rank. With due regard to the "people-oriented" principle and the principle of fairness, HA would, on a case-by-case basis, look into the situation of individual households which faced difficulties due to the clearance and would provide assistance, where justified, to them. Such assistance included providing compassionate rehousing through the Social Welfare Department ("SWD"), etc.

#### *Supply of interim housing in urban/extended urban districts*

38. Members considered that the Administration should reserve some units in new PRH developments, such as the one at the Shek Lei IH site, for meeting the demand of urban interim housing arising from families who were rendered homeless as a result of natural disasters, emergencies, Government's actions such as clearance of unauthorized structures and had not yet been provided the PRH flat offer.

39. The Administration advised that Po Tin IH alone could sufficiently meet the demand for interim housing. Even if the demand for interim housing increased in future, HA could flexibly convert PRH units in the estate for use as interim housing units. In light of the acute demand for PRH, the Administration/HA should give top priority to PRH development on the land available in urban/extended urban area.

Study results of the redevelopment of the Hong Kong Housing Authority's factory estates and clearance arrangements

40. The Panel received a briefing by the Administration on the study results of the redevelopment of HA's factory estates (*viz.* Yip On, Sui Fai, Wang Cheong and Kwai On Factory Estates) and clearance arrangements on 7 June 2021.

*Rationale for redeveloping factory estates*

41. In view that the overall occupancy rate of HA's factory estates was more than 90%, members enquired about the rationale for redeveloping the four factory estates instead of making use of vacant land sites for increasing the public housing supply.

42. The Administration explained that the core function of HA was to provide public housing instead of managing factory estates. Taking into account the prime locations occupied by the factory estates, the development into non-industrial use in the surrounding areas, and overall occupancy rate of HA's factory estates, HA considered it appropriate to redevelop the four factory estates in order to provide more public housing units to meet the keen housing demand, particularly demand in the urban area.

*Clearance arrangements*

43. Expressing concern on the impact of the clearance on the existing tenants and their business, members asked about the trades operated by these tenants and considered that HA should step up efforts in communicating with the affected tenants to enhance their understanding of the clearance package.

44. The Administration replied that most of the affected tenants were currently operating light industries, such as machinery, electrical appliances, furniture, printing, etc., and such trades could operate in factory units in the private sector. Although HA had the right to terminate tenancies for its factory units by giving three months' notice without compensation, HA had, in line with established practice, made available clearance package and other arrangements to assist affected tenants who wished to continue their business to make their own arrangements in leasing other factory units. HA would continue to liaise with them to address their concerns as far as practicable.

Implementation of the Letting Scheme for Subsidised Sale Developments with Premium Unpaid

45. The Panel received a briefing by the Administration on the latest implementation progress of the Letting Scheme for Subsidised Sale Developments with Premium Unpaid ("the Letting Scheme") on 7 June 2021.

*Policy considerations*

46. Members queried the justifications for allowing owners of subsidized sale flats ("SSFs") with premium unpaid to let their entire flats under the scheme to make monetary gains from rental returns. In view that there might be many SSFs which were left vacant and the number of successful transactions under the Letting Scheme was limited, members suggested that the Administration might consider introducing vacancy tax to encourage owners to let their vacant SSFs to needy families.

47. The Administration replied that as stated in the Long Term Housing Strategy, to facilitate the circulation of SSFs, it was necessary to make a better use of existing SSF resources, either with or without premium unpaid. In 1997, HA launched the Secondary Market Scheme, under which SSF owners were allowed to sell their flats with premium unpaid to Green Formers at freely negotiated price two years after the first assignment. The Secondary Market Scheme was subsequently open to eligible White Formers under the White Form Secondary Market Scheme, which was regularized in 2017. The Letting Scheme was an extension of the existing SSF Secondary Market in facilitating circulation of subsidized housing.

48. The Administration further advised here was no evidence suggesting that there were currently many SSFs left vacant by owners. As family circumstances might change after having owned an SSF flat for more than 10 years (e.g. grown-up children had moved away), the Letting Scheme could provide an option for such owners to make better use of their SSFs through letting out their flats which could at the same time help alleviate the housing difficulties faced by eligible PRH applicants.

New initiative on Full Rent Exemption for Elderly Under-occupation Households in public rental housing estates

49. On 5 July 2021, the Panel discussed HA's Lifetime Full Rent Exemption Scheme for Elderly Under-occupation Households ("the

Exemption Scheme") in PRH estates which allowed under-occupation ("UO") households whose family members were all aged 70 or above ("UO70+ households") to enjoy full rent exemption for life upon their transfer to smaller new or refurbished units.

*Eligibility criteria for the Scheme*

50. Members expressed commendation on HA's efforts in introducing and enhancing the Exemption Scheme to facilitate the PRH circulation and make good use of existing resources. They suggested relaxing the eligibility criteria for the Scheme to also include UO households whose family members were all aged 65 or above.

51. The Administration replied that as there were about 20 000 UO70+ households while the maximum number of PRH flats for allocation to approved applicants was 300 annually, HA considered it appropriate to give priority to UO70+ households. Notwithstanding, it would consider the suggestion in future reviews of the Scheme.

*Flat allocation to eligible applicants*

52. Some members suggested that to increase the number of successful cases under the Exemption Scheme, HA should consider allowing the applicant to choose among all the PRH flats (instead of only one) which were set aside for allocations under the Exemption Scheme. In the case more than one applicant had chosen the same PRH unit, HA might determine the allocation by drawing lots.

53. The Administration replied that taking forward the above suggestion would depart from HA's current practice for allocating flats to PRH applicants which had taken into account various factors including the need of maintaining fairness and preventing corruptive practices.

Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority

54. The Panel discussed the measures to facilitate the mobility needs of elderly residents by HA at the meeting on 6 September 2021.

*Lift Modernisation Programme*

55. Noting that HA had finished replacing only 12 aged lifts under the Lift Modernisation Programme ("LMP") in the first quarter of the fiscal

year 2021-2022, members expressed concern about HA's ability to meet its target of upgrading about 470 lifts in 26 PRH estates in the next five years under LMP.

56. The Administration advised that HA had commenced lift modernization works in various PRH estates taking into account the number of lifts planned to be upgraded in the coming five years, and was confident that about 90 aged lifts would be upgraded in 2021-2022.

#### *Measures to assist elderly residents*

57. Members opined that HA should study measures to support ageing in place for the large number of elderly tenants in its estates and consider re-launching the Estate Social Services for the Elderly Scheme (commonly referred to as the Estate Liaison Officer ("ELO") Scheme) which HA launched in 1990s providing care and assistance to its elderly tenants.

58. The Administration advised that HA had phased out the ELO Scheme to avoid the duplication of work with SWD, which had subsequently put in place the Support Teams for the Elderly. HD would refer elderly tenants in need of assistance to SWD or relevant non-government organizations where appropriate.

#### Total Maintenance Scheme of the Hong Kong Housing Authority

59. The Administration briefed the Panel on the progress of HA's Total Maintenance Scheme ("TMS") at the meeting on 6 September 2021.

#### *Types of works*

60. Members enquired about the types of works orders involved and relevant costs under TMS, and how TMS differed from those of Responsive In-flat Maintenance Services ("RIMS").

61. The Administration replied that in contrast with RIMS which provided services in response to PRH tenants' proactive repair requests, TMS was a preventive maintenance service. When conducting inspections in PRH units, apart from communicating with the households on the maintenance and repair issues requiring HA's follow-up, TMS staff would also inspect various in-flat items including the flat's ceiling, walls and floor; water supply and drainage systems; windows, door and metal gate, etc. If defects were found, TMS staff would arrange appropriate repair works. The Administration did not have works orders and cost

information for each type of TMS works, but took note of members' suggestion on maintaining relevant statistics.

*Inspection and maintenance of drainage pipes*

62. Members enquired about the latest implementation situation of the 18-month Drainage Inspection Programme for PRH launched by HA in May 2020 and enquired whether HA would include the drainage inspection work as part of TMS in future.

63. The Administration replied that under the Drainage Inspection Programme, HA had inspected the external drainage pipes in all PRH blocks and they were in good conditions. As regards drainage pipes inside flats, HA had inspected about 400 000 PRH units and targeted to complete the inspection of all drainage pipes inside flats in the first quarter of 2022.

Marking Scheme for Estate Management Enforcement in Public Housing Estates

64. At the meeting on 6 September 2021, the Panel received an update on the latest position of HA's implementation of the Marking Scheme for Estate Management Enforcement in Public Housing Estates ("the Marking Scheme").

*Cost effectiveness of the Marking Scheme*

65. Members asked about the effectiveness and value-for-money assessment of the Marking Scheme, and the change, if any, to the manpower deployment for implementing the scheme since its introduction.

66. The Administration advised that according to the latest Public Housing Recurrent Survey, more than 90% of PRH tenants were aware of the Marking Scheme, and the level of satisfaction of the overall cleanliness and hygienic condition of estate common areas was about 70%. Apart from deploying its estate management staff to implement the scheme, HA had also set up the Special Operation Teams to help enforce the scheme and the teams currently comprised about 70 members.

*Issuance of Notice-to-quit*

67. Members enquired about the time allowed for tenants to vacate the PRH unit after they had accumulated 16 valid penalty points under the

Marking Scheme and received an NTQ from HA, and how HA would handle appeal cases.

68. The Administration replied that tenants receiving NTQs were required to vacate their PRH units within 30 days. They might lodge an appeal to the Appeal Panel (Housing) in writing within 15 days from the date of issue of the notice. The Appeal Panel (Housing) would arrange an appeal hearing about six months after receiving an appeal. It would consider a basket of factors such as the mental conditions of the household members, their age, whether offenders showed any remorse, etc., and decide whether the NTQ should be confirmed, cancelled or amended.

#### Use of non-domestic premises of the Hong Kong Housing Authority

69. The Panel received a briefing on the latest situation of the use of non-domestic premises of HA on 5 May 2021.

#### *Provision of electric vehicle charging facilities*

70. Members expressed concern on the progress of installing electric vehicles ("EV") charging facilities in HA's carparks and considered it crucial that HA set specific targets for the provision of EV charging facilities in its carparks as this would help popularize EVs.

71. The Administration replied that for carparks in new public housing developments, HA followed the recommendations of the Hong Kong Planning Standards and Guidelines to install EV chargers for at least 30% of the private car parking spaces and provide the remaining 70% with EV charging-enabling infrastructure, including power supply, cables and conduits, etc. As regards existing carparks, HA would install EV charging facilities as far as practicable subject to demand and technical feasibility.

#### *Subsidy scheme for promotion of contactless payment*

72. As regards members' enquiry about the details in arranging contactless payment service providers to promote their service packages in HA's markets, the Administration advised that HA would invite interested contactless payment service providers to separately visit HA's markets and cooked food stalls to conduct promotional activities and to explain the scope of its services to stall tenants.

73. Members suggested that HA should explore the concessions to promote contactless payment introduced by various service providers and work out measures that could benefit public housing residents and boost their consumption.

Performance of the environmental targets and initiatives of the Hong Kong Housing Authority in 2020-21

74. The Panel discussed the performance of the environmental targets and initiatives of HA on 5 July 2021.

*Municipal solid waste charging*

75. Members asked about the preparatory work undertaken by HA to tie in with the passage of the Waste Disposal (Charging for Municipal Solid Waste) (Amendment) Bill 2018 ("the Bill") in future. They considered that HA should make clear the arrangements to be put in place in PRH estates having regard to the provisions and requirements under the Bill.

76. The Administration advised that HD had maintained close liaison with the Environmental Protection Department ("EPD") on the future implementation of municipal solid waste charging and had shared experience about the existing refuse collection system in PRH estates. HD would continue to collaborate with EPD and relevant stakeholders with a view to enhancing the existing refuse collection system in estates and stepping up the publicity and promotion of waste reduction, and would work out measures to ensure that waste would be handled in accordance with the requirements upon the passage of the Bill.

*Use of green materials and components*

77. Regarding HA's adoption of green materials and components in new public housing projects, members asked about the situation of new PRH tenants' disposal of doors of their units or other in-flat items such as sinks, etc. after moving in.

78. The Administration considered it necessary to provide certain basic fixtures and fittings in new PRH flats. HA was aware that some PRH households might dispose of some fixtures when renovating their flats, and would continue to study measures to minimize the chance of such disposal and wastage in all new PRH projects.



### Other issues

79. During the session, the Panel was consulted on a staffing proposal to create a supernumerary Chief Engineer post in the Civil Engineering and Development Department for coping with workload arising from the public housing developments<sup>4</sup> and the following Public Works Programme items:

- (a) public transport interchange at Tak Tin Street and associated road improvement works in Lam Tin; and
- (b) site formation and infrastructure works for public housing developments at Tseung Kwan O and Long Bin, Yuen Long.

### Meetings held

80. During the period between October 2020 and September 2021, the Panel held a total of 11 meetings including an informal meeting for policy briefing by videoconferencing. The Panel has scheduled another meeting for 20 October 2021 to receive the Secretary for Transport and Housing's briefing on the 2021 Policy Address.

Council Business Division 1  
Legislative Council Secretariat  
6 October 2021

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<sup>4</sup> Funding for the staffing proposal was approved by FC on 16 July 2021.

## **Appendix I**

### **Legislative Council**

#### **Panel on Housing**

#### **Terms of Reference**

1. To monitor and examine Government policies and issues of public concern relating to private and public housing.
2. To provide a forum for the exchange and dissemination of views on the above policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in respect of the above policy areas prior to their formal introduction to the Council or Finance Committee.
4. To monitor and examine, to the extent it considers necessary, the above policy matters referred to it by a member of the Panel or by the House Committee.
5. To make reports to the Council or to the House Committee as required by the Rules of Procedure.

**Panel on Housing**

**Membership list for 2020-2021 session \***

<b>Chairman</b>	Hon Tommy CHEUNG Yu-yan, GBS, JP
<b>Deputy Chairman</b>	Hon Wilson OR Chong-shing, MH
<b>Members</b>	Hon Abraham SHEK Lai-him, GBS, JP Hon Starry LEE Wai-king, SBS, JP Hon CHAN Hak-kan, SBS, JP Hon WONG Kwok-kin, GBS, JP Hon Mrs Regina IP LAU Suk-ye, GBM, GBS, JP Hon Michael TIEN Puk-sun, BBS, JP Hon CHAN Han-pan, BBS, JP Hon LEUNG Che-cheung, SBS, MH, JP Hon Alice MAK Mei-kuen, BBS, JP Hon KWOK Wai-keung, JP Ir Dr Hon LO Wai-kwok, GBS, MH, JP Dr Hon Junius HO Kwan-yiu, JP Hon SHIU Ka-fai, JP Hon YUNG Hoi-yan, JP Hon CHEUNG Kwok-kwan, JP Hon LAU Kwok-fan, MH, JP Hon Vincent CHENG Wing-shun, MH, JP Hon Tony TSE Wai-chuen, BBS, JP  (Total : 20 members)
<b>Clerk</b>	Mr Derek LO
<b>Legal Adviser</b>	Ms Vanessa CHENG

\* Changes in membership are shown in Annex.

## Annex to Appendix II

### Panel on Housing

#### Changes in membership

<b>Member</b>	<b>Relevant date</b>
Hon HUI Chi-fung	Up to 18 October 2020
Hon IP Kin-yuen	Up to 21 October 2020
Hon Frankie YICK Chi-ming, SBS, JP	Up to 2 November 2020
Dr Hon Helena WONG Pik-wan	Up to 2 November 2020
Hon Claudia MO	Up to 3 November 2020
Hon LAM Cheuk-ting	Up to 3 November 2020
Prof Hon Joseph LEE Kok-long, SBS, JP	Up to 10 November 2020
Hon Jeremy TAM Man-ho	Up to 11 November 2020
Hon SHIU Ka-chun	Up to 11 November 2020
Hon WU Chi-wai, MH	Up to 12 November 2020
Hon James TO Kun-sun	Up to 12 November 2020
Hon Andrew WAN Siu-kin	Up to 12 November 2020
Hon KWONG Chun-yu	Up to 12 November 2020
Hon LEUNG Yiu-chung	Up to 15 November 2020
Dr Hon Fernando CHEUNG Chiu-hung	Up to 18 November 2020
Hon Charles Peter MOK, JP	Up to 30 November 2020
Hon CHAN Kin-por, GBS, JP	Up to 1 December 2020
Hon Paul TSE Wai-chun, JP	Up to 1 December 2020
Hon CHAN Chun-ying, JP	Up to 1 December 2020
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP	Up to 3 December 2020
Dr Hon CHIANG Lai-wan, SBS, JP	Up to 3 December 2020
Hon LUK Chung-hung, JP	Up to 15 December 2020
Dr Hon CHENG Chung-tai	Up to 25 August 2021

For **changes in LegCo Membership**, please refer to the link below:

(<https://www.legco.gov.hk/general/english/members/yr16-20/notes.htm>)