

Legislative Council Panel on Housing

**B866CL — Site formation and infrastructure works for
public housing development at To Yuen Tung, Tai Po**

Supplementary Information

Purpose

At the Legislative Council Panel on Housing meeting on 6 May 2024, Members discussed the captioned project and requested the Government to provide supplementary information on the repair and maintenance of slopes within the boundary of public housing development sites with subsidised sale flats (SSF) in the past. The relevant information is provided in the ensuing paragraphs.

Maintenance for Man-made Slopes

2. Same as other private properties in general, SSFs of the Hong Kong Housing Authority (HA) are regulated by the Building Management Ordinance (BMO), the related ordinances and regulations, the Government Lease (the Land Lease) and the Deed of Mutual Covenant (DMC) of the building. The property management company (PMC) appointed by DMC manager or Owners' Corporation (OC) carries out estate management, which covers the required maintenance for man-made slopes within the boundaries of the housing estates, in accordance with the Land Lease, the DMC and the related ordinances. Where necessary, the DMC manager or the OC and the PMC will make reference to the Buildings Department's advice and the Civil Engineering and Development Department's guides to slope maintenance, and appoint relevant professional engineers or specialist firms to carry out necessary maintenance inspections and works.

3. With regard to SSF owners' cost borne and details of works incurred by the maintenance for man-made slopes in the past, as the OC and the PMC are the main parties taking part in the day-to-day estate management, HA does not maintain central records of relevant information and therefore is unable to provide relevant details.

4. Notwithstanding the above, as the captioned man-made slopes will be constructed in accordance with the prevailing ordinances and technical guidelines, generally speaking, apart from regular routine maintenance inspections and engineer inspections for maintenance, these man-made slopes would not require major maintenance works for a relatively long period of time after completion. Therefore, the cost incurred by the maintenance for man-made slopes to be borne by SSF owners is limited.

5. In ensuring the implementation of maintenance works of man-made slopes by the SSF owners, in accordance with the prevailing ordinances, the OC and the PMC will arrange routine maintenance inspections and engineer inspections for maintenance for man-made slopes on a regular basis. Where maintenance works for man-made slopes are recommended as a result of the inspections, the OC and the PMC will generally arrange to consult professional advice to carry out the design and construction of the maintenance works for man-made slopes based on the recommendations. When necessary, the OC and the PMC will also submit works proposals to the Independent Checking Unit directly under the Office of the Permanent Secretary for Housing for approval in accordance with the relevant ordinances. Therefore, the implementation of maintenance works of man-made slopes by the SSF owners is ensured as a result of the above stakeholders' concerted effort.

Management Fees of SSF Estates

6. Similar to the management mode of the OC of ordinary private properties, the OC of the SSF will also appoint PMC to provide property management services. Management fees of the housing estates will be reviewed annually by the PMC in response to changes in management and maintenance costs and in accordance with the relevant provisions of the BMO and the DMC. The PMC is required, prior to the next financial year, to inform the SSF owners of the management budget and the revised management fees. A number of relevant factors will be taken into account in the process of determination of the management fees. For instance, if an estate bears responsibility for the maintenance works of man-made slopes, the related costs will also be included as one of the considerations in determination of the management fees.

Housing Bureau
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