

立法會

Legislative Council

LC Paper No. CB(1)1601/2024

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 2024 Legislative Council session. It will be tabled at the Council meeting of 18 December 2024 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, 2 July 2008 and 26 October 2022 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 1](#).

3. The Panel comprises 20 members, with Hon Stanley NG Chau-pei and Hon Vincent CHENG Wing-shun elected as Chairman and Deputy Chairman respectively. The membership list of the Panel is in [Appendix 2](#).

Major Work

Devising a system on the renting of subdivided units in residential buildings

4. At its meeting on 4 November 2024, the Panel received a briefing from the Administration on the initiatives relating to housing matters in the 2024 Policy Address and expressed views on the proposal to devise a system on the renting of subdivided units (“SDUs”) in residential buildings (“the renting system”). Members in general supported the Administration to devise the renting system to ensure that SDUs available for renting in the

future would be up-to-standard Basic Housing Units (“BHUs”) and that substandard SDUs would be eradicated gradually.

5. Members expressed concern about **the availability of sufficient BHUs at affordable rents** in the market for people in need after the implementation of the renting system, and in this regard, urged the Administration to ensure that in finalizing the standard requirements for BHUs, **the proposal would be adjusted** in a manner that was more closely in line with factors such as data on the actual SDU situation and the residential rental market situation, **and suitable flexibility would be introduced**. Members expressed concern about the rents of BHUs which might be pushed up with the improvement of the environment of these units, and enquired whether an initial rent would be set. On the length of the grace period, members considered that sufficient time and flexibility should be allowed, **taking into account the supply of public housing**. The Administration should also ensure that there would be **sufficient professionals** to assist in BHU recognition. Members also suggested stepping up efforts to **publicize the statutory protection for SDU tenants under tenancy control** and strengthening law enforcement to prevent landlords from finding excuses to evict tenants.

6. The Administration responded that there were about 110 000 SDUs in Hong Kong, with about 30 000 SDUs failing to meet the proposed minimum standard of BHUs, and it was expected that the remaining **70 000-odd units could meet the standard** with simple improvement works; on the other hand, **40 000-odd SDU tenants were ineligible for public rental housing (“PRH”)**. Given the supply and demand in the market and the fact that the Government had identified sufficient land for the provision of public housing units to meet the long-term demand, the Administration envisaged that **it was unlikely that rents of SDUs would increase significantly**. The Administration pointed out that setting an initial rent might drive landlords to choose not to operate BHUs, resulting in a decrease in supply, and those in need might not be able to find accommodation as a result. The Administration added that the standard requirements for BHUs being put forward were proposals only and a **consultation on the renting system would commence** in December 2024. In finalizing the proposed details and working out the final proposal, the Administration would take into account the views of Members and different stakeholders and make adjustments in accordance with the actual circumstances as appropriate.

Progress of the implementation of tenancy control on SDUs

7. Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (“the Ordinance”), which seeks to implement tenancy control on

SDUs, came into effect on 22 January 2022. At its meeting on 8 April 2024, the Panel received a briefing from the Administration on the progress of implementing the tenancy control.

8. Members in general **expressed concern about the effectiveness of the implementation of tenancy control on SDUs**. They pointed out that compared with the total number of SDUs (i.e. about 110 000), the number of Notice of Tenancy (“Form AR2”) received and processed by the Rating and Valuation Department (“RVD”) was on the low side (29 354 as at the end of March 2024), and the practice of entering into SDU tenancies orally remained prevalent. Moreover, the amount of fines imposed on convicted landlords **did not have sufficient deterrent effect** and only a small proportion of non-compliance cases identified were successfully prosecuted. Some members urged the Administration to set key performance indicators for relevant enforcement actions and strengthen the role of the Estate Agents Authority (“EAA”) in promoting the implementation of the regulatory regime.

9. The Administration responded that since the commencement of Part IVA of the Ordinance, **the number of convicted cases and the total amount of relevant fines had been on the rise**. A person convicted of certain offences under Part IVA of the Ordinance, including failure to submit Form AR2 to RVD within 60 days after the term of a regulated tenancy commenced, was liable to a fine at level 3 (\$10,000). According to its target, RVD would proactively check landlords of not less than 1 000 SDUs in 2024-2025 to see if they had committed offences relating to regulated tenancies. The Administration added that Part IVA of the Ordinance provided that a tenant might in writing demand the landlord to, within 30 days, serve on the tenant a written tenancy reflecting the contents of the oral tenancy for signing by both parties.

10. The Administration advised that it took time for RVD to investigate each case and seek legal advice from the Department of Justice. Apart from prosecuting the landlords committing offences under Part IVA of the Ordinance, the Administration would issue warning letters to the landlords upon seeking legal advice. As at the end of March 2024, RVD had issued warning letters to landlords in respect of 1 423 cases relating to Form AR2. In addition, EAA issued the relevant practice circular in January 2022 requesting estate agents to comply with the guidelines on informing SDU landlords and tenants of their rights and obligations, and pressed ahead with the signing of the “Charter on Good Practices of Estate Agents in Handling SDU Tenancy” (“the Charter”) by estate agents in August 2023. As at the end of March 2024, 105 estate agency shops had signed the Charter.

11. Members suggested formulating measures to **enhance the effectiveness of the implementation of Part IVA of the Ordinance**. According to the Administration, six **District Service Teams** had been engaged to **carry out publicity and education work** at various stages of tenancy, promote to SDU tenants information on improving the living environment and assist in identifying non-compliance cases.

Enhancing the housing ladder

12. At its meeting on 4 November 2024, the Panel received a briefing from the Administration on the initiatives relating to housing matters in the 2024 Policy Address, and raised issues relating to the enhancement of the housing ladder and the tightening up of the Well-off Tenants Policies.

13. Members noted that the Hong Kong Housing Authority (“HA”) would tighten up the Well-off Tenants Policies for PRH¹ by raising the additional rents and lowering the income limits for well-off tenants. In this connection, members suggested that while **tightening up the Well-off Tenants Policies**, the Administration should also **make complementary efforts to enhance the housing ladder** and **offer incentives for home ownership** to well-off tenants (e.g. the allocation of an extra ballot number for purchasing Home Ownership Scheme (“HOS”) flats), so as to encourage tenants with financial means to move up the housing ladder. Moreover, when working out the implementation details of the policies, the Administration should take the demographic characteristics of individual tenants into account for appropriate arrangements.

14. The Administration responded that when reviewing the Well-off Tenants Policies, it would take into account different factors with a view to working out a fair and reasonable proposal. Meanwhile, continued efforts would be made to enhance the housing ladder, and there would be a sustained supply of HA’s other subsidized sale flats (“SSFs”) in the future, with a supply of about 45 000 units from 2025-2026 to 2029-2030. To encourage PRH tenants to purchase HOS flats, HA was considering an **adjustment to the ratio between Green Form and White Form** for HOS flats from the existing 40:60 to **50:50**. In addition, HA would enhance the existing balloting arrangements for the SSF sale exercises by **allocating an extra ballot number to applicants who had made repeated but unsuccessful attempts** to purchase SSFs. To promote home ownership among young

¹ The Well-off Tenants Policies are applicable to households who have been living in PRH for 10 years. As at the end of August 2024, there were about 43 800 well-off tenants under HA (accounting for about 5.4% of the total PRH households), among which about 37 900 and 5 800 households were paying 1.5 times and double net rents respectively, and about 110 households were paying market rents.

people, HA would **allocate an extra ballot number to White Form young families** and one-person applicants aged below 40 for the purchase of first-hand HOS flats from the next HOS sale exercise onwards. Starting from the next **White Form Secondary Market Scheme (“WSM”) exercise**, the **WSM quota would be increased by 1 500**, all of which would be allocated to young family applicants and one-person applicants aged below 40. In addition, HA had implemented the extension of the maximum mortgage default guarantee period from 30 years to 50 years and the extension of the maximum mortgage repayment period from 25 years to 30 years for SSFs sold in the secondary market. These measures were also effective in revitalizing the HOS secondary market.

Measures to combat PRH tenancy abuse

15. At its meeting on 8 April 2024, the Panel discussed with the Administration the progress and effectiveness of HA’s measures to combat PRH tenancy abuse.

Intelligence gathering

16. Members were concerned that **there might be abuses of the measures** to award members of the public and service contractors who reported cases of abuse of PRH resources, which might **adversely impact** the efficiency of the work of the Housing Department (“HD”) in handling genuine abuse cases revealed from other sources as well as **neighbourhood harmony** in PRH estates.

17. The Administration advised that informants must **identify themselves in making reports** and HD staff might interview them for collection of information, with a view to enhancing the chance of recovering the flats concerned. Awards of nominal value would be offered to the informants only if **the abused PRH flats were recovered based on the solid intelligence** given by the informants. The Administration added that under the award system for property services agents implemented in September 2023, additional marks would be given in the performance assessments of the services contractors only if the reporting of cases could successfully lead to HD’s **issuance of notices-to-quit for tenancy abuse or issuance of warning letters/allotment of points** to households committing misdeeds. Such marks would not be pivotal to the opportunity to participate and win in tendering exercises.

Collaboration with the Mainland authorities

18. Members in general supported stepping up collaboration with the Mainland authorities and suggested that PRH tenants (or only the new ones)

be required to **authorize** the Administration to **check their property ownership in the Mainland**. The Administration advised that the Mainland authorities had been forthcoming in assisting the Administration in checking property ownership in the Mainland by PRH residents in suspected abuse cases of PRH resources. However, as the Administration must also provide specific information for the Mainland authorities to carry out the checks, and the disclosure of personal data to authorities outside Hong Kong was subject to the Personal Data (Privacy) Ordinance (Cap. 486), the Administration must strike a proper balance in this regard. The Administration would consider members' suggestion that PRH applicants be required to authorize the Administration to check their property ownership in the Mainland.

Proposed Well-being Design Guide and implementation progress of pilot projects

19. At its meeting on 7 October 2024, the Panel received a briefing on the Well-being Design Guide for public housing ("the Guide") proposed by the Administration and the progress of implementing pilot projects in the existing PRH estates for incorporating and applying the well-being concepts. Members welcomed the Administration's introduction of the Guide, which served to enhance the sense of well-being among public housing residents.

Effectiveness and costs of implementing the Guide

20. Members were concerned about whether the Administration had put in place an implementation and monitoring mechanism to ensure that with regular resources, the Guide could be perennially **implemented with sustained results** having regard to the circumstances of various PRH estates (especially the existing ones). Members also reminded the Administration to take into account whether some of the designs (e.g. the expansion of grass paving areas) would entail additional **daily repair and maintenance costs**.

21. The Administration replied that HD had progressively incorporated the concepts of the Guide into public housing projects under construction. HD would **consider the feasibility of incorporating suitable well-being concepts** based on the circumstances of individual projects and PRH estates. The process would become **a regular part** of the examination of building plans of new public housing projects and the formulation of improvement plans for the existing PRH estates in the future, with a view to spreading the well-being designs across public housing projects throughout Hong Kong, so that the public could appreciate the "big changes" brought about by "small design measures". In addition, designs in the Guide were **no-frills and durable** ones that did not involve large-scale works. In its stepwise

implementation of the Guide, the Administration would prudently **consider the availability of resources** as well as the operating costs incidental to the designs, **and strike a proper balance**. As the projects progressed, the Administration would collect feedback from various parties to review the effectiveness of the well-being designs, and would update the Guide with regard to the actual circumstances.

22. Members remarked that to effectively enhance residents' sense of well-being, the Administration should continue to explore ways to **increase the living space of residents**. They also pointed out that only by redevelopment could the residents of some aged PRH estates really benefit from the well-being concepts. Therefore, the Administration was urged to work out and **announce the overall plan for PRH estate redevelopment** as early as possible.

23. The Administration responded that with adequate land supply, there would be room for gradual improvement in the size of public housing units in the future. Meanwhile, the Government had set the minimum size for subsidized housing, but at the moment it was also necessary to make effective efforts to enhance quantity, and thus shorten the PRH waiting time. The Administration also advised that PRH estate redevelopment involved a great deal of HA resources, and the large-scale PRH estate redevelopment projects underway included the Wah Fu Estate and Choi Hung Estate projects. The Administration would continue to prudently consider the future direction for taking forward PRH redevelopment in accordance with the actual circumstances.

Contents of and complements to the well-being designs

24. Members were particularly **concerned about how to cater for** the needs of **elderly persons** and put forward a number of suggestions in this regard, including leveraging technology by using the smart access control system to identify the special circumstances that might be encountered by high-risk elderly persons; and providing covered and level access for elderly persons and wheelchair users. The Administration advised that it had all along been supporting the application of innovative technologies, and HD was willing to collaborate with different government departments to select suitable PRH estates for pilot application. After taking into account the effectiveness of the pilot application and residents' preference, the Administration would consider how to maximize the functions of the technologies to serve residents. The Administration noted members' views on improvement to the existing PRH estate infrastructure and would follow up on the matter as appropriate, with factors such as constraints in PRH estate environment and costs of works taken into account.

Latest progress of transitional housing projects

25. At its meeting on 3 June 2024, the Panel received a briefing from the Administration on the latest progress of transitional housing projects.

Functions of transitional housing in the Government's housing policies

26. Members were concerned about how the Government would optimize the resources of Light Public Housing ("LPH") and transitional housing when implementing measures to eradicate substandard SDUs, and whether the provision of transitional housing was sustainable in the long run. Members also enquired **how the Long Term Housing Strategy was supported** by the yearly supply of transitional housing and LPH units in meeting its 10-year supply target for public housing units.

27. The Administration replied that according to the latest estimation, there would be about 19 000 transitional housing units in service when all the LPH projects were completed by 2027-2028, and the number of transitional housing units would remain roughly at that level in the several years that followed, subject to the operation plans for individual transitional housing projects. The Administration would continue to accept applications for projects to convert vacant residential/non-residential buildings in the urban area into transitional housing, but **not accept applications for projects to build new transitional housing**. To optimize transitional housing resources, the Administration would continue to adjust the allocation ratio between Category A and Category B tenants on a project basis upon application by operating organizations.² The Administration stressed that **transitional housing was a short-term measure** as the Government could provide sufficient public housing units to meet demand in the long run.

28. The Administration advised that the formulation of policies on eradicating substandard SDUs could be complemented by the introduction of various transitional and supporting measures such as the continued provision of transitional housing, the operation of community living rooms,

² In general, non-governmental organizations currently operating transitional housing projects should allocate not less than 80% of the units in a project to persons who had waited for traditional PRH for not less than three years (i.e. Category A tenants). Besides, organizations might formulate detailed criteria targeted at specific groups of applicants having regard to their service features and reserve not more than 20% of the units for other categories of applicants (i.e. Category B tenants), including persons/families living in inadequate housing or considered to be in urgent need for community support, e.g. those who had undergone a sudden change in family situation, persons/families who were applicants for traditional PRH and had waited for less than three years but with imminent housing needs.

the extension of the Cash Allowance Trial Scheme and the launch of the Trial Scheme on Special Allowance for Households of Transitional Housing.

Tenancy periods of transitional housing

29. Some members were concerned that the **relatively short tenancy periods** of transitional housing projects might not dovetail seamlessly with the timing of PRH allocation to tenants, who might thus need to move back to SDUs upon completion of the projects. The Administration remarked that the tenancies for transitional housing projects generally lasted for two years. Subject to the long-term development of the sites/premises concerned, the operating organizations might renew the tenancies with its tenants for a second two-year term, and even **apply to the Administration for extension of the projects**. The Grant Agreements and/or Policy Support Agreements entered into between the Administration and the operating organizations of transitional housing contained terms requiring the operating organizations to formulate exit plans for the projects and **assist the tenants** who had not applied for/had not been allocated PRH units **in moving to suitable dwellings** upon completion of the projects.

2024 PRH rent review

30. At its meeting on 15 July 2024, the Panel discussed the outcome of the 2024 PRH rent review. Members in general supported the proposed rent adjustment of a 10% increase.

Affordability among tenants

31. Members suggested that apart from the change in nominal income, the Administration **should consider different factors** such as inflation, non-housing living expenses and the proportion of household disposable income in setting the rent levels and the rent **adjustment rate** for PRH in each rent review exercise. Members pointed out that the rent adjustment mechanism only took into account the change in the nominal income of households, and it had been implemented for about 16 years. They in general considered that HA should **review and enhance the rent adjustment mechanism**.

32. The Administration advised that the ratio of the average PRH rent to the average PRH household income had been consistently below 10% and exhibiting a declining trend, i.e. decreasing from 9.97% in 2007 to 9.7% after the rent increase in accordance with the current rent review, whereas tenants in the private rental market might spend as much as 30% of their household income on rent. The Administration added that HA adjusted the PRH rent in accordance with the rent adjustment mechanism as stipulated under

section 16A of the Housing Ordinance (Cap. 283), and HA was also allowed to offer rent waivers to PRH tenants when necessary under section 17 of the Housing Ordinance. The Administration considered that with sections 16A and 17 of the Housing Ordinance in effect, HA's **proposed rent increase should be affordable to PRH tenants.**

Special concessionary measures

33. Members suggested that HA should extend the period for the waiver of extra rent payable by PRH tenants to six months. The Administration advised that by introducing the proposed special concessionary measure of waiving the extra rent payable by tenants each month due to the rent adjustment for the first three months following the rent adjustment, HA would forgo about \$575 million of rental income in 2024-2025, and if the waiver was extended for another three months, the rental income forgone would total about \$1.1 billion. Having considered the financial position of HA, the Administration would not consider making such move at this stage.

Financial sustainability of HA

34. **Concerned about the financial position of HA in the coming years**, members suggested that HA should adopt the “affordable users pay” principle in setting the rent levels for well-off tenants, so as to increase the revenue for HA in its rental housing operating account. Some members considered that the 10% cap on rent increase had led to the current financial position of HA. The Administration noted members’ suggestion, and remarked that HA had been adopting energy efficient equipment to reduce the expenses on electricity tariff and exploring innovative technology in estate management to save the daily operating costs of its PRH estates.

Review of the Cash Allowance Trial Scheme

35. The Government launched the Cash Allowance Trial Scheme (“CATS”) in June 2021 to alleviate the difficulties in livelihood faced by grass-roots families who have been waiting for PRH for more than three years.³ At its meeting on 8 April 2024, the Panel received a briefing from the Administration on the review of CATS. The majority of the members who spoke supported the arrangement to extend CATS for one year

³ Under CATS, HD provides cash allowance to eligible general PRH applicant households (i.e. applicant households with two or more persons and applicants under the Single Elderly Persons Priority Scheme) who are not living in public housing, not receiving the Comprehensive Social Security Assistance, and have waited for PRH for more than three years but have not been offered the first PRH allocation.

until June 2025 as proposed by the Administration.

Mechanism for preventing abuse

36. Members were **concerned about the abuse of CATS by its recipients and landlords**, and there was a possibility that landlords would charge higher rent. The Administration advised that while recipients of the cash allowance under CATS were eligible general PRH applicants, they were obliged to **produce proof** to the Administration to prove that they were eligible for CATS before the cash allowance was disbursed to them, and the Administration would also conduct **random checks** on the recipients.

Optimization of the approved funding

37. Some members held the view that the introduction of CATS by the Administration might result in a longer PRH waiting list. They remarked that **around half of the SDU tenants** were not eligible for PRH due to various reasons, such as having a household income level exceeding the income limit for PRH application, and hence they **could not benefit from CATS**. They enquired about the Administration's measures to address the difficulties of these sandwich-class households. On the other hand, members suggested the Administration (a) increase the amount of allowance for eligible households with children; and (b) provide one-off allowance to eligible households moving to transitional housing, LPH or traditional PRH with the remainder of the approved funding.

38. The Administration advised that the Task Force on Tackling the Issue of Subdivided Units had conducted surveys on issues relating to SDUs and would examine options to address the situation of SDU tenants. In determining the amount of cash allowance payable under CATS, the number of eligible members in a household had been taken into account, and the level of cash allowance was set at about half of the Maximum Rent Allowance ("MRA") under the Comprehensive Social Security Assistance ("CSSA"). As there were no adjustments to MRA under CSSA in the past few years, the level of cash allowance also remained unchanged. To optimize the use of resources, the Administration would not deviate from the existing mechanism in calculating the level of cash allowance during the one-year extension period. The Administration also reiterated that it had been encouraging eligible SDU tenants to apply for transitional housing, and would step up publicity efforts when LPH units were available for application.

Lift Modernisation Programme and other lift safety enhancement measures

39. At its meeting on 7 October 2024, the Panel received a briefing from the Administration on HA's implementation of the Lift Modernisation Programme ("LMP") and other lift safety enhancement measures and application of technology in PRH estates.

Progress of the Lift Modernisation Programme

40. Members noted that HD had about 6 200 lifts, of which about 1 400 had been in use for 25 years or more. Under LMP, contracts for 80 to 90 lifts were awarded each year. Members **expressed concern about the progress of LMP** and suggested that the Administration should step up liaison with the lift trade for **better manpower planning** and enhanced training for technical staff.

41. The Administration explained that the progress of LMP was constrained by the time required for the lift replacement works, the capacity of the trade and the impact on residents. Therefore, a **two-pronged** strategy had been adopted, under which lift safety enhancement works had been commenced to **alleviate the pressure posed by ageing of lifts** and the work would be progressively stepped up in the future with a plan to complete the enhancement works for about 1 800 lifts by 2031-2032. On manpower planning, the Administration advised that it had been **maintaining close liaison with the lift trade** to keep abreast of the trade's manpower resources and the latest technological development, and encourage the trade to provide training for technical personnel on an on-going basis.

Other lift safety enhancement measures

42. In view of the recent spate of **power outage and voltage dip** incidents, members considered that for lifts in PRH estates (particularly the PRH estates completed in early years), the Administration should **enhance the safety devices to cope with such situations**, including retrofitting voltage dip mitigation devices and automatic rescue devices, so as to minimize the impact of such incidents on lift passengers. According to the Administration, it had **included the retrofitting of voltage dip mitigation devices as a standard requirement in the tenders** for lift installation works in PRH estates in 2009, and had **included the requirement of retrofitting automatic rescue devices in the contracts for lift installation works** in PRH estates without emergency generators since 2012. For lifts which had not been equipped with such devices, the Administration would examine the cost-effectiveness and feasibility of retrofitting works.

43. While welcoming the Administration's efforts to make good use of innovative technologies, members enquired about the expected **scope of application of the Artificial Intelligence Predictive Maintenance System for Lifts** and **whether the maintenance cost of lifts would be adjusted** accordingly. The Administration advised that **a trial** of the predictive maintenance system **was underway** and technically speaking, the system could be widely applied to different brands of lifts. HD would monitor and evaluate the effectiveness of the system and **explore in accordance with the actual trial results** the scope of application of the system and the possibility of adjusting the maintenance cost in the future.

Use of HA's non-domestic premises

44. At its meeting on 3 June 2024, the Panel received a briefing from the Administration on the latest situation of the use of HA's non-domestic premises.

Vacancy rate of retail facilities

45. Members advised that **some tenants** of HA's retail facilities **had recently experienced operating difficulties**. In order to save costs, some tenants had operated intermittently, shortened their business hours or even used the retail facilities as warehouses. The Administration was requested to consider **reducing the rents of these tenants** even though their tenancy agreements had yet to expire. There was a view that the Administration should not draw reference from the market rent levels when determining the rent levels of HA's retail facilities. Members urged the Administration to expedite the procedures under the tendering arrangement when existing tenants indicated that they would relinquish their tenancy agreements, so as to ensure that retail services could continue to be provided for residents.

46. The Administration advised that **rent reduction might not help boosting the business of tenants** and it would not consider adjusting the rent levels during a tenancy period, as it might induce applicants to bid for retail facilities at exorbitant prices and ask HA to reduce rents after they had secured the tenancy agreements. For vacant shops/shop stalls, HA would take into account the responses received in previous tender exercises when determining the reference rent levels for the next round of tender exercise. On the other hand, the tenancy agreements of retail facilities had included terms on minimum operating hours and HD's staff would patrol the facilities to ensure their proper use by tenants. In view of the stable footfall at public housing developments, it would be worthwhile for HA to explore ways to **enhance the attractiveness** of retail facilities to residents through, for example, **adjusting the trade mix at shopping facilities** and enhancing the services provided by tenants.

Electric vehicle charging facilities

47. Members expressed concern about the **progress of installation of electric vehicle (“EV”) chargers** at HA’s car parks and the **utilization rate** of the parking spaces concerned. They also suggested that HA should partner with the private sector to expedite the installation of quick chargers on a profit-sharing basis.

48. The Administration responded that the feasibility of adding EV chargers at existing HA’s car parks depended on the capacity of existing power supply available and the existing building services provision in the relevant premises. For new public housing developments, HA would provide medium chargers for parking spaces and install two quick chargers at hourly private car parking spaces for car parks with a total of not less than 100 parking spaces.

49. The Administration advised that among the 1 600-odd monthly parking spaces under HA which had been installed with EV chargers, about 600 parking spaces had been rented out, i.e. a utilization rate of about 38%. The low utilization rate might be attributed to the fact that the vehicles owned by PRH residents in general were petrol vehicles. In the future, HA would accurately install more EV chargers at parking spaces equipped with charging-enabling infrastructure based on the demand of individual PRH estates/housing courts.

Performance of the environmental targets and initiatives of HA in 2023-2024

50. At its meeting on 15 July 2024, the Panel discussed the performance of the environmental targets and initiatives of HA.

Waste management

51. Members urged the Administration to **adopt new quality productive forces**, such as Food TranSmarter which could automatically liquefy food waste into slurry, for handling food waste in PRH estates. They enquired about the **implementation timetable** in this regard. The Administration advised that HA had been liaising with the Environment and Ecology Bureau/Environmental Protection Department (“EPD”) on the collection and handling of food waste in PRH estates. The Administration remarked that it was necessary to put in place technological set-up to complement the operation of Food TranSmarter and hence **at this stage, it would focus on the provision of one food waste smart recycling bin for each block** in PRH estates.

52. Members advised that as **there was insufficient space for storing the recyclables recovered** at the GREEN@COMMUNITY recycling stations in PRH estates, the transport service contractors had to make multiple trips to PRH estates to deliver the recyclables to treatment facilities. They enquired about HA's measures to facilitate the recovery and storage of recyclables in PRH estates.

53. The Administration replied that HA had continued to work with EPD with a view to facilitating the implementation of environmental initiatives in PRH estates, including the provision of space for setting up recycling stations and placing food waste smart recycling bins in PRH estates. However, certain constraints, including the requirement to maintain smooth passage and avoid nuisance to tenants, might limit the choices of space available for such purposes. HA would continue to **improve the arrangements in new PRH estates** in the light of the experience gained from existing PRH estates.

Carbon audits in PRH blocks

54. Members enquired about the rationale for **conducting carbon audits in 14 PRH blocks** only, and suggested that PRH estates with outstanding performance in reducing carbon emissions and/or recovering recyclables should be commended publicly to enhance the sense of belonging among residents.

55. The Administration advised that HA had been conducting carbon audits in one shopping centre and 14 PRH domestic blocks under HA to gauge the carbon emissions of these buildings and take appropriate actions to reduce carbon emissions. For the 14 domestic blocks, **the designs of these blocks had their representativeness** as they were adopted by about 80% of the PRH domestic blocks under HA. With the implementation of appropriate measures, the carbon emissions of the shopping centre and the 14 domestic blocks had reduced by about 27% on average as compared with 2011-2012. The relevant measures were subsequently implemented in other PRH domestic blocks. HA had also been organizing various activities or competitions to encourage residents to reduce waste and recycle reusable materials.

Other issues

56. During the session, the Panel was consulted on the following Public Works Programme items:

- (a) site formation and infrastructure works for public housing development at Tin Wah Road, Lau Fau Shan;

- (b) site formation and infrastructure works for public housing development at Tsing Yi Road West, Tsing Yi;
- (c) site formation and infrastructure works for public housing development at To Yuen Tung, Tai Po; and
- (d) site formation and infrastructure works for public housing developments in Eastern District.

Meetings held

57. The Panel held a total of eight meetings from January to November 2024. A meeting has been scheduled for 2 December 2024 to discuss with the Administration the proposed regulatory regime on BHUs and a staffing proposal to create a time-limited supernumerary directorate post in the Housing Bureau for leading the implementation of the regulatory regime. Members will also be consulted on the Public Works Programme item on the public transport interchange at Sheung Shui Areas 4 & 30 Site 1 (Phase 2).

Visits

Local visit

58. On 11 June 2024, the Panel visited the sample flats of Choi Hing Road LPH in Ngau Tau Kok to learn about the latest progress of LPH projects.

Visit outside Hong Kong

59. On 21 and 22 July 2024, the Panel conducted a duty visit to Zhuhai and Shenzhen to observe the manufacturing process of concrete Modular Integrated Construction modules in the Mainland; and to understand how to create high-quality public housing through green technology, modular construction techniques, etc. and how to utilize community space to create a harmonious living environment. The relevant [duty visit report](#) has been sent to the Housing Bureau for consideration.

Appendix 1

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 the 2024 session

Chairman Hon Stanley NG Chau-pei, SBS, JP

Deputy Chairman Hon Vincent CHENG Wing-shun, MH, JP

Members Dr Hon Starry LEE Wai-king, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon KWOK Wai-keung, BBS, JP
Ir Dr Hon LO Wai-kwok, GBS, MH, JP
Dr Hon Junius HO Kwan-yiu, BBS, JP
Hon LAU Kwok-fan, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP
Hon Dominic LEE Tsz-king
Ir Hon LEE Chun-keung, JP
Hon Andrew LAM Siu-lo, SBS, JP
Dr Hon Wendy HONG Wen
Hon LEUNG Man-kwong, MH
Hon CHAN Hok-fung, MH, JP
Ir Hon Gary ZHANG Xinyu
Hon YANG Wing-kit
Hon Carmen KAN Wai-mun, JP
Dr Hon SO Cheung-wing, SBS, JP

(Total: 20 members)

Clerk Miss Tania TANG

Legal Adviser Ms Vanessa CHENG