

Doc Type	HA
Paper No	74/95
Title	Committee Work (September - November 1995)
CONTENTS	<p>HA 74/95</p> <p>THE HONG KONG HOUSING AUTHORITY</p> <p>Memorandum for the Housing Authority Secretary's Report - Committee Work (September - November 1995)</p> <p>PURPOSE</p> <p>This paper summarises the work of the Housing Authority's Committees during the period from 1 September 1995 to 30 November 1995.</p> <p>(1) BUILDING COMMITTEE</p> <p>Housing Authority Contracts Approved</p> <p>2. During the period, 40 contracts were approved. Contracts awarded during this period total led \$ 4,291.2 M. Client Briefs, Control Plans, Project Estimates, Scheme Designs and Project Budgets (Papers No. BC 157/95, BC 158/95, BC 169/95, BC 170/95, BC184/95 and BC 185/95)</p> <p>3. During the period, the Committee considered and approved the proposed/revised client briefs, control plans, project estimates, scheme designs and project budgets for -</p> <p>(a) Tin Shui Wai Area 3</p> <p>(b) Tin Shui Wai Areas 30 and 31</p> <p>(c) Homantin Estate Redevelopment Phase 1</p> <p>(d) Development of Homantin South Phase 3</p> <p>(e) Redevelopment of Un Chau Street Estate Phase 1</p> <p>(f) Redevelopment of Un Chau Street Estate Phase 3</p> <p>Monthly Progress Report - August to November 1995 (Papers No. BC 161/95, BC 174/95 and BC 187/95)</p> <p>4. As at the end of October 1995, a total of 100,781 rental and Home Ownership Scheme (HOS) flats were under construction. For the year 1995/96 a total of 11,043 rental and HOS flats were completed. Others Proposed Increase in Number of Domestic Floor for Current and New Standard Blocks (Paper No. BC 159/95)</p> <p>5. Members approved the proposed increase in number of domestic floors for Harmony blocks, New Cruciform blocks and Concord blocks, the revised construction periods for the standard blocks and the resultant changes to the client briefs. Members also noted the cost and funding implications of the revisions. Detailed Design for New Blocks for Home Ownership Scheme (HOS) to replace the New Cruciform Block (NCB) (Paper No. BC 160/95)</p> <p>6. Members approved the detailed designs and the estimated costs for the new HOS block (Concord block). Members also approved the modifications to the approved scheme designs. Proposed Appointments of Architectural Consultants for New Development Projects (Paper No. BC 171/95)</p>

7. Members approved the consultancy appointments as recommended in the paper. Proposed Use of UPVC Windows at Wan Hon Street Infill Site, Sai Wan Ho Infill Site, Tsui Ping Estate Infill Site, and Shui Pin Wai Estate Infill Site (Paper No. BC 172/95)

8. Members approved the recommendation to use UPVC windows in the four infill sites at Wan Hon Street, Sai Wan Ho, Tsui Ping Estate and Shui Pin Wai Estate as well as the resultant revised project budgets. Revised Adjustment Formula and New Rates for the Maintenance of Lift and Escalator Installations (Paper No. BC 173/95)

9. Members agreed that -(a) in view of the long recognised short coming of the present material index, the existing formula be replaced by a revised formula using new labour and material indices as from 1 April 1995; (b) hypothetical maintenance rates, i.e. the 1993/94 rates plus a 6.8% upward adjustment, be adopted for the adjustment of maintenance rates for 1995/96; and (c) the existing on-going maintenance contracts for lifts and escalators be revised, incorporating all the above changes. Kwai Chung Estate and Special Repair Programme for Older Housing Blocks (Paper No. BC 176/95)

10. Members noted the above paper, which reported on the final findings of the consultant commissioned to investigate the cause of the spalling failure in Flat No. 701 at Block 17 and to re-appraise the structural integrity of Blocks 16 and 17. Members also noted the progress of the special repair works at older housing blocks. Situation Report as at 16 November 1995 on the Foundation Works for the Proposed Public Housing Development at Ma On Shan Area 90 Phase 5 (Paper No. BC 186/95)

11. Members noted the report, which gave an account of the current situation regarding progress on the foundation works for the public housing development at Ma On Shan Area 90 Phase 5.

(2) MANAGEMENT AND OPERATIONS COMMITTEE Rent Assistance Scheme

12. Members supported the proposal to revise the income limits of the Rent Assistance Scheme. House holds with income below 50% of the Waiting List Income Limits (WLIL) and rent-to-income ratio (RIR) above 15% and those with income between 50% and 60% of WLIL and RIR above 20% should be eligible for rent assistance. All eligible households should be granted one-half rent reduction. The proposal was subsequently endorsed by the Housing Authority at its meeting on 28 September 1995. Temporary Housing Accommodation (Paper No. MOC 84/95)

13. Members agreed that -(a) direct offer of public rental housing (PRH) would be made to all existing Temporary Housing Area (THA) residents in twelve THAs even though physical clearance of these THAs would not take place to meet the heavy demand for temporary housing accommodation during an interim two-year period. They would be paid Domestic Removal Allowance on par with THA clearances when they move out of the THAs; (b) for urban squatter clearance, clearances not eligible for PRH could be rehoused to urban THAs thus vacated. For squatter clearances already announced, clearances rehoused to THAs would also be given equal treatment by the offer of PRH by the end of 1997; (c) people subsequently rehoused to THAs, other than those referred to in paragraph

(b), would have to submit an application under the General Waiting List (GWL). Their subsequent rehousing to PRH would be dependent upon maturity of their GWL applications; and (d) the proposals in paragraph (a) and (b) of re-using THAs would be implemented for two years as a temporary measure. A review would be carried out to assess the overall supply and demandsituation.

Commissioner for Administrative Complaints' Report on Overcrowding Relief in Public Housing (Paper No. MOC 83/95)

14. Members noted the findings and recommendations of the investigation conducted by the Commissioner for Administrative Complaints into the overcrowding relief scheme. Contracting out of Management Services in Public Rental Housing Estates (Paper No. MOC 97/95)

15. Members supported the proposal to contract out the management of PRH estates with three new estates included in the pilot scheme. The proposal would be submitted to the Housing Authority for endorsement. Restriction on Choice of Urban Districts by New Waiting List Applicants (Paper No. MOC 98/95)

16. Members agreed that the policy restricting the choice of flat location to non-urban districts for housing applicants joining the Waiting List be maintained, subject to a further review after two years.

(3) DEVELOPMENT COMMITTEE Central and East Kowloon Development Statement : Interim Studies (Paper No. DC 21/95)

17. Members noted the findings of the interim studies of the Central and East Kowloon Development Statement. Comments from both Members and the Department have been conveyed to the Planning Department. Progress Report on Strategic Planning Issues (Paper No. DC 22/95)

18. Members noted the progress of the Government's strategic studies, planning studies and proposed legislation which might have implications on public housing development. Development Potential for Public Housing Sites (Papers Nos. DC 24/95 and BC 153/95)

19. Members noted the results of the Department's recent review of the development potential for public housing sites. Implications of the Future Relaxation of the Airport Height Restriction on the Current Public Housing Development Programme (Paper No. DC 25/95)

20. Members noted the likely changes to the Public Housing Development Programme arising from the future relaxation of the Airport Height Restrictions. Environmental Impact Assessment (EIA) Bill (Paper No. DC 29/95)

21. Members supported the spirit behind the EIA legislation on grounds of improvement to the environment. However, the Department should continue discussion and clarification with the Administration to resolve the issues that would affect the Public Housing Development Programme. Review of Public Housing Production for the Long Term Housing Strategy - Quarterly Progress Reports (Positions as at 30 June 1995 and 30 September 1995)(Papers No. DC 23/95 and DC 30/95)

22. Members noted the changes in the Public Housing Development Programme, progress towards the achievement of Long Term Housing Strategy (LTHS)

production targets and the land supply situation. The need for additional land by end of 1995 has been conveyed to the Administration. As a result, the Government has pledged that some 30 ha of land will be additionally provided to the Housing Authority for fulfilling the LTHS' housing production targets by 2001. Parking Provision Standards in Public Housing Estates (Paper No. DC 31/95)

23. Members endorsed the proposals to -(a) accept the car parking standards recommended by the Parking Demand Study; and (b) object to the proposed increase to light goods vehicles parking standards. Development Fund Proposal - Interim Housing (Paper No. DC 32/95)

24. Members endorsed the proposals to -(a) proceed with a pilot scheme of Interim Housing at Sha Kok Mei using pre-fabricated building system; and (b) recommend to the Works Liaison Group that the funding for the pilot scheme be provided from the Development Fund. Progress Report on Development Fund Project Proposals (Paper No. DC 33/95)

25. Members noted the latest position regarding proposals for the use of the Development Fund. Enhanced Home Purchase Loan Scheme (Paper No. DC 34/95)

26. Members noted the positive response to the enhanced Home Purchase Loan Scheme.

(4) HOME OWNERSHIP COMMITTEE Transfer of Two Rental Blocks to the Home Ownership Scheme (HOS) (Paper No. 41/95)

27. Members agreed to transfer two rental blocks to the HOS for sale to Green Form applicants, and that the small flats should be sold to households comprising one or two persons. Any unsold small flats should be offered for sale to other Green Form applicants with larger household size. Prices of Flats in Phase 17B of the Home Ownership Scheme (Paper No. HOC 42/95)

28. Members endorsed the Department's recommendation of the average prices for Phase 17B on the basis of a 45% discount to market values. Expansion of Agency Management for Home Ownership Scheme Estates (Paper No. HOC 43/95)

29. Members agreed to extend property management agency to 38 HOS estates as proposed in the paper. Review of Flat Selection Arrangement (Paper No. HOC 44/95)

30. Members approved the recommendation that the flat selection arrangement be changed to three Green Form applicants alternating with one White Form applicant with effect from HOS Phase 17B and the arrangement would be reviewed after one year. Intake of Flats and Ex-gratia Payments - Ko Chun Court Phase I (Paper No. HOC 45/95)

31. Members noted the progress of intake of flats and ex-gratia payments to purchasers of Ko Chun Court, Phase I. Application and Sale of Flats under Phase 17A of the Home Ownership Scheme (Paper No. HOC 46/95)

32. Members noted the application and sale of flats under Phase 17A of the HOS. Review of Home Ownership Scheme and Private Sector Participation Scheme (PSPS)

33. A brainstorming session for the review of the HOS and the PSPS was held on 4 November 1995. Members gave comments on the home ownership strategies proposed by the Department. Based on Members' views, the Department would submit formal proposals to the relevant Policy Committees for consideration in the following months. A full report would be submitted to the Housing Authority in early 1996 before it was forwarded to the Legislative Council.

(5) ESTABLISHMENT AND FINANCE COMMITTEE Establishment and Finance Committee Contracting out of Housing Authority Services (Paper No. EFC 92/95)

34. Members noted the paper, which gave a factual account of the works and services of the Housing Authority contracted out over the years. Five-Year Establishment Forecast 1995/96 to 1999/00 (Paper No. EFC 93/95)

35. Members endorsed the establishment estimates for 1995/96 and 1996/97 - 1999/00.

(6) AD HOC COMMITTEE ON PRIVATE DOMESTIC PROPERTY OWNERSHIP BY PUBLIC RENTAL HOUSING TENANTS Property Ownership by Double Rent Paying Households (Paper No. CPPO 64/95)

36. Members noted the findings of a study of the extent of property ownership of double rent paying households and an analysis of their characteristics. Assessment of Policy Impact on Tenants Affected by Non-voluntary Transfers (Paper No. CPPO 65/95)

37. Members noted the assessment of the impact of the proposal to abolish the preferential treatment of granting ten-year exemption from the Housing Subsidy Policy to public rental housing tenants affected by non-voluntary transfers and to require double rent payers amongst them to declare assets under the proposed new policy. Draft Consultation Document (Paper No. CPPO 66/95)

38. Members cleared a draft consultation document on proposals on income and asset assessment. The draft consultation document has subsequently been issued to the public after a briefing to the Housing Authority on 6 December 1995. Public Submissions and Media Reports (Paper No. CPPO 67/95)

39. Members noted the public submissions received and the media reports collected on property ownership by public rental housing tenants from 28 July 1995 to 24 October 1995. (7) COMPLAINTS COMMITTEE Cases heard (Papers No. CC 25/95 and CC 9/95)

40. At the meetings on 4, 11 and 24 October 1995, the panels of the Complaints Committee heard the following cases -

(a) a complaint from Madam YIP Yu against the cancellation of application No. G0672415-9; (The panel decided that the application should remain cancelled.)

(b) a complaint from Mr LI Siu-wing against the cancellation of application No. G0717044-0; (The panel decided that the application should remain cancelled.)

(c) a complaint from Mr HO King-shun against the cancellation of application

No. G0624642-7;(The panel decided that the application should remain cancelled.)

(d) a complaint from Mr WONG Siu-wang against the cancellation of application No. G0676577-7;(The panel decided that the application should remain cancelled.) and

(e) complaints from Mr TONG Wai-ping(The panel decided that the complaint against a Housing Officer for provision of false information was not substantiated. The panel also decided that there was no improper handling of correspondence by the Department except that interim replies should be issued for letter srequiring longer time to process.)

(8) VISITS

41. During the period, a delegation of the Housing Authority led by the Chairman and comprising 10 Members and three Departmental officers including Deputy Director/Housing Management & Works visited the USA and Canada from 12 to 19 October 1995 to study the public housing in North America. Moreover, the following visits were arranged for Policy Committee Members -

(a) a visit for the Building Committee and Home Ownership Committee on 21 September 1995 to Homantin South to see the mock-up of the new Concord design for Home Ownership Scheme blocks;

(b) a visit for the Management and Operations Committee on 23 September 1995 to a private tenement in Yeung Uk Road, Tsuen Wan to see the single-person accommodation in the private sector. The visit was proposed and organized by Tsuen Wan District Board; and

(c) a visit for the Management and Operations Committee on 29 November 1995 to Lei Tung Estate to see the accommodation and facilities provided for the elderly.

(9) MEETINGS WITH CONCERN GROUPS

42. During the period, the Chairman of the Housing Authority had seven meetings with various interest groups/political parties. The Chairman and Members of the Management and Operations Committee held 13 meetings with concern groups to discuss various housing issues.

(10) LIAISON WITH DISTRICT BOARDS

43. During the period, housing issues which received most attention from District Boards included the progress and arrangements of redevelopment/clearance/rehousing, programmes and works of maintenance and repairs, progress of new housing development, security installation and services/facilities provided to the elderly. Other issues related to public housing such as hawkers control, water supply in housing estates etc. were also discussed by District Boards.

44. A list of the housing issues discussed by each District Board and its Committees during the period is at the Annex.

INFORMATION⁴⁵.

This paper is issued for Members' information. If Members have any questions, they are welcome to raise them at the meeting of the Housing Authority to be held on 4 January 1996.

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