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<b>Title</b>	Minutes of the Open Meeting of the HONG KONG HOUSING AUTHORITY held on Thursday, 31 March 1994.
<b>CONTENTS</b>	<p>File Ref.: HA/COM/2/2 Paper No. HA 26/94</p> <p>Minutes of the Open Meeting of the HONG KONG HOUSING AUTHORITY held on Thursday, 31 March 1994.</p> <p>---0---0---0---</p> <p>PRESENT:</p> <p>Hon Rosanna WONG Yick-ming, OBE, JP (Chairman)  Mr FUNG Tung, OBE, JP (Director of Housing) (Vice-Chairman)  Mr F K HU, CBE, JP  Ms LEUNG Wai-tung, MBE, JP  Hon Edward S T HO, OBE, JP  Rev Sean Patrick BURKE, JP  Mr Victor SO Hing-woh  Mr HAU Shui-pui  Hon FUNG Kin-kee  Prof YEUNG Yue-man  Mr Stanford MILLER, JP  Mr CHAN Kam-man  Hon LEE Wing-tat  Mr Daniel LAM Chun  Mr YEUNG Ka-sing  Mr Anthony WONG Luen-kin  Mr Leo KWAN Wing-wah, JP (Deputy Secretary/Housing Policy)</p> <p>ABSENT WITH APOLOGIES:</p> <p>Mr PAO Ping-wing, JP  Hon HUI Yin-fat, OBE, JP  Mr Thomas KWOK Ping-kwong, JP  Mr LEUNG Chun-ying )  Ms HO On-nei ) Out of Hong Kong  Mr Nicholas BROOKE )  Mr Michael M Y SUEN, JP (Secretary for Home Affairs)  Mr Donald TSANG, OBE, JP (Secretary for the Treasury)</p> <p>IN ATTENDANCE:</p>

Mr Y G LIM (Deputy Director/Housing Management & Works)  
Mr LEE Kai-fat (Deputy Director/Administration & Policy)  
(Secretary of the Authority)  
Mr R A BATES, JP (Senior Assistant Director/Maintenance &  
Construction Services)  
Mr Simon P H LI, JP (Senior Assistant Director/Estate Management)  
Mr Stephen S C POON, JP (Senior Assistant Director/New Development)  
(Acting)  
Mr Y L CHAN (Senior Assistant Director/Housing Administration)  
(Acting)  
Mr M L YUEN (Assistant Director/Construction Services)  
Mr R N CARPENTER (Assistant Director/Maintenance)  
Mr T C YUEN (Assistant Director/Development)  
Mr R J AVON (Assistant Director/Finance)  
Mrs Joy AU (Assistant Director/Regional Management (1))  
Mr C W SIU (Assistant Director/Regional Management (2))  
Mr HO Wing-him (Assistant Director/Policy)  
Mr C C HUI (Assistant Director r/Applications & Home Ownership)  
(Acting)  
Mr Y K CHENG (Chief Housing Manager/Applications)  
Mrs A SIMISTER (Chief Planning Officer) (Acting)  
Ms Mimi LEE (Senior Administrative Officer/Housing Management)  
Mr C Y LEE (Senior Housing Manager/Headquarters)  
Mr K RATHOUR (Principal Information Officer/News)  
Miss Tracy WONG (Administrative Officer/Policy)  
Mrs Isabella WONG (Committees' Secretary) (Meeting Secretary)  
Miss Fiona LAM (Senior Assistant Committees' Secretary)  
Miss Sabrina LEE (Assistant Committees' Secretary/3)

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Action

The Chairman opened the meeting at 8:45 a.m. Apologies for absence were recorded from Mr PAO Ping-wing, JP, Hon HUI Yin-fat, OBE, JP, Mr Thomas KWOK Ping-kwong (Out of Hong Kong), Mr LEUNG Chun-ying (Out of Hong Kong), Ms HO On-nei, (Out of Hong Kong), Mr Nicholas BROOKE, (Out of Hong Kong), Mr Michael M Y SUEN, JF (Secretary for Home Affairs,) and Mr Donald TSANG, OBE, .JP (Secretary for the Treasury).

CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING HELD ON 6 JANUARY 1994

2. The Minutes of the meeting held-on 6 January 1994 were confirmed and signed subject to the amendment of "MOC" to "HOC" in line 4 of paragraph 30.

MATTERS ARISING FROM THE PREVIOUS MEETING HELD ON 6 JANUARY 1994

3. Members noted the following reports/pamphlet tabled at the meeting: Department's report on paragraphs 13 and 16 of the minutes of the previous meeting, the Housing Authority's Operating Account, Capital and Cash Budgets for the year ending 31 March 1995 and an information pamphlet on the Authority's budget for the year 1994/95.

ITEMS FOR DISCUSSION

(AGENDA Summary Report on Public Views on the Mid-term Item 3) Review of the Long Term Housing Strategy (Paper No. HA 11/94).

4. Mr HO Wing-him introduced the paper and informed Members that a compendium of all submissions received would be kept at the Committees' Section for Members' inspection.

5. Mr LEE Wing-tat said that there should be more discussions on the controversial issues before they were to be considered by the relevant policy committees. Messrs LEE Wing-tat, FUNG Kin-kee, HAU Shui-pui and Ms LEUNG Wai-tung suggested the following subjects -

- (a) Home Ownership Scheme (HOS) Type II flats;
- (b) rescheduling of the Comprehensive Redevelopment Programme;
- (c) private property ownership by public rental housing (PRH) tenants;
- (d) PRH to HOS ratio;
- (e) means to obtain more land supply from the Government; and
- (f) HOS quota allocation between Green Form and White Form applicants.

6. The Chairman agreed with Members that further discussion on the more controversial subjects would be useful. She revealed that arrangements had been made to organise a workshop for Members to have another round of discussion on the Mid-term Review of the Long Term Housing Strategy (LTHS). She had issued a letter inviting Members to participate at the Workshop to be held on 30 April 1994.

AD/P 7. To facilitate discussion, Mr FUNG Kin-kee asked the Department to try to quantify the public's views over the various proposals so as to obtain a more accurate assessment of their preference.

8. Mr CHAN Kam-man pointed out that the public views received were largely in line with concern expressed by Members. This indicated that HA Members had all along been able to grasp the public's sentiment.

9. Prof YEUNG Yue-man noted that the public was holding the view that the Authority was "coercing" PRH tenants to purchase HOS Type II flats. He cautioned that this misconception had to be clarified.

10. Mr LEE Wing-tat commented that there was little progress in urging the Government to increase land supply for public housing production. Although the Government had recently announced the allocation of 51 hectares of land to the Authority in 1994/95, the allocation was in response to an outstanding commitment and was not an additional allocation. Besides, the sites granted were in remote areas. The Authority should take the initiative to inform the Government as to what assistance was needed to boost the housing supply. In response, Mr Leo KWAN

pointed out that 70% of the sites to be developed up to 2001 were conveniently located in the urban areas, Kwai Tsing, Tsuen Wan and Tseung Kwan O etc.

11. Prof YEUNG Yue-man pointed out that when the Authority started the Mid-term Review on the LTHS, property prices in the private market had not yet started to rocket. With the prevailing market condition and Government's declared intention to curb property prices, the Authority should also consider what the Authority could do in response to Government's efforts to DDA curb property prices. Ms LEUNG Wai-tung shared this view and added that information on the Housing Society's, housing policies-might also be useful in the Authority's deliberation. The Chairman suggested to hold a special meeting of the Development Committee before end-April to formulate the Authority's proposals. Interested Members who were not DC members would be welcomed to attend the special DC meeting.

(AGENDA Communication with Public Housing Tenants and Item 4) Estate Staff  
(Paper No. HA 13/94)

12. Mr LEE Kai-fat introduced the paper.

13. Mr YEUNG Ka-sing commented that the frequent leaks of committee papers before discussion/presumption date might generate unnecessary speculation and adverse response. The Chairman said that internal measures had been introduced to tighten up the production and distribution processes. Cooperation from various parties concerned, including Members themselves, had been sought to prevent further leaks. The situation would be kept under close scrutiny.

14. Mr Anthony WONG Luen-kin stressed the importance of two-way communication between the Department and the public. He suggested to make use of complaint officers and telephone recording systems to collect public views and complaints.

15. Ms LEUNG Wai tung pointed out that housing concern groups knew how to make use of the communication channels. However, Waiting List and HOC applicants were not being organised by the concern groups. It might be necessary to provide different communication channels to these sectors. Ms Leung proposed to make more use of District Offices for the dissemination of policies and information.

16. Ms Leung pointed out that as co-opted committee members did not have access to all the HA/Committee papers, they might not have a full picture of the Authority's policies. The Chairman agreed that the newsletters would also be circulated to all HA/Committee Members to update them on any latest development.

17. Mr FUNG Kin-kee suggested to issue tenants with recorded tapes to disseminate information on issues such as guides for daily management/maintenance problems in the estates. He said that front line staff should be delegated with more power so that problems could be solved speedily at DD/HMW their level without the need to refer cases up to the headquarters. The Director of Housing responded that further delegation of owner was being considered.

18. Rev S P BURKE commented that more attention should be paid by front line staff on their attitude. Courtesy training for staff might be helpful. Mr CHAN Kam-man

shared Rev Burke's view. He supplemented that in addition to keeping staff informed of the most up-to-date policies, they should also be trained to address problems with more flexibility. Communication between field staff and the headquarters should also be strengthened. In response, Mr LEE Kai-fat said that all field staff had received courtesy training. The second phase of the performance pledge to be introduced shortly would also help generate more awareness to provide better service. Mr Y G LIM supplemented that seminars were held within the Estate Management Branch to improve communication among staff of different ranks and formations.

19. Mr Daniel LAM Chun said that consideration could be given to use CABD systems in estates to communicate with the tenants.

PRO 20. Mr Edward HO Sing-tin said that the quality of the sample newsletter should be improved, e.g. using larger prints and to make the newspaper more attractive. He proposed that apart from posting the newsletter on notice boards, the papers could also be distributed to tenants. Mr LEE Kai-fat replied that the newsletter would be more colourful and notice boards would also be redesigned to attract tenants' attention.

21. Prof YEUNG Yue-man cautioned that too much information would overload the tenants and their interest in the newsletter might erode with time. In response to Prof Yeung's question as to who would determine the contents of the newsletter, the Chairman said that each Committee would consider under "Any Other Business" as to what information should be included into the newsletter. Normally, only information that would directly affect the tenants, of widest interest or would need to be disseminated immediately should be publicised through the newsletter.

22. Chairman said that it was important to make the first move with improvements to be introduced subsequently. The Department would take members' comments and suggestions into consideration in drawing up the details for implementation.

23. With the above comments, Members endorsed the paper.

(AGENDA Interim Report by the Ad Hoc Committee on Housing Item 5) for the Elderly (9 December 1993 -19 March 1994) (Paper No. HA 16/94)

24. After Ms Mimi LEE's presentation of the paper, Mr Stephen POON introduced two new flat designs for the elderly with the aid of the plans on display. He said that the designs, to be submitted to the Building Committee for approval in April 1994, could fit into different site configurations by varying the shapes of the building block. These twenty-storeyed blocks would provide sheltered housing on the lower floors and self-contained flats for the elderly and other small families on the higher floors so as to avoid concentrating all elderly people in one housing block. Among the five sites identified, four were found to be suitable. This could produce 2,000 flats in early 1997. An assessment was being made regarding another 19 sites which would produce a total of 7,000 units. It was also intended to build two or three-storeyed structures for sheltered housing on top of commercial or carpark complexes. A three-storeyed structure would provide around 300 units for the elderly.

25. Rev S P BURKE commented that piecemeal solutions could not satisfy the increasing demand for elderly housing. The ultimate solution would be to press the

Government for more land for housing production. The Director of Housing agreed that more work would be needed. There had been some progress in meeting the needs of the elderly, such as sheltered housing, the Estate Liaison Officers Scheme and the allocation of the five sites from the Government. Referring to the Ad Hoc Committee's proposal to set up an Elderly Information Desk at each Housing Information Centre (HIC), the SAO/HM Director suggested that, in parallel, the Priority Service Centre for the Elderly of the Applications Section, which would be relocated to Wang Tau Hom in future, should be expanded. Ms Mimi LEE said the suggestion would be considered by the Ad Hoc Committee (CHE).

26. Mr LEE Wing-tat and Mr FUNG Kin-kee both agreed with Rev Burke that the Authority should acquire more resources, especially formed land, from the Government. Mr Lee said that bedspace apartment dwellers should be given priority in the allocation of elderly housing. More flats in the urban area would be needed for the elderly because most of them were unwilling to move to the NT. In response, Mr Y G LIM said that it was not feasible to accord higher priority to cagemen in view of the limited resources and other commitments of the Authority. Those who were in genuine need for housing could obtain assistance through the Compassionate Rehousing category administered by the Social Welfare Department. Their locational preferences and special needs would be taken care of during the flat allocation process subject to availability.

27. Mr FUNG Kin-kee remarked that the interim report had not included his proposal to include a study into the improvements to facilities needed in existing public housing to cater for the need of elderly tenants in the Terms of Reference (TOR). He added that requests from many concern groups to meet the CHE to express their views had been turned down. In this connection, Mr CHAN Kam-man proposed that the CHE's report should be distributed to all District Boards (DBs). Ms Mimi LEE responded that the CHE had decided not to conduct a full-scale consultation. Meetings with eight concern groups had been arranged for 8 April 1994 and other meetings were being planned. Meetings with DBs would also be considered by the CHE. Regarding the TOR, Ms LEE said that in view of the tight schedule and the many issues that the CHE had to look into, Mr Fung's proposal would be taken up as a follow-up to the deliberations of the Ad Hoc Committee by a special Working Group.

(Mr Leo KWAN left the meeting at this juncture.)

28. Ms LEUNG Wai-tung said that the CHE should find out why single elderly with housing needs did not register under the Waiting List. The CHE should also consider the ratio between sheltered housing and self-contained small flats as well as the ratio between urban and NT flats provided for the elderly. Assistance should be given for the elderly to adapt to the new environment upon allocation of housing. She did not agree that bedspace apartment dwellers should be accorded with higher priority and suggested that they should register under the Waiting List and be rehoused when their turn was due. In response, Ms Mimi Lee said that the CHE would address these subjects, among other things, at its coming meetings.

29. In summing up, the Chairman agreed with Members that more resources, especially urban sites, should be sought from the Government to meet the demand. She said the CHE would look into Members' comments and submit to the Authority its final report

in June 1994.

30. With the above comments, Members noted the paper.

(AGENDA Lead Time for Public Housing Development and Item 6) Additional Development Opportunity on Existing and Planned Estates (Paper No. HA 14/94)

31. Mr Stephen POON introduced the paper. In response to Mr LEE Wing-tat's enquiry, Mr Poon informed Members that reduced lead time and the development of infill sites would increase production by 6,000 and 13,000 flats respectively. It was anticipated that production from infill sites would come on stream between 1996/97 and 1998/99.

32. Mr LEE Wing-tat stressed that building quality should not be sacrificed for reduction in construction time. Mr Stephen POON assured Members that strict quality control and building standards would be maintained.

33. Mr FUNG Kin-kee had reservation on the proposal to transfer projects from HOS to PSPS because of the comparatively lower quality of the latter. He queried why PSPS construction time could be shorter. Mr Stephen POON explained that PSPS blocks were usually of 20 to 30 storeys high while a standard Harmony block would have 39 storeys. Difference in working procedures would also affect the construction time. The shortening of the lead time by eleven months was achieved after careful consideration and discussion with the construction industry and relevant departments. Further reduction would be difficult but would be considered whenever feasible.

34. Prof YEUNG Yue-man said that only long term planning would ensure sufficient land could be reserved to meet the anticipated housing demand. He pointed out that in Singapore, land requirement was projected 20 years in advance. According to his experience on the Town Planning Board, the Authority had SAD/ND to fight long drawn battles with private developers when DS/HP competing for land. The Department, in conjunction with departments concerned, should consider ways to overcome such bottlenecks.

35. Mr LEE Wing-tat pointed out that even estate offices appeared to be unaware of the intended development of vacant land or sports ground within their estates. He asked whether the open space to be used for development would be replaced. Mr Stephen POON replied that the relevant District Board would be consulted as soon as the planning approval was obtained. The provision of alternative facilities would be included in the consultation paper.

36. Mr HAU Shui-pui expressed appreciation of the Department's positive and successful efforts to increase public housing production under existing constraints. However, as supply was still very much falling short of demand, the Authority should try to convince the Government of the need for more land. Mr FUNG Kin-kee wondered whether a meeting between the Authority and the Executive Council would be useful. The Chairman said that Members had in fact expressed the need for more land repeatedly through various channels. She said that this question would be discussed at the special Development Committee meeting and the workshop on the Mid-term Review on the LTHS to be held in April 1994.



37. After deliberations, Members noted paper No. HA 14/94.

(Prof YEUNG Yue-man left the meeting at this juncture.)

(AGENDA Secretary's Report- Committee Work Item 7) December 1993 - February 1994) (Paper No. HA 12/94)

38. Members noted the contents of the paper and sought the following clarifications.

#### Building Committee

39. Mr FUNG Kin-kee enquired about the progress of the investigation into the Shek Kip Mei fire incident and the programme to replace dry risers in domestic blocks. In response, Mr R A BATES said that the Working Group had completed its investigation into the incident but had not yet published its report. The findings of the Working Group confirmed actions that were taken by the Department were appropriate. The programme to replace dry risers by wet risers could be accelerated as the funds had been approved. The Department had also taken action to inspect commercial premises, the leases of which were due for renewal to ensure there was no unauthorised alteration and that the fitting out conformed with the current regulations.

#### Establishment and Finance Committee

40. Referring to Mr FUNG Kin-kee's enquiry on the progress of the financial arrangements review, the Chairman said that the Government had not yet reached a view on the proposals. The Department had been maintaining contact with, and had reflected the Authority's views to, the Government. As soon as the Government had come to a decision, Members would be informed so that they could discuss the proposals.

(Mr Stanford MILLER left the meeting at this juncture.)

#### Development Committee

41. In response to Mr FUNG Kin-kee, Mr Stephen POON confirmed that the recent statement by the Secretary for Planning, Environment and Lands about the 50 hectares of land to be allocated to the Authority had already been reflected in SAD/ND the last quarter's review of public housing production. This was needed to meet the commitment identified in the previous demand assessments. Mr Poon agreed to provide Mr Fung with the locations of new sites to be allocated to the Authority in the next five years.

#### ANY OTHER BUSINESS

#### Membership of HA and its Committees

42. Referring to paper No. HA 15/94 on the proposed membership of the HA and its committees, Mr FUNG Kin-kee pointed out that all the proposed new members were either professionals or executives. There was no representation from the grass root or

pressure group sectors. He had put forward six nominations to be included into the list for consideration. He also proposed to increase the number of members on committees. In reply, the Chairman said that no other requests for discussion or views were received. She explained that in the process of selecting new members, it would be necessary to ensure there would be a balanced composition. Hence, representatives from different sectors of the community were selected. She had a detailed discussion with the Department on the recommendations and had also made reference to the background of those members retiring on this occasion before finalising the proposals. Whenever Members had any views, they were welcome to put forward their proposals which would be considered carefully but the need for balance must be maintained.

#### Valedictory

43. On behalf of the Authority, the Chairman expressed appreciation and thanks to Mr F K HU for having served the Authority for 18 years. The Director of Housing pointed out that Mr Hu had spent a lot of efforts in the work of the Authority and his retirement would be a great loss to the Authority. In response, Mr F K HU thanked Members and the Department for their co-operation and support. Although many proposals had been implemented successfully during his tenure of office, the Authority still had a lot to do to meet Hong Kong's housing needs. He hoped that these tasks could be tackled with resolve and tact, which would help stabilize Hong Kong in the years to come.

44. The Chairman also expressed her appreciation of the contributions made by Mr Thomas KWOK who would also be retiring from the Authority.

Messrs Edward HO, Victor SO and LEE Wing-tat left the meeting at this juncture.)

#### Annual Special Meeting

45. Referring to the annual special meeting to be held on 2 June 1994, Mr FUNG Kin-kee proposed that either the Chairman or the Director of Housing should respond to Members' addresses DDA at a subsequent meeting. The Chairman agreed to consider the proposal and inform Members of the arrangements.

#### Petitions

46. The Chairman informed Members that two petitions were received before the meeting. As the petitions were related to the Mid-Term Review of the Long Term Housing Strategy which was not on the agenda of the meeting, the petitioners' views would AD/P be referred to the Department for consideration.

47. There being no other business, the meeting closed at 11:55 a.m.

CONFIRMED on

Hon Rosanna WONG Yick-ming, OBE, JP (Chairman)

Mrs Isabella WONG  
(Secretary)

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