



**THE HONG KONG HOUSING AUTHORITY**

**Memorandum for the Housing Authority**

**Secretary  Report - Committee Work  
(December 1996 - February 1997)**

**Purpose**

This paper summarises the work of the Housing Authority  Committees for the period from 1 December 1996 to 28 February 1997.

**(1) BUILDING COMMITTEE**

**Housing Authority Contracts Approved**

2. During the period, 62 contracts were approved. Contracts approved during this period totalled \$4,515,349,000.00

**Client Briefs, Control Plans, Project Estimates, Scheme Designs and Project Budgets**

(Papers No. BC 199/96, BC 200/96, BC 201/96, BC 202/96, BC 8/97, BC 9/97, BC 10/97, BC 12/97, BC 13/97, BC 32/97, BC 25/97, BC 27/97, BC 33/97, BC 28/97, BC 26/97, BC 34/97)

3. During the period, the Committee considered and approved the following -

- (a) Proposed Client Brief, Control Plan, Scheme Design and Project Budget for Tai Wo Hau Road Small Household Development
- (b) Proposed Revised Client Brief, Scheme Design and Project Budget for the Development of Tin Shui Wai Area 102
- (c) Proposed Client Brief, Control Plan, Scheme Design and Project Budget for the Development of Tin Shui Wai Area 102
- (d) Proposed Revised Client Brief for Fanling Area 49A and Scheme Design and Project Budget for Phase 2
- (e) Proposed Revised Client Brief/Scheme Design and Project Budget for Redevelopment of Shek Yam Estate Phase 3
- (f) Proposed Revised Client Brief, Control Plan and Project Estimates for Tung Chung Areas 30 and 31, Proposed Scheme Designs and Project Budgets for Phases 1, 2 and 3 of Tung Chung Area 30
- (g) Proposed Revised Scheme Design and Project Budget for Redevelopment of Sau Mau Ping Estate Phase 5
- (h) Proposed Scheme Design, Project Budget for Yuen Tung HOS Development
- (i) Proposed Revised Client Brief, Scheme Design and Project Budget for the Development of Tuen Mun Area 52
- (j) Proposed Client Brief, Scheme Design and Project Budget for Tin Shui Wai HOS Sales Office, Tin Shui Wai Area 32
- (k) Proposed Revised Client Brief, Control Plan and Project Estimate for Development of Lai Chi Kok Public Housing Phases 1 and 2
- (l) Proposed Scheme Design and Project Budget for Phase 3 and Revised Client Brief of the Public Rental Housing and HOS Development at Fortune Street, Sham Shui Po

- (m) Proposed Client Brief, Control Plan and Project Estimate for Lei Yue Mun Road Estate Redevelopment
- (n) Proposed Scheme Design and Project Budget and Revised Client Brief and Control Plan for Redevelopment of Tsz Ching Estate Phase 3
- (o) Proposed Revised Client Brief, Scheme Design and Project Budget for the Development of Homantin South Phase 4

### **Monthly Progress Report - November 1996 to January 1997**

(Papers No. BC 206/96, BC 7/97, BC 35/97)

4. As at the end of January 1997, a total of 140,834 rental and HOS flats were under construction; and a total of 12,194 rental and HOS flats were completed between April 1996 and January 1997.

### **Others**

#### **Interim Housing at Long Bin Temporary Housing Area**

(Paper No. BC 12/97)

5. Members approved the following -
- (a) the Client Brief for low-rise prefabricated Interim Housing in Long Bin;
  - (b) the amended multi aspect (Types 1 & 2) and the new single aspect design for Interim Housing Block (Types 5 & 6);
  - (c) the Scheme Design Option 方案; and
  - (d) the Project Budget of \$149.935M.

#### **Revised Client Brief and Design Modification for the Small Households (1P/2P) Flats**

(Paper No. BC 13/97)

6. Members approved -

- (a) the revised Client Brief for the New Harmony Annex Block and Small Households Developments
- (b) the New Harmony Annex 3 & 4 designs and the 16.4m<sup>2</sup> IFA modular flat plan;
- (c) the 17.6m<sup>2</sup> IFA Small Households Modular Flat Plan; and
- (d) The implementation of the revised 1P/2P flat design for the 12 projects listed in the paper.

7. Members also noted the followings -

- (a) the cost savings for the revised designs;
- (b) the overall savings resulting from the implementation of the revised 1P/2P flat design for the 12 projects listed in the paper; and
- (c) the on-going reappraisal of the 2P flat supply and demand situation.

**Annual Allocation of Projects (both Capital Works and Maintenance Works) to Consultant Surveyors for 1997/98**

(Paper No. BC 24/97)

8. Members **agreed** that approval be given for -

- (a) 32 No. Capital Works projects and 22 No. Maintenance (Building Works) contracts be commissioned to eligible Consultant Quantity Surveyors for selection;
- (b) suspension of consultants detailed in paragraph 12(b), (c) and (d) of the paper; and
- (c) Consultants Selection and Review Board ~~的~~ endorsement to the Consultant Quantity Surveyors' appointment prior to Building Committee submission be waived.

**Advance Completion of the Construction of Tong Ming Court at Tseung Kwan O Area 57**

(Paper No. BC 30/97)

9. Members accepted the offer of Yau Lee Construction Co Ltd for advancing the date of completion subject to the condition that the contractor had to indemnify any claims against the Housing Authority from their nominated sub-contractors for increase in cost arising from the advancement of construction.

### **Revised Site Formation and Infrastructure Works for Tiu Keng Leng**

(Paper No. BC 31/97)

10. Members **noted** -

- (a) the updated situation on site formation and infrastructure work in Tiu Keng Leng;
- (b) an updated overall cost estimate for the Tiu Keng Leng development; and
- (c) the current programme for the Tiu Keng Leng development.

## **(2) MANAGEMENT AND OPERATIONS COMMITTEE**

### **Domestic Rents for New Estates**

(Paper No. MOC 98/96)

11. Members approved the proposals as enumerated below -

- (a) that Tin Shui Wai and Yuen Long/Tuen Mun districts be grouped into one band to reflect the increased estate value of the former;
- (b) that Tung Chung and Fanling and Sheung Shui districts be grouped into one band;
- (c) that the rent for Fu Tung be fixed at \$42.7/sq.m. with a rent reduction of 5% for the first year starting from the date of first intake of the earliest occupied block in the same phase;

- (d) that the rents for new flats in Tak Tin Infill Site (Lam Tin Ph. 7), Pak Tin Street Infill Site, and Ping Tin (Lam Tin Ph. 4) be fixed at \$60.4/sq.m.;
- (e) that the rent for Tin Tsz Phase 2 be fixed at \$37.7/sq.m.; and
- (f) that a territory-wide revision of the best rent levels for all districts be made, as follows:-

<b>District</b>	<b>Revised Best Rent \$/sq.m.</b>
Urban	60.4
Shatin/Tsuen Wan/Kwai Chung	58.3
Tsing Yi/Tai Po/Tseung Kwan O/Ma On Shan	52.8
Fanling/Sheung Shui/*Tung Chung	42.7
Yuen Long/Tuen Mun	37.7
Tin Shui Wai	37.7
Islands	34.7
Converted Blocks (Urban)	40.3
Converted Blocks (Tsuen Wan/Kwai Chung)	38.5

\* A new district

### **Rent Review for Six Former Housing Authority Estates** (Paper No. MOC 99/96)

12. Members endorsed a rent increase of \$8/sq.m. for the following estates -

- (a) Choi Hung,
- (b) Fuk Loi,
- (c) Ma Tau Wai,
- (d) Ping Shek,
- (e) Wah Fu II (Ph. IV), and

(f) Wo Lok.

13. Members also endorsed that a 10% reduction be applied across-the-board to flats on 5th floor and above in free-standing domestic blocks without lift service.

**Application for Public Rental Housing by Ex-Home Ownership Scheme Flat Owners and Ex-Home Purchase Loan Recipients**

(Paper No. MOC 100/96)

14. Members endorsed that -

- (a) ex-Home Ownership Scheme (HOS) flat owners and ex-Home Purchase Loan (HPL) recipients, and their household members, should be barred from rehousing to public rental housing (PRH) upon sale of their flats. However, unmarried children who subsequently have formed their own families upon marriage will not be bound by this restriction;
- (b) where PRH tenants, in future, having received HPL but later stayput in their rental flats in circumstance where they had used the loan to buy uncompleted flats, subsequently had them sold prior to building completion, notice to quit should be served;
- (c) cases with medical or social grounds can be considered for compassionate rehousing upon recommendation of the Social Welfare Department; and
- (d) other than through (c) above, ex-HOS flat owners and ex-HPL recipients should only be rehoused to Interim Housing if they are displaced by any future clearance operations and are genuinely homeless.

15. It was also agreed that the discretionary power of Assistant Director/Applications and Home Ownership to accept any future applications from ex-HOS owners and ex-HPL recipients on special grounds should be included together with the above approved recommendations.

## **Review of the Contracting out of Management Services in Public Rental Housing Estates**

(Paper No. MOC 97/96)

16. Members endorsed the following for submission to the Housing Authority -

- (a) the scheme on the contracting out of management services be extended to all new public rental housing estates and housing for senior citizens projects completed from 1997 onwards, and
- (b) a further review would be carried out in about a year<sup>間</sup> time to verify the effectiveness of the scheme and fine-tune operational procedures to ensure quality management.

## **Rent Assistance Scheme (RAS)**

(Paper No. MOC 101/96)

17. Members reaffirmed that prospective and redevelopment tenants who refused to be rehoused to suitable cheaper flats should continue to be debarred from the RAS until the next rent review which at present took place about two years after the first intake, or unless their family circumstances had changed after moving in.

## **Domestic Rent for Block 6 of Fu Tung Estate**

(Paper No. MOC 11/97)

18. Members approved the proposal to set the new rent for Block 6 at \$44.8/sq.m., representing 5% above that (i.e. \$42.7/sq.m.) for Blocks 7 and 8 to reflect the higher standard of fittings and finishing with a 5% rent reduction as approved vide Paper No. 98/96 for new blocks of Fu Tung Estate in the first year due to traffic inconvenience in Tung Chung New Town.

## **Review of Concessionary Rent for Welfare Premises**

(Paper No. MOC 12/97)

19. Members approved the proposal to adopt only half of the increase percentage in the projected expenditure and revise the concessionary rent to \$45/m<sup>2</sup> per month, exclusive of rates, representing an increase of \$12/m<sup>2</sup>, or



36.4% over a 3-year period. The new concessionary rent will be effective from 1 April 1988 for three years.

**Review of Allocation Policy for Public Rental Housing in Tin Shui Wai**  
(Paper No. MOC 13/97)

20. Members approved the proposal in paragraph 10 of the paper as follows -

As much abortive work is involved in the maintenance of PII and PIII lists, including response to enquiries from applicants, we propose that all applicants on the PII list be offered a green form certificate to buy Home Ownership Scheme (HOS) flats available for sale in the Tuen Mun (including Tin Shui Wai) district within the next 24 months. While all applications on the PII and PIII lists are to be cancelled, the applicants will be advised that they are eligible under the current policy to be registered on the Reserve Waiting List should their income subsequently fall below the prevailing limit. Applications which do not fulfill the residence rule will be frozen until such time as the residence rule is satisfied.”

**Notes:**     Priority One (PI)

Applicants satisfying normal Waiting List eligibility criteria.

Priority Two (PII)

Applicants with income exceeding Waiting List Income Limits but within the HOS Income Limit.

Priority Three (PIII)

(i) Applicants with household income not exceeding the Subsidy Income Limit (SIL) appropriate to their household size with an overall maximum at the SIL for a 5-P household; and

- (ii) Applicants not fulfilling the seven years' residence rule but the majority of whose family members have resided in Hong Kong for at least three years.

**Treatment of Outstanding Applications for Public Rental Housing from Ex-Home Ownership Scheme Owners and Ex-Home Purchase Loan Recipients**

(Paper No. MOC 14/97)

21. Members endorsed the following arrangements for the outstanding applications -

- (a) To retain -
  - (i) the 201 cases which have already been either accepted for allocation or are under investigation;
  - (ii) the 52 divorce cases;
  - (iii) the 27 Elderly Persons Priority Scheme cases; and
  - (iv) the 291 applications from ex-members who have subsequently formed their own families.
- (b) To cancel the 371 applications with names fully duplicated in previous applications for Home Ownership Scheme or Home Purchase Loan Scheme.

**(3) JOINT MEETING OF THE HOME OWNERSHIP COMMITTEE AND MANAGEMENT AND OPERATIONS COMMITTEE**

**Review of Waiting List Income Limits**

(Paper No. HOC 10/97; MOC 19/97)

22. Members approved the following Waiting List Income Limits which took effect from 1 April 1997 -

**Household Size**

**Approved Income Limits**

(No. of person)	(\$ per month)
1	6,300
2	10,700
3	13,600
4	16,300
5	17,900
6	20,000
7	21,900
8	24,700
9	26,500
10+	28,500

### **Review of Home Ownership Scheme Income Limit**

(Paper No HOC 11/97; MOC 20/97)

23. Members endorsed the proposal to set the income limit for the HOS, Private Sector Participation Scheme (PSPS) and the Home Purchase Loan Scheme at \$30,000 per month for applications received for Phase 19A onwards.

### **(4) HOME OWNERSHIP COMMITTEE**

#### **Annual Review of Management fees for Home Ownership Scheme Estates (HOS)**

(Papers No. HOC 7/97)

24. The Committee considered and approved the following -

- (a) the proposed Professional Management Cost of \$81.80 for 1997/98 for Housing Department managed estates;
- (b) the proposed Supervision Cost of \$30.30 for 1997/98 for agent-managed estates; and
- (c) the proposed management fee levels for 1997/98 for 96 HOS estates.

**(5) COMMERCIAL PROPERTIES COMMITTEE**

**Charges for Radio Antennae and Base Stations**

(Paper No. CPC 56/96)

25. Members approved the implementation of the charges for radio antennae and base stations effective from 1 April 1997, or with immediate effect for Personal Communications Network, until March 1998.

**Consultancy Survey of Users' Views on Shopping Centre Design**

(Paper No. CPC 57/96)

26. Members noted the results of the survey of the users' views on shopping centre design.

**ICAC Study on Letting of Commercial Premises**

(Paper No. CPC 59/96)

27. Members noted the study conducted by ICAC on the letting of commercial premises in public housing estates and the recommendations made by ICAC in this respect.

**(6) HUMAN RESOURCES COMMITTEE**

**A Framework for a Human Resources Management Plan**

(Paper No. HRC 3/97)

28. Members endorsed the framework for the development of a human resources management plan for guiding staff management in the Housing Authority.

**A Framework for Training and Development Planning**

(Paper No. HRC 4/97)

29. Members endorsed the training and development planning framework, which is based on establishing -

- (a) key training and development principles;

- (b) a training investment of 3% of payroll by 2000;
- (c) a planning target of an average of 5 training days per employee per annum by 2000;

to guide training and development planning.

### **Management Training and Development Strategy**

(Paper No. HRC 5/97)

30. Members endorsed the management training and development strategy.

### **Human Resources Management Indicators**

(Paper No. HRC 6/97)

31. Members noted the human resources management indicators in the Department.

### **Additional Office Space for Housing Department Headquarters**

(Paper No. HRC 7/97)

32. Members endorsed -
- (a) the central provision of office space at Homantin South Phase 4 instead of at both Phases 1 and 4 for better office communication and savings in the use of common services in the long run;
  - (b) the renting of office space of 3,600m<sup>2</sup> in the private sector for a period of 3 years with an option for renewal in view of the deferral in the completion of the long-term accommodation projects and to meet the increase in demand in the interim; and
  - (c) the provision of a further 3,000m<sup>2</sup> of office space at Homantin South Phase 4 for future expansion of the Headquarters.

## **(7) FINANCE COMMITTEE**

**Housing Authority 僑 Revised Operating Account, Capital and Cash Budgets (1996/97), Proposed Budgets (1997/98) and Financial Forecasts 1998/99 to 2000/01**

(Paper No. FC 38/96)

33. Members endorsed the Authority 僑 Revised Budget for 1996/97 and Proposed Budget for 1997/98 and also noted the Five Year Financial Forecasts 1996/97 to 2000/01. The details are included in paper no. FC 38/96.

**(8) VISITS**

34. During the period, the following visit was arranged for Housing Authority and Committee Members -

- (a) a visit for the Housing Authority and Management and Operations Committee Members on 30 January 1997 to Ming Tak Estate to familiarize Members with the scheme on contracting out the management of public rental estates to property management agents.

**(9) MEETING WITH CONCERN GROUPS**

35. During the period, the Chairman of the Housing Authority had two meetings with concern groups. Members of the Management and Operations Committee held three meetings with concern groups to discuss housing issues.

**(10) LIAISON WITH DISTRICT BOARDS**

36. During the period under review, housing issues which received most attention from District Boards included the progress and arrangements of redevelopment/clearance/rehousing, maintenance and management. Other issues of great concern included Long Term Housing Strategy Review, security provision, hawker control, supervision of maintenance contractors, interim housing, noise nuisance and installation of emergency alarm system.

37. A list of the housing matters discussed by each District Board and its committees during this period is at the **Annex**.

**Information**

38. This paper is issued for Members' information.

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Date : 4 July 1997