

Doc Type	HA
Paper No	26/96
Title	Secretary's Report - Committee Work (December 1995 - February 1996)
CONTENTS	<p>HA 26/96</p> <p>THE HONG KONG HOUSING AUTHORITY</p> <p>Memorandum for the Housing Authority</p> <p>Secretary's Report - Committee Work (December 1995 - February 1996)</p> <p>PURPOSE</p> <p>This paper summarises the work of the Housing Authority's Committees during the period from 1 December 1995 to 29 February 1996.</p> <p>(1) BUILDING COMMITTEE</p> <p>Housing Authority Contracts Approved</p> <p>2. During the period, 42 contracts were approved. Contracts awarded during this period totalled \$1,989 M.</p> <p>Client Briefs, Control Plans, Project Estimates, Scheme Designs and Project Budgets (Papers No. BC 203/95, BC 204/95, BC 205/95, BC 206/95, BC 7/96 BC 8/96, BC 9/96, BC 10/96, BC 11/96, BC 26/96 and BC 29/96)</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) Housing for Small Households and Minor Improvements to Housing for Senior Citizens</p> <p>(b) Redevelopment of Lei Muk Shue Estate Phase 2</p> <p>(c) Fanling Area 49A - Phase 1 &amp; Phase 3</p> <p>(d) Homantin South Phase 4</p> <p>(e) Ma On Shan Area 77</p> <p>(f) HOS Development at Infill Site at Wang Tau Hom Estate Phase 13</p>

(g) Development of Mongkok West Area 20

(h) Redevelopment of Upper Wong Tai Sin Estate Phase 1

(i) Redevelopment of Pak Tin Estate Phase 4

(j) Public Housing Development in Tuen Mun Area 52

(k) Wo Ming Court and Commercial Centre Extension at Tseung Kwan O Area 34/44 Phases 3 and 4.

Monthly Progress Report - December 1995 to February 1996 (Papers No. BC 207/95, BC 15/96 and BC 31/96)

4. As at the end of January 1996, a total of 101,310 rental and Home Ownership Scheme (HOS) flats were under construction; and for the year 1995/96 a total of 18,975 rental and HOS flats were completed.

Others

Appointment of Building Services Consultant for the Five Service Improvement to Low Rise Blocks (Paper No. BC 198/95)

5. Members approved the consultancy appointments as recommended in the paper.

Exhibition Centre at Homantin South (Paper No. BC 199/95)

6. Members approved the design proposals of the Exhibition Centre subject to the project cost being successfully reduced by contributions and donations amounting to at least \$8 M to \$10 M.

Interim Housing at Sha Kok Mei (Paper No. BC 201/95)

7. Members endorsed -

(a) the standard designs for the prefabricated type of Interim Housing Unit and Block; and

(b) the scheme design and programme for the pilot prefabricated Interim Housing project using a proprietary system at Sha Kok Mei Temporary Housing Area.

Revised Design Manual : Access for the Disabled (Paper No. BC 202/95)

8. Members endorsed the position to be taken by the Housing Department concerning the drafting of an amended Design Manual : Access for the Disabled in relation to the introduction of the disability discrimination legislation.

Situation Report as at 15 December 1995 on the Piling Contract for Ma On Shan Area 90, Phase 5 (Paper No. BC 208/95)

9. Members noted the report on the foundation works for Ma On Shan Area 90 Phase 5.

Appointment of Building Surveying Consultants for Estate Maintenance & Improvement (CARE) Programmes (Paper No. BC 12/96)

10. Members approved the consultancy appointments as recommended in the paper.

Maintenance and Improvement Programmes (Situation Report as at December 1995) (Paper No. BC 13/96)

11. Members noted the situation report on the progress of some of the major maintenance and improvement programmes.

Proposed Improvements to Building Services Installations in Standard Domestic Blocks (Paper No. BC 14/96)

12. Members endorsed the proposed improvements to the building services installations in the standard domestic blocks. Members also noted the cost implications and the implementation programme.

Proposed Appointments of Architectural Consultants for New Development Projects (Paper No. BC 28/96)

13. Members approved the consultancy appointments as recommended in the paper.

Development of Tiu Keng Leng - Proposed Entrustment of Advance Marine Work to Territory Development Department (Paper No. BC 30/96)

14. Members approved the entrustment of the advance marine work for Tiu Keng Leng Area 74 (Part of the Tiu Keng Leng development) to the Territory Development Department.

Annual Allocation of Projects (both Capital Works and Maintenance Works) to Consultant Quantity Surveyors for 1996/97 (Paper No. BC 34/96)

15. Members approved the consultancy appointments and fee arrangements as recommended in the paper.

## (2) MANAGEMENT AND OPERATIONS COMMITTEE

Domestic Rents for New Estates (Paper No. MOC 105/95)

16. Members approved the rents for 8,031 flats in four new estates which are expected to be completed during the period from April 1996 to September 1996 as follows -

District	Estate	Approved Inclusive Rent \$/sq.m.
Urban	Hing Tung Ph.2, Tsz Lok Ph.2, Lam Tin Ph.1	55.3
Ma On Shan	Chung On Ph.1	48.4

17. Members also approved the revision of the best rent levels for all districts, as set out below -

District	Former Best Rent \$/sq.m.	Approved Best Rent \$/sq.m.
Urban	53.2	55.3
Shatin/ Tsuen Wan/ Kwai Chung	51.3	53.4
Tsing Yi/ Tai Po/ Tseung Kwan O/ Ma On Shan	46.5	48.4
Fanling / Sheung Shui	37.6	39.1
Yuen Long/ Tuen Mun	33.2	34.5
Tin Shui Wai	30.5	31.7
Islands	30.5	31.7
Coverted Blocks (Urban)	35.5	36.9
Coverted Blocks (Tsuen Wan/ Kwai Chung)	33.9	35.3

Rent Review for four Former Housing Authority Estates (Paper No. MOC 106/95)

18. Members approved an increase of \$6.0/sq. m. on the inclusive domestic rents for 12,783 flats in four Former Housing Authority estates, namely North Point, Sai Wan, So Uk and Wah Fu (Phases I - III) with effect from 1 April 1996.

19. Members also approved a second stage of rent increase of \$2/sq. m. with effect from April 1997 for flats on the 5th floor and above in Azalea House, So Uk Estate. The tenants concerned had, hitherto, been enjoying a 10% rent reduction because of the lack of lift service. The second stage rent increase was to bring up a uniform rent level within the block after the installation of twin-lifts in the block.

Review of Modified Approved Decoration Contractor System (Paper No. MOC 107/95)

20. Members agreed to revise the ratio of 1 contractor : 500 flats to 1 : 250. Members also endorsed the proposal to incorporate the essential contents of the Decoration Contract in the works order which should be signed by both the contractor and the tenant once the latter agreed to place order.

Review of the Estate Management Advisory Committee Pilot Scheme (Paper No. MOC 4/96)

21. Members noted the success of the Estate Management Advisory Committee (EMAC) Pilot Scheme and supported the extension of the Scheme to all other estates with the following modifications -

(a) to appoint EMAC members for a term of two years; and

(b) to allocate \$100 per flat for new blocks completed within five years and old blocks to be demolished within five years and \$200 per flat for other blocks.

Vacant Flats (Paper No. MOC 5/96)

22. Members noted the Department's successful efforts in reducing the total lettable stock of vacant flats from 14,900 to 7,400 within six months. Members also noted the low vacancy rate of 1.1%.

Public Consultation Document on Safeguarding Rational Allocation of Public Housing Resources (Paper No. MOC 6/96)

23. Members generally supported the spirit to safeguard rational allocation of public housing resources. Comments on individual proposals would be reflected to the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants.

(3) DEVELOPMENT COMMITTEE

Western Corridor Railway Proposal by Kowloon-Canton Railway Corporation (Paper No. DC 4/96)

24. Members noted the proposal for the Western Corridor Railway submitted to the government by the Kowloon-Canton Railway Corporation.

Transport Study for the New Airport (Paper No. DC 5/96)

policy concerning tenants of public housing

18.2.96 WGMMP Survey on management of public housing estates in Shamshuipo

Survey on public latrines in Survey on public latrines in Survey on public latrines in public housing estates in Shamshuipo

Wong Tai Sin 5.12.95 HC Re-opening of the abandoned market in Shatin Pass Estate

Repair work of a rainshelter on the podium of Choi Hung Estate carpark

Lighting at Blocks 14 and 15 of Upper Wong Tai Sin Estate

Squatter clearance in Wong Tai Sin District

New blocks in Lower Wong Tai Sin Estate

2.1.96 DB Safeguarding rational allocation of public housing resources

6.2.96 HC Feasibility study of opening a market on the podium of the abandoned market Shatin Pass Estate

Lighting at Blocks 14 and 15 of Upper Wong Tai Sin Estate

Squatter clearance in Wong Tai Sin District

New blocks in Lower Wong Tai Sin Estate

Installation of electric gates in new blocks in Lower Wong Tai Sin Estate

Housing allocation for residents affected by redevelopment operations in Tsz Oi Estate and Tsz Man Estate

Security installations in 8 Trident blocks in Chuk Yuen (North) Estate

Illegal obstruction by tenants in the market of Chuk Yuen (South) Estate

## NEW TERRITORIES

District Date Meeting Matters Discussed

Islands 12.2.96 DB Safeguarding rational allocation of public housing resources

Kwai Tsing 5.12.95 HAC Safeguarding rational allocation of public housing resources

Operation of Estate Management Advisory Committee

Improvement to facilities of Harmony Blocks

Selecting location of MAC Offices

Supervision of minor maintenance works contractors

Illegal gambling in public housing estates

Improvement to facilities of Shek Lei (I) Estate badminton court

11.1.96 DB Safeguarding rational allocation of public housing resources

Intake matters for Shek Yam East Estate

Request to freeze parking fees in housing estates' carparks

6.2.96 HAC Safeguarding rational allocation of public housing resources

Supervision of estate management and maintenance contractors

New flat allocation procedures for redevelopment residents

Unauthorised wall posters in public housing estates

Viewing of flats before intake in Shek Yam East Estate

Early redevelopment of old blocks in Shek Lei, Shek Yam and Tai Wo Hau Estates

27.2.96 SSC Quota for compassionate (to be rehousing recommended by Social renamed as Welfare Department and its CAC) handling procedures

North 18.1.96 RC & SSC Proposed improvements to recreational playground at Choi Yuen Estate

29.1.96 TTC Proposal to construct a taxi-stand in Cheung Wah Estate

Noise problem at Choi Yuen Estate arising from the 24-hour opening of the border crossing

8.2.96 DB Safeguarding rational allocation of public housing resources

Sai Kung 13.12.95 DB Site Settlement on On Ning (special Garden meeting) Market facility at Po Lam Estate

Transfer of rental blocks to Home Ownership Scheme for sale in Tsung Kwan O

21.12.95 TTC Proposed crossing facilities near Hau Tak Footbridge

Taxi Stand in Hau Tak Estate

12.1.96 DFCC Privatisation of carpark management in Tseung Kwan O estates  
Vacated huts in Tiu Keng Leng Cottage Area

15.1.96 HDC Request for rehousing to public housing estates by Sha Kok Mei THA tenants

Privatisation of public housing management in Ming Tak Estate

Maintenance works at Yan Ming Court and Chung Ming Court

Interim housing arrangement at Sha Kok Mei THA

30.1.95 DB Clearance of Tiu Keng Leng Cottage Area

Site settlement on On Ning Garden

Market facility at Po Lam Estate

Sha Tin 5.12.95 DHC Housing Department's action against dogs keeping in public housing estates

Cause of subsidence of the construction site at Phase 5, Kam Fung Court

Renewal of piping in Sui Wo Court and its cost

Financial arrangement of the management company in managing PSPS courts

16.1.96 TTC Bus terminus in Siu Lek Yuen Area

26.1.96 DB Qualifications of the property management agents in HOS court management

6.2.96 DHC Housing Department's response to the building contractor's claim on the site at Phase 5, Kam Fung Court

Viability of setting up of a Market Management Committee

Housing Department's supervisory role on the property management agent of Hong Lam Court

Resale policy and management of HOS/PSPS flats

Financial arrangement of the management company of Fu Fai Garden

Supervision in piping renewal works in Sui Wo Court

Tai Po 12.1.96 EIC Safety of the liquefied petroleum gas storage in Kwong Fuk Estate and Tai Yuen Estate

13.2.96 DB Safeguarding rational allocation of public housing resources

Tsuen Wan 2.1.96 DB Safeguarding rational allocation of public housing resources

30.1.96 EAC Rehousing arrangement for Hing Shing THA

Tuen Mun 18.1.96 EIDDC Request for installation of air-conditioning in PRH markets

22.1.96 HAC Application for electricity supply of commercial tenants

Obstruction/hawking activities in markets

6.2.96 DB Safeguarding rational allocation of public housing resources

12.2.96 SSC Request for additional community facilities in southeast Tuen Mun

Request for provision of comprehensive social services complex and community hall in area 14 near Siu Lun Court

Request for provision of two hostels for mentally-retarded in Tai Hing Estate

Yuen Long 14.12.95 DB Safeguarding rational allocation of public housing resources

Redevelopment of Yuen Long Factory Estate

Building of multi-storey carpark in Tin Shui Wai Area 3 (1 December 1995 to 29 February 1996)



Abbreviation DB District Boards : CAC Community Affairs Committee

CBAC Community Building and Affairs Committee

DFCC District Fight Crime Committee

DHC Development and Housing Committee

EAC Environmental Affairs Committee

EC Environment Committee

EIC Environment Improvement Committee

EIDDC Environmental Improvement and District Development Committee

HAC Housing Affairs Committee

HC Housing Committee

HDC Housing and Development Committee

RC & SSC Recreation, Culture and Social Services Committee

SSC Social Services Committee

TTC Traffic and Transport Committee

WGOETHP Working Group on Old Estates and Temporary Housing Problems in Shamshuipo

WGMMP Working Group on Maintenance and Management Problems of Public Housing Estates in Shamshuipo

WPC Works Project Committee HONG KONG

District Date Meeting Matters Discussed

Central & 18.1.96 DB Safeguarding rational allocation Western of public housing resources

Eastern 28.12.95 DB Safeguarding rational allocation of public housing resources

16.1.96 EIC Proposed market at Aldrich Bay Reclamation

Southern 4.12.95 DB Size of the football and soccer pitch of the infill site in Wah Kwai Estate

4.12.95 WPC Clearance of San Wai Village for Urban Council recreational development in Wong Chuk Hang

14.12.95 DB Non-development clearance of Telegraph Bay Village

18.12.95 EC Refuse collection arrangement in Ap Lei Chau Estate

8.1.96 CBAC Provision of Emergency Alarm System and Estate Liaison Officer for the single elderly of Lei Tung Estate

Wan Chai 16.1.96 EIC Fire preventive measures and contingency plan in So Kon Po Cottage Area

## KOWLOON

Kowloon City 4.1.96 DB Safeguarding rational allocation of public housing resources

Kwun Tong 16.1.96 HC Safeguarding rational allocation of public housing resources

Supplementary PRH site in Lei Yue Mun

Four infill sites and one small urban site projects in Kwun Tong

Infill site in Hong Pak Court

Complaint on inadequate water pressure in Kai Yip Estate and Kwong Tin Estate

Comments on Long Term Housing Strategy by Democratic Party

Report on Concern Group on Kwun Tong Redevelopment

Report on THA Demolition Ad-hoc Group

Shamshuipo 7.12.95 DB Reprovisioning of Ka Ling Primary School at Un Chau Street Estate

Proposed collection of water bills by estate staff

Urban Council capital work project Tung Shau Street Complex and Cheung Sha Wan public housing development

Hawker and ventilation problem in Shek Kip Mei Estate

13.12.95 WGOETHP Redevelopment of Un Chau Street Estate

Redevelopment Pak Tin Estate

4.1.96 CAC Proposed Neighbourhood Level Community Development Project for redevelopment at Shek Kip Mei Estate

Proposed Community Rehabilitation Network at Hau Lim House of Lei Cheng Uk Estate

24.1.96 WGOETHP Redevelopment of Pak Tin Estate

Redevelopment of Un Chau Street Estate

Tenure of THA sites in Shamshuipo and rehousing problems of THA residents before 1997

29.1.96 WGOETHP Redevelopment of Pak Tin Estate

Redevelopment of Un Chau Street Estate

Tenure of THA sites in Shamshuipo and rehousing problems of THA residents before 1997

Refurbishment of THA units

1.2.96 HC Liquefied petroleum gas storage in Ching Lai Court

Development of Urban Council Playground No. 1 at Tai Hang Tung Estate

Refurbishment of THA units

Request to freeze Housing Authority carpark fees

Redevelopment of Un Chau Street Estate (Phases I and III)

Land Uses of THAs in Shamshuipo

Rehousing of Lung Ping Road Transit Centre inmates originated from unauthorized persons in Lung Ping Road THA fire

Problems of installation of fire extinguishers in old estates

8.2.96 DB Housing Authority's asset vetting

25. Members noted the preliminary proposals for the provision of public transport services to the new airport and Lantau for the period from 1997 to 2006.

Progress Report on Strategic Planning Issues (Paper No. DC 6/96)

26. Members noted the progress of the government strategic studies, planning studies and proposed legislation which might have implications on public housing development.

Review of Public Housing Production for the Long Term Housing Strategy - Quarterly Progress Report (Position as at 31 December 1995) (Paper No. DC 7/96)

27. Members noted the changes in the Public Housing Development Programme, progress towards the achievement of Long Term Housing Strategy production targets and the land supply situation. Concern had been expressed on the high demand for labour arising from the bunching of public housing production by the end of the century.

(4) HOME OWNERSHIP COMMITTEE

Promotion of Home Ownership Scheme among tenants affected by Comprehensive Redevelopment Programme (Papers No : HOC 57/95 and HOC 5/96)

28. Members supported the promotion of home ownership among public rental housing households affected by the Comprehensive Redevelopment Programme and discussed various options to achieve this. A report consolidating Members' views would be submitted to the Authority as part of the HOS review.

Relaxation of Resale Restrictions on the Home Ownership Scheme/Private Sector Participation Scheme Flats (Paper No. HOC 58/95)

29. Members agreed to relax the resale restrictions on the HOS and PSPS flats by counting the alienation period from the date of first assignment from the Authority and by curtailing the initial period of restriction period to three years from the date of first assignment from the Authority.

An Approach to Increase Affordability of Home Ownership Scheme and Private Sector Participation Scheme Flats to Lower Income Households (Paper No. HOC 59/95)

30. Members supported the fixed-sum discount proposal for determining the prices of HOS/PSPS flats.

Assurance of Quality in Home Ownership Scheme Flats (Paper No. HOC 4/96)

31. Members noted the current practice and proposed improvement measures for ensuring the quality in terms of design, workmanship and timely completion of HOS flats.

Public Consultation Document on Safeguarding Rational Allocation of Public Housing Resources (Paper No. HOC 7/96)

32. Members generally supported the proposals of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants (CPPO) and offered comments. Their views would be taken into account by the CPPO.

Annual Review of Management Fees for Home Ownership Scheme Estates (Paper No. HOC 6/96)

33. Members approved -

(a) The Professional Management Cost of \$79.40 per flat per month for 1996/97 for 33 Housing Department - managed estates;

(b) the Supervision Cost of \$29.40 per flat per month for 1996/97 for 56 agent-managed estates; and

(c) the new management fee levels for 1996/97 for 89 estates

Application and Progress of Sale of Flats under Phase 17B of the Home Ownership Scheme (Paper No. HOC 8/96)

34. Members noted the positive response to the sale of flats and Phase 17B of the HOS.

Review of Management of Home Ownership Scheme Estates (Paper No. HOC 16/96)

35. Members noted the findings of a recent in-house review on the management of HOS and PSPS estates. Members also supported the proposal to encourage owners of HOS flats to form Owners Corporations and then take up the management responsibilities as soon as possible.

Fitting Out and Timely Production of Home Ownership Scheme Flats (Paper No. HOC 15/96)

36. Members noted a report on HOS flats, including the fitting out requirements, possible measures to discourage extensive refitting and measures to enhance timely production.

Sale of Flats to Sitting Tenants Scheme (Paper Nos. HA 11/96; HOC 17/96)

37. Members noted the Legislative Council's Motion Debate concerning the sale of flats to sitting tenants of public rental housing on 7 February 1996.

#### (5) COMMERCIAL PROPERTIES COMMITTEE

Review of License Fees for Telepoint Equipment Sites (Paper No. CPC 73/95)

38. Members agreed that the fees for telepoint sites should remain unchanged for the year commencing 1 April 1996.

Ex-gratia Allowance for Commercial Tenants Affected by the Comprehensive Redevelopment Programme (Paper No. CPC 74/95)

39. Members approved that -

(a) the existing basic rates of ex-gratia allowance for graded shop tenants be increased by 16.9%;

(b) the ex-gratia allowance payable to commercial tenants paying market rents continues to be the equivalent of 15 times the rent stated in the tenancy agreement at the date of formal announcement or at the date of displacement if earlier;

(c) the lump sum payment in lieu of restricted tender be increased to \$85,000;

(d) the opportunity to acquire alternative commercial premises through restricted tender exercise be maintained and a three month rent- free period granted for premises so acquired;

(e) the revised rates of allowance and lump sum payment to be applicable to all tenants affected by the 16 on-going redevelopment operations with target evacuation dates falling on or after 7 December 1995; and

(f) commercial tenants holding multiple tenancies should be entitled to a restricted tender right or lump sum payment in lieu for each tenancy they hold.

#### (6) ESTABLISHMENT AND FINANCE COMMITTEE

Housing Authority's Revised Operating Account, Capital and Cash Budgets (1995/96), Proposed Budgets (1996/97) and Five Year Financial Forecasts 1995/96 to 1999/2000 (Paper No. EFC 119/95)

40. Members endorsed the 1995/96 revised budgets, 1996/97 proposed budgets and five-year financial forecasts from 1995/96 to 1999/2000.

Report on Staff Discipline Cases (Paper No. EFC 126/95)

41. Members noted the outcome of the investigation into cases of unauthorized absence and fraudulent claims of overtime allowance.

#### (7) COMPLAINTS COMMITTEE

Cases heard (Papers No. CC 37/95, CC 38/95 and CC 39/95)

42. At the meeting on 8 January 1996, a panel of the Complaints Committee heard the following cases -

(a) a complaint from Madam CHAN Shing-ming against the cancellation of application No. G0801331-4; (The panel decided that the application should remain cancelled.)

(b) a complaint from Madam MAK Sau-fong against the cancellation of application No. G0812070-6; and (The panel decided that the application should remain cancelled.)

(c) a complaint from Madam CHAU Lai-man against the cancellation of application No. G0659817-X. (The panel decided that the application should remain cancelled.)

#### (8) VISITS

43. During the period, the following visits were arranged for Housing Authority and Committee Members -

(a) a visit for the Commercial Properties Committee on 7 December 1995 to Yiu On and Heng On Estates to see the recent commercial property initiatives in improvement, contract management, single-operator market and privatized carpark management; and

(b) a visit for the Home Ownership Committee on 27 February 1996 to Ma On Shan Area 90 Phase 2 for a demonstration of the Performance Assessment Scoring System and an inspection of the quality standard of the Harmony blocks of Home Ownership Scheme.

#### (9) MEETINGS WITH CONCERN GROUPS

44. During the period, the Chairman and Members of the Management and Operations Committee had meetings with seven concern groups to discuss various housing issues.

#### (10) LIAISON WITH DISTRICT BOARDS

45. During the period under review, housing issues were discussed by all District Boards except the Yau Tsim Mong District Board. The progress and arrangements of redevelopment/clearance/rehousing remained the subject attracting most attention. There was also much discussion on the consultation document "Safeguarding Rational Allocation of Public Housing Resources". Other issues of concern included market/hawkers in estates, public housing development including those of infill sites, management of Home Ownership Court/Private Sector Participation Scheme developments, fire safety and storage of liquefied petroleum gas, and carpark management and fees. Usual subjects such as facilities and general management of estates, and repairs and maintenance were also on the agendas.

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

#### INFORMATION

47. This paper is issued for Members' information.

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Date : 10 April 1996

Annex

HOUSING MATTERS DISCUSSED AT DISTRICT BOARDS AND THEIR  
COMMITTEES