

Doc Type	HA
Paper No	52/96
Title	Secretary's Report - Committee Work (March 1996 - May 1996)
CONTENTS	<p>HA 52/96</p> <p>THE HONG KONG HOUSING AUTHORITY</p> <p>Memorandum for the Housing Authority</p> <p>Secretary's Report - Committee Work (March 1996 - May 1996)</p> <p>PURPOSE</p> <p>This paper summarises the work of the Housing Authority's Committees for the period from 1 March 1996 to 31 May 1996.</p> <p>(1) BUILDING COMMITTEE</p> <p>Housing Authority Contracts Approved</p> <p>2. During the period, 46 contracts were approved. Contracts awarded during this period totalled \$3,826.8M.</p> <p>Client Briefs, Control Plans, Project Estimates, Scheme Designs and Project Budgets (Papers No. BC 42/96, BC 43/96, BC 44/96, BC 45/96, BC 46/96, BC 47/96, BC 62/96, BC 79/96)</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) Tin Shui Wai Area 3, Phases 1, 2, 3 and 4</p> <p>(b) Development of Tin Shui Wai Area 30, Phases 1 and 2</p> <p>(c) Development of Tin Shui Wai Area 31, Phases 1, 2 and 3</p> <p>(d) Redevelopment of Kwai Shing East Estate, Phase 6</p> <p>(e) Development of Small Household Block at Tsui Wan Estate, Chai Wan</p> <p>(f) Model Ancillary Facilities Block</p> <p>(g) Tin Shui Wai Area 3, Phase 5</p> <p>(h) Home Ownership Scheme (HOS) Development at Infill Site at Wang Tau Hom Estate Phase 13</p> <p>Monthly Progress Report - March 1996 to May 1996 (Papers No. BC 50/96, BC 64/96, BC 82/96)</p> <p>4. As at the end of April 1996, a total of 92,459 rental and Home Ownership Scheme (HOS) flats were under construction, and a total of 1,435 rental and HOS flats between April and May 1996.</p> <p>Others</p> <p>Design Improvement Procedures for Existing Standard Blocks (Paper No. BC 48/96)</p> <p>5. Members noted the procedures now in force for ensuring the adequacy and consistency of design improvements to existing standard blocks.</p> <p>Public Consultation on the Concord Block Mock-up Flats at Homantin South and Amendments to the Concord Block Client Brief and Detailed Design (Paper No. BC 63/96)</p> <p>6. Members noted the results of the public consultation exercise and the implications on the design of the Concord Blocks. Members endorsed the proposal to consider a pilot scheme in the future on offering choice of decoration to purchasers. Members also endorsed amendments to the client brief, detailed design and the cost adjustments.</p> <p>Structural Appraisal and Strengthening of Housing Blocks (Paper No. BC 80/96)</p> <p>7. Members noted the results of the recent structural appraisals and the proposed programme of structural strengthening in the paper. Members also noted the Department's proposal to complete the remaining structural appraisal task primarily using in-house staff resources. Members approved the extension of the commission of the West Regional Maintenance Consultancy, Messrs Harris & Sutherland (Far East) Ltd to assist in the strengthening.</p>

June 1996 Cost Yardsticks
(Paper No. BC 81/96)

8. Members approved the cost yardsticks at June 1996 tender price levels as set out in the paper. Members also approved that an allowance at the rate of 7.5% per annum continued to be made for tender price inflation to these yardsticks when preparing project and annual budgets and forecasts during the financial year 1996/97.

(2) MANAGEMENT AND OPERATIONS COMMITTEE

Rental Housing Allocations for 1996/97
(Paper No. MOC 33/96)

9. Subject to the Home Ownership Committee's approval to an increase of quota in the Home Purchase Loan Scheme (HPLS) and from 67% to 80% in the Home Ownership Scheme (HOS) green form quota, Members approved the rental housing allocations for 1996/97 as follows -

No. of Flats for Rehousing Category in 1996/97	Allocation	Percentage
Clearance		
(a) THA Clearance	7,700	20.0
(b) Squatter/Cottage Area Clearance	2,900	7.5
(c) THA Trawling	800	2.0
Redevelopment		
(a) Comprehensive Redevelopment	11,900	30.7
(b) Major Repairs	100	0.3
• Waiting List	9,000	23.3
• Compassionate	2,000	5.2
• Transfer	3,000	7.7
• Emergency	300	0.8
Civil Servants		
(a) Junior Civil Servants & Pensioners	750	2.0
(b) Redemption of Letters of Assurance by Estate	200	0.5
Assistants		
Total	38,650	100.0

10. Members also approved a quota for junior civil servants and pensioners at 1,950 (1,000 rental quota, 500 HOS quota and 450 HPLS quota) for 1997/98.

Allocation and Sales Arrangements for Public Housing in Tung Chung Area 10
(Paper No. HOC 45/96; MOC 34/96)

11. Members approved the letting arrangements for rental flats in Tung Chung Area 10 as follows -

- to set aside a small number of flats for people affected by clearance operations who might be interested to move to Tung Chung;
- to invite sitting tenants to apply for transfer to Tung Chung. Priority for allocation would be based on living density, family size and length of residence in estate; and
- to launch a separate registration exercise to invite applications from the following prospective applicants -

Category 1 - airport employees who fulfilled all eligibility criteria.

Category 2 - applicants already on the Waiting List (WL) who were not airport employees.

Category 3 - new applicants who were neither airport employees nor existing WL applicants.

Priority in flat allocation would be given to airport employees, including both Category 1 applicants and sitting tenants, followed by existing WL applicants. Any remaining flats would be allocated to new applicants in Category 3. These lists would be dissolved upon completion of allocation of rental flats in Tung Chung Area 10.

Review on Pilot Scheme for Advance Allocation of Flats for Tenants Affected by the Comprehensive Redevelopment Programme
(Paper No. MOC 30/96)

12. Members noted the evaluation of the pilot scheme tried out in Chai Wan Redevelopment, Phase 2 on Advance Allocation of Flats for tenants affected by the Comprehensive Redevelopment Programme and endorsed the extension of the scheme to other rehousing operations to be announced in future, including clearances of interim housing and squatter areas.

Clearance of Cottage Areas
(Paper No. MOC 35/96)

13. Members noted that Housing Branch would consider the clearance policy of cottage areas in its review of the Long Term Housing Strategy.

(3) DEVELOPMENT COMMITTEE

Review of Public Housing Production for the Long Term Housing Strategy - Quarterly Progress Report (Position as at 31 March 1996)
(Paper No. DC 11/96)

14. 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.

Five Year Redevelopment Programme (1996/97 - 2000/2001)
(Paper No. DC 12/96)

15. Members agreed to the annual review of the rolling Five Year Redevelopment Programme (1996/97 to 2000/2001) for public announcement.

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

Review of Waiting List Income Limits
(Paper No. HOC 22/96; MOC 17/96)

16. Members approved the following Waiting List Income Limits which took effect from 1 April 1996 -

Household Size (No. of person)	Approved Income Limits (\$ per month)
1	6,000
2	9,900
3	12,000
4	14,700
5	15,900
6	18,100
7	19,800
8	22,400
9	24,000
10+	25,800

Home Ownership Scheme Income Limit
(Paper No HOC 23/96; MOC 18/96)

17. Members endorsed the proposal to set the income limit for the HOS, Private Sector Participation Scheme (PSPS) and the Home Purchase Loan Scheme at \$26,000 per month with effect from 1 April 1996.

(5) HOME OWNERSHIP COMMITTEE

Prices of Flats in Phase 18A of the Home Ownership Scheme
(Paper No. HOC 25/96)

18. Members endorsed the average prices for Phase 18A on the basis of a 45% discount to market values as follows -

Project	\$/m ² Saleable Area	\$/ft ² Gross Floor Area
HOS		
Hang Tsui Court, Chai Wan	25,900	1,950
Fung Lai Court, Diamond Hill	25,900	1,935
Tung Lam Court, Shaukiwan	23,400	1,615
Choi Fung Court, Ngau Chi Wan	22,800	1,525
PSPS		
Harmony Garden, Stage II, Siu Sai Wan	25,300	2,005

Sale of Flats under Phase 17B of the Home Ownership Scheme
(Papers No. HOC 26/96 and HOC 41/96)

19. Members noted the progress of sale of flats under Phase 17B of the Home Ownership Scheme.

20. For the flats in the transfer block of Hin Ming Court, Members agreed that any flats not taken up by Green Form applicants in Phase 18A should be offered to White Form applicants. The transfer block flats in Tung Lam Court should be offered for sale to both Green and White Form applicants simultaneously, with absolute priority for sale to Green Form applicants.

A Draft Report on the Review of the Home Ownership Scheme
(Paper No. HOC 32/96)

21. Members agreed on the draft report on the Review of the Home Ownership Scheme, which was submitted to the Housing Authority on 25 April 1996 for endorsement.

(6) COMMERCIAL PROPERTIES COMMITTEE

Progress Report on the Work of the Letting Panel - January-December 1996
(Paper No. CPC 7/96)

22. Members noted the progress report on the work of the Letting Panel covering the period from January to December 1995.

A Review of the Privatization of Carpark Management
(Paper No. CPC 9/96)

23. Members noted the results of the privatization of carpark management.

Shopping Centres Scheduled for Completion in 1996/97
(Paper No. CPC 10/96)

24. Members noted the details of the following shopping centres scheduled for completion in 1996/97 -

Name Scheduled Completion Date

- (a) Chung On Shopping Centre, Ma On Shan 5/96
- (b) Hiu Lai Court Shopping Centre, Sau 8/96 Mau Ping
- (c) Tsz On Shopping Centre, Tsz Wan Shan 1/97
- (d) Ping Tin Shopping Centre, Lam Tin Estate 1/97 Redevelopment

Name Scheduled Completion Date

- (e) Tin Tsz Shopping Centre, Tin Shui Wai 2/97
- (f) Un Chau Street Estate Redevelopment, 3/97 Phase I, Shamshuipo

Review of Arrangements for Tenants Affected by the Clearance of Yuen Long Factory Estate
(Paper No. CPC 11/96)

25. Members approved the recommendations to -

- (a) increase the ex gratia allowance for Group A, B and C tenants by 16.9%, in line with the recent revision in rates of allowance for Graded Shops;
- (b) grant tenants three months rent-free in factory units offered for reprovisioning; or
- (c) a lump-sum in lieu of reprovisioning of \$9,000 per unit occupied.

Promotion Programmes for Shopping Centres in 1996/96 and 1996/97
(Paper No. CPC 29/96)

26. Members noted the promotional activities for Housing Authority shopping centres conducted in the year 1995/96 and those planned for 1996/97.

Agency Management of Shopping Centres
(Paper No. CPC 30/96)

27. Members noted the results of the trial scheme of agency management in Yiu On and Fu Heng Shopping Centres. Members also agreed to extend the scheme.

(7) ESTABLISHMENT AND FINANCE COMMITTEE

Mortgage Corporation Proposal
(Paper No. EFC 42/96)

28. Members were briefed on the proposal by the Hong Kong Monetary Authority to establish a Mortgage Corporation in Hong Kong. Members noted the possible impact that the Mortgage Corporation might bring on the Housing Authority.

Management Consultancy on the Development of Customer Focused Service Culture and Corporate Image
(Paper No. EFC 44/96)

29. Members were informed of the progress and final recommendations of the consultancy on the ways of developing a customer-oriented service culture and corporate image in the Housing Department.

Risk Management
(Paper No. EFC 45/96)

30. Members were informed of the progress of the Housing Department's Risk Management Initiatives and the findings of a Risk Management Consultancy Study.

Establishment and Strength of the Housing Department and Management Initiatives Year-end Report for 1995/96
(Paper No. EFC 46/96)

31. Members were informed of the establishment and strength of the Housing Department in 1995/96 and the management initiatives for the year ahead.

Batch Payment System for Term Maintenance Contract
(Paper No. EFC 47/96)

32. Members approved that the implementation of the Batch Payment System to HD 174 Works Orders should be discontinued.

Audit Review on Squatter Control Operations
(Paper No. HA 28/96; EFC 33/96)

33. Members noted the findings of a recent review by the Director of Audit on squatter control operations, the Housing Department's response and follow-up action to be taken.

(8) SPECIAL COMMITTEE ON CLEARANCE OF KOWLOON WALLED CITY

Disbandment of the Special Committee on Clearance of Kowloon Walled City
(Paper No. KWC 3/96)

34. Members agreed that a paper should be presented at the next meeting setting out the arrangements on how the residual cases would be handled if the Special Committee was disbanded.

(9) COMPLAINTS COMMITTEE

Cases heard
(Papers No. CC 13/96 and CC 14/96)

35. At the meeting on 16 and 27 April 1996, the panels of the Complaints Committee heard the following cases -

(a) a complaint from Mr WAN Kwok-sum against the rejection of his request for provision of additional facilities for the handicapped at May Shing Court, Shatin; (The panel decided that the request should not be acceded to.) and

(b) a complaint from Mr FUNG Kwok-kay against the cancellation of application no. G0786652-6. (The panel decided that the application should remain cancelled.)

(10) VISITS

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

(a) a visit for the Complaints Committee on 14 March 1996 to the Applications Section to see the procedures of flat allocation to Waiting List applicants;

(b) a visit for the Building Committee on 21 March 1996 to Fanling Area 47B Phase 1 to see a demonstration of the operation of the Centralsug Refuse Collection System and typical flats and public corridors using uPVC windows;

(c) a visit for the Housing Authority on 28 March 1996 to Sau Mau Ping Redevelopment Phase 4 to see a demonstration of the Performance Assessment Scoring System; and

(d) a visit for the Complaints Committee on 16 April 1996 to May Shing Court, Shatin to see if the design of the accesses and common areas were adequate for the use of the physically handicapped. (The visit was conducted to facilitate the consideration of the complaint in paragraph 35(a) above.)

(11) MEETINGS WITH CONCERN GROUPS

37. During the period, Members of the Management and Operations Committee held 6 meetings with concern groups and political parties to discuss various housing-related issues.

(12) LIAISON WITH DISTRICT BOARDS

38. During the period under review, the progress and arrangements of redevelopment/clearance/rehousing remained the subject attracting most attention. Other issues of great concern included repairs and maintenance, security provision, development of temporary housing accommodations and interim housing, market/hawkers in estates, tenants' participation, Estate Management Advisory Committee Scheme, carpark management and agency management. Usual subjects such as facilities and general management of estates were also on the agendas.

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

INFORMATION

40. This paper is issued for Members' information.

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File No. : HA/COM/2/4 V

Date : 29 July 1996

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