

立法會

Legislative Council

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Report of the Panel on Housing for submission to the Legislative Council

Purpose

This paper gives an account of the work of the Panel on Housing (“the Panel”) during the 2023 Legislative Council session. It will be tabled at the meeting of the Council on 6 December 2023 in accordance with Rule 77(14) of the Rules of Procedure of the Council.

The Panel

2. The Panel was formed by a resolution passed by the Council on 8 July 1998 and as amended on 20 December 2000, 9 October 2002, 11 July 2007, 2 July 2008 and 26 October 2022 for the purpose of monitoring and examining Government policies and issues of public concern relating to private and public housing matters. The terms of reference of the Panel are in **Appendix 1**.

3. The Panel comprises 20 members, with Ir Dr Hon LO Wai-kwok and Hon LEUNG Man-kwong elected as Chairman and Deputy Chairman respectively. The membership list of the Panel is in **Appendix 2**.

Major work

Housing-related initiatives in the 2023 Policy Address

4. The Panel received a briefing by the Secretary for Housing on the ongoing housing-related initiatives in the 2023 Policy Address at its meeting on 6 November 2023.

Task Force on Tackling the Issue of Subdivided Units

5. Members expressed concern about resettlement of the tenants of subdivided units (“SDUs”) and enquired about the reason that it was not included as one of the four directions set out in the discussion paper¹ for which recommendations were to be put up by the Task Force on Tackling the Issue of Subdivided Units (“the Task Force”). They urged the Administration to include resettlement arrangements for such tenants in the Task Force’s scope of study and the aforementioned directions. Members considered that the performance of the Task Force hinged on the supply of public housing and enquired about measures to monitor the pace of implementation of public housing development projects so that the supply target in the second five-year period (i.e. 2029-2030 to 2033-2034) could be met.

6. The Administration advised that it would take the Task Force about 10 months to put up recommendations along the above-mentioned four directions and explained that it was necessary for the Administration to prioritize the initiatives to be implemented in tackling the issue of SDUs. The Government had identified sufficient land for providing about 410 000 public housing units to meet the supply target in the coming 10-year period (i.e. 2024-2025 to 2033-2034), the majority of which would be delivered in the second five-year period. The short-term supply gap of public housing would be filled by Transitional Housing and Light Public Housing (“LPH”) projects. The anticipated increase in the supply of public housing would provide a timely opportunity to tackle the issue of SDUs.

Mortgage default guarantee of Subsidised Sale Flats

7. Members enquired about the rationale for extending the maximum mortgage default guarantee period of the second-hand Home Ownership Scheme (“HOS”) flats from the existing 30 years to 50 years but not longer. Members anticipated that more quotas under the White Form Secondary Market Scheme (“WSM”) would be taken up following the extension and urged the Administration to liaise with banks and financial institutions to make necessary arrangements.

¹ See paragraph 27 in Housing-related Initiatives in the Chief Executive’s 2023 Policy Address (LC Paper No. [CB\(1\)962/2023\(03\)](#))

8. The Administration advised that with the extension, the residual mortgage default guarantee period of 10 years or more would increase substantially from about 15% to about 98% of all HOS flats. Since the introduction of the existing 30-year mortgage default guarantee period, the Housing Authority (“HA”) had paid out about \$990 million arising from default payments by HOS owners, of which about \$970 million was incurred during times of financial turmoil between 1997 and 2010. On this basis, HA considered that further extending the mortgage default guarantee period would impose higher financial risk on HA. The Administration would monitor the market in second-hand HOS flats and adjust the number of WSM quotas in future.

Application of innovation and technology in public housing development and construction

9. The Panel discussed HA’s application of innovation and technology in the development and construction of public housing at its meeting on 3 October 2023.

Modular Integrated Construction method

10. Members noted that HA had earmarked resources in the 2023-2024 Estimates to study various institution set-up and supporting measures for technology adoption for the local construction industry and among the three studies to be conducted under the initiative, one was related to measures to strengthen the supply chain of Modular Integrated Construction (“MiC”) modules. Members enquired about the relevant details, the cost-effectiveness and productivity enhancement of adopting MiC method in public housing construction, and measures to compress the production cost of MiC modules.

11. The Administration advised that a cross-departmental steering committee, of which HA was a member, was established and headed by the Development Bureau in early 2023 for coordinating the development of high productivity construction methods, including formulating measures to strengthen MiC supply chain. Members of the steering committee would exchange experience and study findings. At present, the cost of MiC method was higher than that of conventional construction method, i.e. using precast components together with in-situ method, in public housing construction. It was expected the increasing volume of MiC production might drive down the production cost in the future.

Housing Authority Project Information Management and Analytics Platform

12. Members enquired about the timeframe for fully implementing the Housing Authority Project Information Management and Analytics Platform (“HA-PIMAP”) in HA’s works projects; the availability of a network interface between the data platforms operated by HA, the Development Bureau and the Office of the Government Chief Information Officer, etc.; and the joint effort by HA and other stakeholders to conduct research and development projects concerning application of innovation and technology in construction.

13. The Administration advised that since 2022, HA had been requiring contractors to provide a managerial dashboard to make use of data captured from various sources to facilitate works implementation and enhance site safety management performance. HA would apply HA-PIMAP in future public housing development projects throughout planning, design, construction, and handover stages of the development process. Given the specificity of HA’s works projects, HA might conduct research and development projects at its own cost or by partnering with tertiary education institutes which might be eligible for funding support under the Public Sector Trial Scheme. Contractors might introduce innovation and technology conducive to effective implementation of HA’s works at their own initiatives and various funds were available for application to enhance the innovative and technological aspect of their workflow.

Housing schemes and related services and 5-Year Housing Production Forecast of Hong Kong Housing Society

14. The Panel received a briefing on the housing schemes and related services, and 5-Year Housing Production Forecast by the Hong Kong Housing Society (“HKHS”) at its meeting on 5 June 2023.

Estate redevelopment

15. Members enquired about the work of HKHS in exploring with the Administration on the use of land in newly-developed areas for redeveloping rental estates and building decanting estates under the principle of in-situ rehousing; expediting estate redevelopment; and enhancing the maintenance and repair work of facilities in aged estates such as Chun Seen Mei Chuen and Lok Man Sun Chuen during the redevelopment stage.

16. HKHS advised that it would continue to explore with the Administration on land supply for redeveloping rental estates. Redeveloping rental estates would depend on the availability of decanting sites. If no land was immediately available for estate redevelopment, HKHS would also consider in-situ redevelopment in accordance with the in-situ rehousing principle, such as the case of Ming Wah Dai Ha, albeit with prolonged rehousing time. Policy support from the Government was crucial in expediting redevelopment work, including provision of land for Dedicated Rehousing Estate. The priority would be to complete the estimated 17 000 housing units in the next five years and HKHS was exploring relevant funding options with banks in this regard. HKHS would upgrade and maintain the facilities of aged estates during redevelopment and maintained liaison with residents and stakeholders.

Subsidized sale flats projects

17. Noting that HKHS had provided over 2 000 “practical but not extravagant” subsidized sale flats (“SSFs”) under four completed projects, members enquired about the differences between the units provided under HOS of HKHS and HA and the status of sale of HOS flats provided by HKHS.

18. HKHS advised that under the “practical but not extravagant” principle, it had designed and completed the SSFs of the four projects in accordance with the housing needs and family plans of the applicants. The flat sizes were mainly divided into three types, namely, one-room flats from about 300 to 340 square feet (“sq ft”), two-rooms flats from about 380 to 510 sq ft and three-rooms flats from about 610 to 670 sq ft. Survey results conducted by HKHS revealed that a majority of applicants and owners were interested in purchasing two-rooms flats. Accordingly, 80% of SSFs were two-room flats with 10% each were one-room and three-room flats. In future, HKHS would develop SSFs units with different sizes to cater for the housing needs of the citizens.

Policy framework for the Private Subsidised Sale Flat – Pilot Scheme

19. The Panel discussed the policy framework for the Private Subsidised Sale Flat (“Private SSF”) – Pilot Scheme (“the Pilot Scheme”) at its meeting on 3 July 2023.

Pricing and mortgage arrangement

20. Members noted that as distinct from HA's HOS, which determined the price of HOS units with reference to the applicant's ability to afford, the units provided under the Pilot Scheme would be sold at a fixed discount rate at 35% of the market price. Members enquired about the rationale behind the pricing mechanism, the reason for adopting the prescribed discount rate of 35%, and the prospect of and the criteria for adjusting it in future.

21. The Administration advised that the discount rate for Private SSF at 35% had taken into account the discount rates adopted in HOS sale exercises in recent years, which ranged from 30% to 49%, with an average discount rate of 38% since the resumption of HOS sale in 2014. While the pricing mechanism of Private SSF differed from that of HOS, the discount rate of Private SSF was broadly comparable to the 38% discount rate announced for the most recent HOS sale exercise in 2023. The discrepancy of 3% in discount rate might provide room for the private developers participating in the Pilot Scheme to put more resources into the design of the units and provide diverse housing products for prospective buyers. The Administration further explained that stipulating a fixed discount rate upfront, as well as the rate of land premium in the private land approach, could provide private developers with the required degree of certainty in taking forward the development.

Land premium

22. Members noted that for the "private land approach" under the Pilot Scheme, private developers were required to pay full market value ("FMV") for the non-domestic portion of the site they sought rezoning for developing Private SSF projects. They expressed concern that the requirement might drive up the cost of living for residents of the Private SSF developments since the developers would be inclined to provide facilities generating higher rental revenue instead of those providing daily necessities such as wet markets, etc.

23. The Administration advised that the financial viability of Private SSF projects was important in developers' decision to participate in the Pilot Scheme. On this basis, it was necessary to include commercial portion for the Private SSF projects. By requiring the payment of land premium at FMV for the commercial portion, the developers would have the flexibility to provide income-generating facilities in the development.

Review of income and asset limits for public rental housing for 2023-2024

24. Under the existing policy, eligibility of public rental housing (“PRH”) applicants is determined by way of income and asset limits which are reviewed annually. The Panel examined the results of the Administration’s review of income and asset limits for PRH for 2023-2024 at its meeting on 6 March 2023.

Mechanism for determining and adjusting the income limits for public rental housing

25. Members considered that the income limits as calculated according to the existing review mechanism were too low and could not realistically reflect the household expenditure of the PRH applicants. Taking the example of a two-person household where both were working and earning statutory minimum wage (“SMW”), their monthly income would already exceed the PRH income limit for two-person households. In order to meet the PRH income limit criterion, some PRH applicants might choose to give up the opportunities of getting jobs, higher income or promotion. Members suggested that HA review the mechanism for adjusting the PRH income limits.

26. The Administration advised that HA had reviewed the mechanism for adjusting the PRH income limits and decided in February 2013 to introduce the change in nominal wage index (which covered occupational groups at non-managerial/professional levels, e.g. technical, clerical, service workers and craftsmen) as one of the factors of consideration. Therefore, since 2013-2014, the non-housing costs had been determined with reference to the latest Housing Expenditure Survey results conducted by the Census and Statistics Department, and were adjusted according to the latest movement in the Consumer Price Index (CPI)(A) (excluding housing costs), or the change in the nominal wage index, whichever was higher.

Impact of statutory minimum wage on PRH income limits

27. Members enquired whether and how the Administration had given consideration to the impact of the impending upward adjustment to SMW in May 2023 in its current review of income limits for 2023-2024.

28. The Administration advised that under the prevailing mechanism, any change in SMW was reflected in the nominal wage index adopted for adjusting the non-housing costs. The impact of the latest SMW adjustment taking effect on 1 May 2023 would be reflected in the change in the nominal wage index from the second quarter of 2023. When the Administration

reviewed the PRH income limits for 2024-2025 in 2024, it would also consider the change in the latest nominal wage index at that time. The Administration emphasized that the household expenditure was calculated on a household basis rather than on an individual basis, and was not multiplied based on the number of household members. Therefore, the PRH income limits should not be directly compared with SMW, which was set on an individual basis.

Progress of the Total Maintenance Scheme and Drainage Enhancement Programme

29. The Panel discussed the implementation progress of the Total Maintenance Scheme (“TMS”) and Drainage Enhancement Programme at the meeting on 3 October 2023.

Cost-effectiveness

30. Members considered that redeveloping aged PRH estates might be more cost-effective than repairing and maintaining them frequently under TMS. Members enquired about the types, quantity and cost/expenditure of facilities being repaired under TMS since its implementation in 2006 and their distribution in old and new PRH estates.

31. The Administration advised that the criteria for considering redevelopment of aged estates was according to HA’s policies and the four basic principles, namely, structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped and built-back potential upon redevelopment, having regard to the actual circumstances. The average cost/expenditure for providing repair services under TMS for each PRH unit was about \$2,000. Since its launch in 2006, the TMS had been well received by tenants. Through timely repairs and continuous promotion and education, HA had successfully raised tenants’ awareness of maintenance, and maintained the overall quality of public housing units and facilities. The overall rate of issuing works orders under the third phase had decreased to about 40% when compared to about 70% under the first phase.

Tenancy control actions

32. Members enquired about the number of enforcement actions taken or follow-up actions to be taken against tenants who repeatedly and intentionally failed to cooperate and/or refuse to conduct in-flat inspections under TMS. They also enquired about the policy and progress of taking

enforcement actions under the Marking Scheme for Estate Management Enforcement (“the Marking Scheme”), and further follow-up actions for inaccessible tenants.

33. The Administration advised that HA would send letters to inaccessible tenants after multiple visits or telephone appointments, reminding them of their responsibility to allow HA’s personnel to conduct in-flat inspection under TMS. For tenants who repeatedly and intentionally failed to cooperate and/or refused to allow HA staff to conduct in-flat inspection, HA would consider taking follow-up actions in accordance with the Marking Scheme or relevant clauses under the tenancy agreement. As one of the objectives of TMS was to educate PRH tenants about building maintenance knowledge and enhance their participation through promotion, enforcement actions would only be considered when the tenants persistently failed or refused to co-operate. As a result, only a few enforcement actions were taken against non-compliant tenants and further enforcement actions in accordance with the Marking Scheme might be considered in late 2023 and early 2024. On average, about 90% of tenants could be contacted for TMS recently and if tenants remained inaccessible for a long time, the Administration would take follow-up actions on possible abuse of PRH resources.

Measures to facilitate inter-generation harmony and the mobility needs of elderly residents

34. The Panel discussed the measures taken by HA to facilitate inter-generation harmony and the mobility needs of elderly residents at the meeting on 3 April 2023.

Public housing measures to facilitate the Government’s Ageing in Place policy

35. Members opined that more proactive outreaching services by HA might help raising the awareness among eligible elderly households of schemes such as the Full Rent Exemption Scheme for Elderly Households launched in December 2020, so that they would be incentivized to surrender their current PRH unit (which was bigger) and move to another PRH unit of suitable size to take the rent-free option. They enquired about the availability of provision of warden services at the hostel-type Housing for Senior Citizens of Type 1 Design (“HS1”) given its low occupancy rate, and the respective proportions of elderly households of different age groups in HS1. Members pointed out that residents of HS1 might be eligible for the Full Rent Exemption Scheme for Elderly Households, and enquired about HA’s publicity work in this regard.

36. The Administration advised that Under-occupation households and households residing in non-self-contained HS1 units or Converted One-person units whose family members all aged 70 or above were eligible for the Full Rent Exemption Scheme for Elderly Households. HA had dedicated staff for contacting eligible elderly households and explaining the Scheme to them. As of March 2023, two households living in non-self-contained units had moved to other PRH units of suitable size under the Scheme and some households were considering the units allocated to them. After terminating warden services in some HS1 blocks, HA liaised with the service contractor to determine the alternative service(s) to be provided by the contractor/warden.

Recreational facilities

37. Members noted that some recreational facilities at individual PRH estates lacked timely repair and maintenance and urged the Administration to step up its work in this regard. They enquired about the feasibility of increasing the provision of indoor elderly fitness facilities/equipment and suggested that under-utilized indoor common areas be retrofitted with elderly fitness facilities/equipment.

38. The Administration advised that a central team had already been established under the Housing Department (“HD”) to follow up the repairs and maintenance issues and to monitor the repair progress of the recreational facilities in individual PRH estates. For the replacement works of playground safety mat in PRH estates, HD had engaged a term maintenance contractor to provide timely replacement of defective safety mat. Also, HA had completed a programme of enhancing elderly recreational facilities in about 100 PRH estates with a higher proportion of elderly residents in 2019, and had provided elderly recreational and fitness facilities/equipment in covered common areas. HA would review the need of elderly recreational facilities continuously.

Marking Scheme for Estate Management Enforcement in Public Housing Estates

39. The Panel received an update on HA’s implementation of the Marking Scheme in Public Housing Estates at its meeting on 5 June 2023.

Resources for taking enforcement actions against misdeeds

40. Members noted that since the implementation of the Marking Scheme, only three PRH units were recovered under the Marking Scheme on average every year. Members expressed concern that the enforcement actions against misdeeds were not taken swiftly or timely, and in some cases, no actions were taken by estate management officers upon complaints by residents. They enquired about the measures to enhance the effectiveness of the enforcement actions by HA.

41. The Administration advised that in some cases, the households against whom misdeeds were reported ceased the subject acts after receiving advice from the management staff of PRH estates and hence, no points were allotted. At present, HD deployed Special Operation Teams and Central Task Force (“CTF”) to enforce the Marking Scheme. Members of CTF teams were empowered to issue fixed penalty notices for offences including smoking or carrying a lighted cigarette in statutory no-smoking areas in estate common area, spitting and littering in public areas. Upon the implementation of the enhanced measures of the Marking Scheme, the number of CTF teams would be increased from 14 to 21.

Application of the Marking Scheme in mixed tenure estates

42. Members opined that the limited enforceability of the Marking Scheme in Tenants Purchase Scheme (“TPS”) estates had given rise to property management issues. They enquired about the feasibility of HA’s seeking agreement with the Owners’ Corporations (“OCs”) of TPS estates and expanding the scope of misdeeds applicable to TPS estates. They considered that HA should take a more active role in implementing the Marking Scheme at TPS and urged HA and its property management companies at TPS estates to follow up the reports lodged by the OC-appointed property management companies on misdeeds alleged to be committed by PRH tenants and take proper actions.

43. The Administration advised that about 10% to 20% of households at TPS estates were PRH tenants. OCs, which had been formed in all TPS estates, had taken over the management responsibility of the estates and appointed their own property management companies to undertake the relevant management and maintenance works. As a result, HD staff might face difficulties in identifying offenders and collecting evidence (who might or might not be PRH tenants) at the estate common areas. Nevertheless, if PRH tenants in TPS estates breached the Deed of Mutual Covenant and Management Agreement terms, upon referral to HA by OC, HA would follow up and take necessary tenancy control actions according to the

tenancy agreement, say from the issuance of warning to termination of tenancy. Once confirming that such misdeed was committed by PRH tenants, HA would issue warning to the households and take further tenancy action according to tenancy agreement if still not rectified. Being the owner of PRH flats in TPS estates, HA would advise OCs on the day-to-day estate management.

Estate Cleaning Campaign in public rental housing estates

44. The Panel discussed the Estate Cleaning Campaign in HA's PRH estates at its meeting on 6 February 2023.

Effectiveness of anti-rodent measures

45. Members considered it crucial to monitor rodent activities after the anti-rodent operations at PRH estates and enquired about the details of post-operation anti-rodent work, the measures to stem the deterioration of rodent infestation in some PRH estates where rodents had sneaked into the residential units, and the prospect of the Administration setting a Key Performance Indicators ("KPI") on Rodent Infestation Rate for each PRH estate. Some members enquired about the total number of rodents in Hong Kong and the prospect of setting a KPI on the number of rodents caught.

46. The Administration advised that HA/HD had set up suggestion box, QR code and hyperlink at the ground floor lobby of each domestic block to collect information of rodent black spots, so as to speed up the investigation and follow-up actions. Residents of PRH estates might call 1823 or estate management office to report rodent issues at PRH estates. HA had also installed devices, such as rat guards etc., to prevent rats from entering into buildings through pipes. HA set the targets of maintaining at Level One in the Rodent Infestation Survey of the Food and Environmental Hygiene Department (i.e. rodent infestation is not extensive during the survey period), and HD staff arriving at the scene within two hours upon receipt of any report relating to rodent issue in estates and taking follow-up actions appropriately according to the situation.

Adoption of technology in cleaning services

47. Members noted that some cleaning service contractors of PRH estates were still using obsolete tools. They enquired about measures to encourage the service contractors to apply more advanced technology in providing their service and experience sharing with other regions in the Mainland in adopting advanced equipment/technology in combating rodent infestation.

48. The Administration advised that as some estate cleaning service contractors were micro- and small-sized enterprises, some relied on traditional tools in their service provision and many were not proficient in writing proposals on innovative ideas in their tenders despite that HD had such schemes. The Administration would consider adjusting the tender mechanism in future to give more weight to the innovative elements in service provision in the tenders.

Use of non-domestic premises of the Hong Kong Housing Authority

49. The Panel received a briefing on the latest situation of the use of non-domestic premises of HA at its meeting on 2 May 2023.

Redevelopment of factory estates

50. Members noted that only a low proportion (about 4%) of affected tenants of the four HA factory estates² to be demolished for housing development were allotted the repackaged units at HA's two remaining factory estates (Chun Sing Factory Estate and Hoi Tai Factory Estate). Given that the affected tenants and their businesses had contributed much to the success of Hong Kong in early days, members enquired about HA's follow-through and assistance in their cases.

51. The Administration advised that there were around 2 100 affected tenants in the four factory estates under redevelopment. To provide an option for the affected tenants at the four factory estates under redevelopment, HA arranged a restricted tender exercise in September 2021 in which a total of 91 standard units in its two remaining factory estates were repackaged for letting to affected tenants. All the units had been taken up. HA had successfully completed the clearance of all four factory estates in January 2023 and was commencing the demolition process. The Administration had no information about the current locations and business operations of the other affected tenants but understood that some aged tenants decided to retire and some continued their businesses in privately-owned factory estates after surrendering their factory units to HA.

Electric vehicle charging facilities

52. Members enquired about the number of car parking spaces installed with electric vehicle ("EV") charging facilities and whether the percentage of car parking spaces installed with medium chargers could be increased.

² Yip On Factory Estate in Kowloon Bay, Sui Fai Factory Estate in Fo Tan, Wang Cheong Factory Estate in Cheung Sha Wan and Kwai On Factory Estate in Kwai Chung.

53. The Administration advised that the overall occupancy rate of car parking spaces under HA was over 90% and out of the 1 925 car parking spaces equipped with EV chargers, 1 321 were for monthly parking while 604 were for hourly parking. In addition, about 2 430 car parking spaces were equipped with EV charging enabling infrastructure including power supply, cables and conduits. Including those equipped with EV charging enabling infrastructure, about 16% of the total private car parking spaces available were equipped with EV charging facilities. Recently, a total of 140 medium chargers were installed in HA's carparks and out of the 1 321 monthly EV parking spaces available, 170 spaces (about 13%) had been rented out.

Performance of the environmental targets and initiatives of the Hong Kong Housing Authority in 2022-2023

54. The Panel discussed the performance of the environmental targets and initiatives of HA at its meeting on 3 July 2023.

Provision of electric vehicle charging facilities in carparks of public housing developments

55. Members pointed out that less than half of HA's 188 carparks provided electric vehicle chargers at some parking spaces, which comprised a very low proportion of its 33 600 parking spaces. Given the Government's policy to provide an additional 7 000 parking spaces with EV chargers in government premises in the coming three years, members enquired about HA's measures to enhance the provision of parking spaces with EV chargers or charging-enabling facilities at its carparks.

56. The Administration advised that for new public housing development projects, all private car ("PC") parking spaces would be equipped with EV charging-enabling facilities and at least 30% of them would be installed with EV chargers also. For existing carparks, EV charging-enabling facilities and chargers would be provided subject to the capacity of power supply available for individual carparks, technical feasibility and utilization of the charging facilities installed, etc. Subject to technical feasibility and where there was demand, HA would install medium chargers at PC parking spaces.

Installation of grid-connected photovoltaic system

57. Members enquired about the feasibility of excluding the subject structures from the calculation of Gross Floor Area of the development, the

number and percentage of PRH estates installed with photovoltaic (“PV”) systems at present, and the feasibility of HA’s collaborating with the trade to expand the installation of PV systems on the rooftops of existing domestic buildings at its PRH estates.

58. The Administration advised that subject to the sufficiency of space and the effectiveness of the PV systems onsite which would be capable of supplying at least 1.5% of electricity demand for communal areas of that domestic block, HA would install grid-connected PV systems on rooftops of domestic buildings and participate in the feed-in tariff programmes of electricity supply companies in new PRH development. For existing PRH estates, HA would take into account various factors when considering the suitability and effectiveness of installing PV systems, such as whether sunlight to the roof of the PRH block concerned would be overshadowed by nearby structures/buildings, the structural loading capacity of the rooftop and the need to safeguard the integrity of roof waterproofing, etc. HA had been progressively installing flexible solar panels at some 20 domestic blocks in its existing PRH estates by 2024.

Other issues

59. During the session, the Panel was consulted on the following Public Works Programme items:

- (a) public transport interchange and associated road improvement works in Fanling North; and
- (b) site formation and infrastructure works for public housing developments located in Sham Shui Po, Ma On Shan, Tuen Mun and Sheung Shui.

Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants

60. The Subcommittee on Issues Relating to the Improvement of Living Conditions of the Grass-roots Tenants was formed under the Panel to review the implementation of the Government’s policies and measures to improve the living conditions of grass-roots tenants, monitor the works progress of transitional housing projects, and make recommendations on issues relating to the improvement of living conditions of grass-roots tenants. The Subcommittee completed its work in May 2023 and submitted its report to the Panel on 15 June 2023.

Meetings and visit

61. From January 2023 to November 2023, the Panel held a total of 9 meetings. The Panel has scheduled a meeting for 15 December 2023 to discuss the second batch of LPH projects and a Public Works Programme item on site formation and infrastructure works for public housing developments located in Tsuen Wan. The Panel also conducted a visit to “Blissful Place” in Hung Hom invited by HKHS to have a preview the newly completed project under the Senior Citizen Residences Scheme of HKHS.

Council Business Division 1 and Public Complaints Office

Legislative Council Secretariat

29 November 2023

Legislative Council

Panel on Housing

Terms of Reference

1. To monitor and examine Government policies and issues of public concern relating to private and public housing.
2. To provide a forum for the exchange and dissemination of views on the above policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in respect of the above policy areas prior to their formal introduction to the Council or Finance Committee.
4. To monitor and examine, to the extent it considers necessary, the above policy matters referred to it by a member of the Panel or by the House Committee.
5. To make reports to the Council or to the House Committee as required by the Rules of Procedure.

Panel on Housing

Membership list for 2023 session

Chairman Ir Dr Hon LO Wai-kwok, GBS, MH, JP

Deputy Chairman Hon LEUNG Man-kwong, MH

Members Hon Starry LEE Wai-king, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon KWOK Wai-keung, JP
Dr Hon Junius HO Kwan-yiu, BBS, JP
Hon LAU Kwok-fan, MH, JP
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP
Hon Doreen KONG Yuk-foon
Hon Dominic LEE Tsz-king
Ir Hon LEE Chun-keung, JP
Hon Stanley NG Chau-pei, SBS, JP
Hon Andrew LAM Siu-lo, SBS, JP
Dr Hon Wendy HONG Wen
Hon Kenneth LEUNG Yuk-wai, JP
Hon CHAN Hok-fung, MH, JP
Hon YANG Wing-kit
Hon Kenneth FOK Kai-kong, JP

Total: 20 members

Clerk Mr Derek LO

Legal Adviser Ms Vanessa CHENG