

**Memorandum for the Subsidised Housing Committee of
the Hong Kong Housing Authority**

Members' Meeting with Concern Groups

Members are invited to note that the next meeting with concern groups will be held on **Tuesday, 27 August 2019** at the **Oi Man Estate Hall**, Oi Man Estate. Details of the meeting are as follows –

Concern Group	Time
Hong Kong Association For Democracy And People's Livelihood	2:30 p.m.
Federation of Public Housing Estates	3:25 p.m.

2. Copies of the following are attached for your reference –

(a) Submissions from the above groups –

- Hong Kong Association For Democracy And People's Livelihood – (**Annex A1**)

- Federation of Public Housing Estates – (**Annex A2**)

(b) Information brief for discussion items prepared by the Housing Department –

- Hong Kong Association For Democracy And People's Livelihood – (**Annex B1**)

- Federation of Public Housing Estates – (**Annex B2**)

----- (c) the list of Members attending the meeting – (**Annex C**)

----- (d) the location map of the Oi Man Estate Hall – (**Annex D**)

3. Members who wish to listen to public's views on public housing policies are welcome to attend the meeting. Members who intend to attend the meeting are requested to inform the Secretariat (Telephone No.: 2761 7023) **before 23 August 2019** so that necessary arrangements can be made.

Lennon WONG
Secretary, Subsidised Housing Committee
Tel. No.: 2761 5033
Fax No.: 2761 0019

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(Corporate Services Division)

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加強對環境衛生惡劣單位(俗稱垃圾屋)住戶的處理

背景

現時的「屋邨管理扣分制」，扣分制列出 28 項不當行為，分別扣 3、5 及 7 分，累積達 16 分或以上將會被終止租約。扣分制內有包括「積存垃圾、產生氣味、造成衛生滋擾」—扣 7 分。

現時問題

但是有個案常常有家庭單位衛生情況惡劣，包括有堆積垃圾、單位出現老鼠、蟑螂以至蟲患嚴重，對鄰居的衛生環境以至日常生活造成嚴重影響，但房屋署都甚少落實扣分，而若果單位住戶精神或情緒有問題，房屋署更表現出束手無策，使鄰居因而長期被滋擾而難以安居。

建議

房屋署應為這些「垃圾屋」的處理制定標準處理程序，包括收到投訴後要在一段時間內作出家訪，以判斷單位是否屬扣分制下可被扣分的情況，若屬實則發出書面警告，要求於一段時間內改善，若未有改善，則進行扣分，並同時發出書面警告，重覆第一次扣分的程序。若單位問題持續未有改善，於第三次扣分時已被扣 21 分，故應同時發出終止租約及遷出通知書。若於處理個案時疑住戶有精神及情緒問題，應轉介到社會福利署協助。在接獲投訴以至完成三次扣分及發出終止租約及遷出通知書的時間不應超過一年。



爭取完善公屋租金制度 要求為上落樓梯住戶提供寬減租金及上落樓梯機

背景

近期本會社區主任收到不少居民反映公屋租金問題，特別對現時舊型屋邨如麗閣邨，麗安邨內沒有升降機可到達的樓層極不公平。隨著長者人口老化，長者行動不便，上述樓層士日心的租金與一般單位無異，加上現時房委會年年加租，對公屋居民生活負擔確實百上加斤。

現時問題

以深水埗麗閣邨及麗安邨為例，麗安邨共 5 座，每座樓有 14 層，而電梯可到的 13 樓，居住頂層的居民出入需要行樓梯。而麗閣邨共 8 座樓，每座樓高 13 層，而升降機只能夠到達 12 樓，居住頂層的居民同樣出入需要行樓梯，表示非常無奈。更有居民表示：「即使買件電器、傢俬送貨時都會會收取上落樓梯運費」，但有關公屋單位租金不減反加，明顯非常不公平。

建議

麗安邨及麗閣樓為深水埗人口最老化的公共屋邨，隨年紀增加，居民行動不便。因此，民協建議房署提供上落樓梯機，以協助行動不便或輪椅的居民。另外，本會認為現行的公屋租金機制需要檢討，提倡為上落樓梯的單位提供寬減租金，以減輕長者及行動不便人士的負擔。



對單位坐廁糞水倒灌的補償安排

背景

房屋署的低層單位(多數是二樓)經常會因地下沙井淤塞，因而出現糞水由坐廁倒灌，以至糞水由廁所浸入大廳及房間，浸濕傢俱，傢俱因被糞水浸濕而需更換，使住戶蒙受損失。

現時問題

被糞水浸濕傢俱的住戶，若向房屋署及管理公司追討賠償，房屋署及管理公司通常會交予公證行評估是否需作出賠償，而絕大部份個案都會因公證行評估是因意外而使糞水倒灌，房屋署及管理公司並無責任，因此不需作出賠償。問題是縱然房屋署及管理公司並無責任，住戶本身亦無責任，但卻因住低層單位而有損失。有個案曾於一個月內超過一次糞水倒灌的情況，對居住低層單位的住戶不公平。

建議

低層單位出現糞水倒灌的情況十分普遍，因而使低層單位需要負擔額外的更換傢俱費用，對單位住戶不公平。因此縱然房屋署或管理公司對單位出現糞水倒灌並無賠償的責任，但若確實低層單位糞水倒灌並非住戶的責任，房屋署應給予住戶有上限的補償。為確保不會出現住戶濫用情況，可要求住戶需承擔購買新傢俱的部份費用。



香港民主民生協進會

Hong Kong Association For Democracy And People's Livelihood

「房委卸責 租置邨變孤兒」- 強烈要求政府協助租置屋邨保養及維修，交代加速出售租置樓建議 27/08/2018

房委卸責 租置邨變孤兒 強烈要求政府 協助租置屋邨保養及維修 交代加速出售租置樓建議

背景

近日，傳媒廣泛報導房委會有計劃加大誘因，誘使三十九條租置屋邨內約四萬個公屋租戶，陸續購置自己所居住的單位，民協認為此舉既無助解決現時租置邨的問題之餘，更衍生出更多可預見的問題，令人憂慮。

租置計劃推出至今逾十五年，問題叢生，而所有納入租置屋邨計劃的公共屋邨，均為八十年代中至九十年代初興建，至今幾乎全部屋邨的樓齡均逾三十年，日久失修的程度不斷上升，令維修成本亦呈幾何級數倍增。可惜政府對租置屋邨的取態一直強硬，已售出的屋邨政府多番表示不會介入，包括斥資協助維修，或跟進樓宇保養及質素等問題。

換句話說，政府將維修責任完全轉嫁參與租置計劃的公屋住戶身上，但大部份住戶本身並沒有足夠能力支付日益沉重的屋邨維修保養開支，而各租置屋邨的結構問題陸續浮現，令住戶愈益擔憂屋邨的維修保養問題。再者，公屋的面積較大，許多邨內的公共設施均納入租置屋邨範圍去管理，進一步加重租置邨住戶的維修負擔。

負責任的政府理應承擔租置屋邨的後遺問題，包括維修及屋邨保養，可惜政府時常以法律作為擋箭牌，推卸責任，令租置邨住戶承擔沉重的維修保養責任，連政府需要承擔的部份，包括興建屋邨時或「賣樓」前遺留下來的公屋興建質素問題及結構問題，均一併推卸。

討論及要求

1. 要求政府如實交代曾於房委會討論的「加速出售租置公屋」措施；
2. 要求房委會承擔責任，提供資源，介入協助各租置屋邨的維修及保養需要；
3. 要求房屋署交代租置屋邨短期內有否強制驗窗及驗樓的計劃。

要求研究梨木樹(二)邨重建規劃，改善居住環境

房委會於 2013 年完成檢討 22 條非拆售高樓齡屋邨的發展潛力，明確表示會研究重建的可行性及具體實施計劃，惟事隔六年，至今政府及房委會只敲定了華富邨及美東邨的重建，白田邨重建涉及多期進行，其餘屋邨均無蹤影。

房委會於 2011 年訂立“重建高樓齡公共租住屋邨的優化政策”，考慮重建涉及四大原則，包括樓宇的結構狀況、修葺工程成本效益、重建屋邨的遷置資源，以及原址重建的潛力等，重建門檻提高，啟動重建的屋邨數量少之又少。

房委會於 2017 年宣佈重建兩幢樓齡約 45 年的美東邨大廈，主要考慮重建潛力大，以及鄰近有遷置資源。而梨木樹(二)邨屬於其中檢討的非拆售屋邨之一，樓齡亦屆 44 年，大部分單位出現老化問題，不少居民期望政府及房委會就梨木樹(二)邨的重建提出規劃建議及落實時間表。

本會促請房委會考慮研究梨木樹(二)邨的重建，並提出以下幾點意見：

1. 及早制定梨木樹(二)邨的重建規劃方案，由於屋邨涉及 9 座大廈約 2,700 多個單位，規模不少，相信須要分期進行重建的可能性較高，故應及早作出籌劃，否則日後重建的難度更大；
2. 應創造遷置資源，位處梨木樹(二)邨鄰近的荃灣二號食水配水庫，面積達 3.6 公頃，政府表示正研究遷入岩洞的可行性，在前土地供應專責小組建議政府優先推行的八個土地供應選項中，包括岩洞的利用，建議應加快進度，搬遷有關配水庫，騰空用地興建梨木樹(二)邨的接受屋邨，供受重建影響的租戶作為調遷之用，估計用地或能提供逾 3,000 個中小型單位；
3. 增加綠置居單位供應，若政府接納建議發展配水庫為接收屋邨，建議當中應增加一定比例的綠置居大廈，讓居民優先購買，回應公屋租戶一直爭取房委會恢復“租置計劃”的原邨置業訴求；
4. 由於邨內不少大廈，如第一座至第六座等樓宇高度並不高，估計屋邨重建後能夠較現時增加更多單位供應，長遠有助提高公營房屋供應量；
5. 增加其他屋邨重建的協同效應，在 22 條屋邨的重建檢討名單中，除梨木樹(二)邨外，屬荃灣區的舊屋邨包括福萊邨、象山邨等；此外，房協的滿樂大廈亦將近 60 年樓齡，未來也需要考慮重建的需要，參考政府對於房協的真善美村及樂民新邨重建規劃建議，梨木樹(二)邨重建的啟動將能夠全面帶動其他荃灣區舊屋邨重建的機會。

本會明白到，重建舊屋邨並非一蹴而就，但可供興建住宅的用地緊張，屋邨老化問題日益嚴重，即使《長遠房屋策略》提出不宜大規模重建，但以螞蟻搬家的方式啟動重建也是務實

ANNEX A2
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及必須的。改善居民的居住環境，是政府及房委會應有之責，不能只以公屋輪候時間作為割箭牌，犧牲居民權益，促請政府研究及考慮。



公屋聯會 謹啟
2019年8月27日

Reference Information for Members' Meeting with Concern Group

Concern Group : Hong Kong Association For Democracy And People's Livelihood

Discussion Items :

- (A) Enhanced measures in handling of public rental housing (PRH) flats with poor environmental sanitation
- (B) Provision of rent reduction for tenants resided in non-lift landing floor and stair climber
- (C) Compensation arrangement to family affected by backflow of soil water
- (D) Tenants Purchase Scheme (TPS) estates

(A) Enhanced measures in handling of accumulating a large quantity of refuse inside public rental housing (PRH) flats

1. The Housing Authority (HA) has in place policies and measures to deal with PRH tenants' accumulating a large quantity of refuse inside their flats. In handling the case, HA will follow up on the situation as appropriate. If necessary, HA will contact the tenants' family members/relatives or refer the cases to the Social Welfare Department/Non-governmental Organisation for assistance to help tenants rectify the misconduct.
2. Under normal circumstances, if tenants are found to have accumulated a large quantity of refuse inside their flats causing unpleasant odours and hygiene nuisance, HA will issue written warnings to the offending tenants under the Marking Scheme for Estate Management Enforcement in Public Housing Estates (the Marking Scheme), requiring the tenants to rectify within 14 days. For non-compliance cases or relapse cases (i.e. warning letter has already been issued to the household against such misdeed), seven penalty points will be allotted without further warnings. When 16 points or above have been accrued within two years, the tenancy may be terminated.
3. For persistent, serious or relapse cases, HA will adopt a hardline approach and it is not necessary to give a 14-day warning/grace period as normal. Depending on the magnitude of health hazard, the local

management could set a more stringent period for rectification (e.g. a grace period of one to two days is sufficient for serious cases).

(B) Provision of rent reduction for tenants resided in non-lift landing floor and stair climber

The rents of public rental flat are calculated on the basis of internal floor area (IFA). It is fixed in accordance with the district best rent levels for the area where it is located irrespective of floor level and orientation. Subject to the availability of resources, needy tenants (such as elderly or disabled), who are living in blocks of non-lift landing floor that causing inconvenience to them, would be considered on individual merit and transfer to flats in the same estate or other estates where lift services are provided.

(C) Compensation arrangement to family affected by backflow of soil water

1. In order to prevent possible backflow inside the flats, HA will regularly inspect the manholes and arrange cleansing. The drainage system for the common areas will also be inspected annually. HA will also closely monitor complaints about drainage and toilet drainage backflow, especially those using low-level drainage pipes.
2. In addition to regular maintenance, residents' proper use of drainage installations is very important. Therefore, HA will step up publicity and educational measures to remind tenants not to throw debris into the toilets which will cause blockage and flooding in the lower floors. During intake of the new flats, the estate management staff will remind the tenants not to dump the renovation waste into the drainage installations. HA will also remind tenants of the proper use of drainage installations through notices, EMAC newsletters, brochures, housing channel and In-flat Inspection Ambassadors. Residents are advised to watch out for the flushing conditions of the water closet in their flats and notify estate management offices on any signs of blockage, so as to prevent any possible backflow and in-flat flooding.

3. In the event of backflow of soil water and flooding, HA will handle the cases compassionately and promptly, provide appropriate assistance and arrange renovation of the damaged flat in respect of HA's fittings where necessary. Free temporary accommodation will be arranged for the affected tenants and arrange transfer of flats where appropriate. Regarding the request for compensation of tenants' furniture, the insurance company that underwrites the public liability insurance of HA will appoint a loss adjuster to determine who is responsible, and the insurance company will follow up the findings of the loss adjuster.

(D) TPS estates

1. Maintenance and repairs

- (a) Currently, all TPS estates have already formed Owners Corporations (OCs), which have taken over the management of the estates. Same as other private properties, all TPS estates are governed by Building Management Ordinance (BMO) (Cap. 344), Government lease and a Deed of Mutual Covenant (DMC), to undertake daily management matters including management and maintenance work of common areas and facilities in the estates. Regardless of the ownership shares held by HA, estate common areas are owned by all owners in the estate. OCs and their Property Management Companies have the responsibility to maintain the estates in good repair and condition, in particular including the common areas and facilities for owners'/residents' enjoyment.
- (b) To assist OCs in managing the estates, HA appoints Housing Department (HD) officers to stand for elections in the Management Committees (MCs). If elected, these representatives will take part in the management of the estates jointly with other MC members to provide information, give opinion and share experience with OCs on matters including the day-to-day management of the estates, requirements of DMCs and relevant legislation, etc. from time to time. HD representatives will encourage other owners to put emphasis on the overall interests of

the estates to safeguard the interest of all owners (including HA) and to help ensure the quality and the effectiveness of estate management work.

- (c) HA is obliged to pay the monthly management fee or make lump sum contribution for management and maintenance of estate common areas and facilitates according to the undivided shares held by HA under DMC. Like other owners in the TPS estates, HA has the rights and obligations as an owner over tenancy management and in-flat repair and maintenance of unsold flats in the TPS estates.

2. Mandatory Window Inspection Scheme and Mandatory Building Inspection Scheme

- (a) HA has enquired the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by HA that have been sold or divested including the estates under TPS, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority.
- (b) ICU will serve statutory notices to the owners of TPS estates under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) to require the owners to carry out a prescribed inspection and, if necessary, prescribed repair, to ensure the safety of buildings and windows.
- (c) By the end of July 2019, ICU had served statutory notices under MWIS to the following TPS estates – Long Ping Estate, Choi Ha Estate, Tsing Yi Estate, Fu Heng Estate, Lower Wong Tai Sin (1) Estate, Heng On Estate, Hing Tin Estate, Nam Cheong Estate, Yiu On Estate, Fung Tak Estate, Tin Ping Estate and Fung Wah Estate. At present, ICU has not yet served any statutory notice to any TPS estate under MBIS. ICU has uploaded the list of buildings already served with statutory notices under the two schemes to the

website of the Transport and Housing Bureau for viewing by the public.

- (d) For the buildings not yet served with statutory notices under MBIS and/or MWIS, since the implementation lists of buildings for both schemes are not yet confirmed, we are not able to provide such information.

3. Expediting the sale of TPS flats

At the Regular Open Meeting of HA on 12 July 2019, the Director of Housing pointed out that given the estate management issues arising from mixed ownership in TPS estates, there were views for HA to expedite the sale of unsold flats in TPS estates. Meanwhile, there had been calls from PRH tenants to achieve home ownership through TPS. In this regard, HA would thoroughly consider views from various stakeholders to explore feasible options to expedite the sale of TPS flats.

Reference Information for Members' Meeting with Concern Group

- Concern Group : Federation of Public Housing Estates
- Discussion Item : (A) Formulate the redevelopment plan for Lei Muk Shu (II) Estate in a timely manner
- (B) Relocation of the Tsuen Wan No. 2 Fresh Water Service Reservoir and to use the vacated site as rehousing resources
- (C) To implement the Green Form Subsidised Home Ownership Scheme (GSH) at the reception estate and offer priority in flat selection for households affected by the redevelopment programme(s)

(A) Formulate the redevelopment plan for Lei Muk Shu (II) Estate in a timely manner

1. The Long Term Housing Strategy (LTHS) has explained that, while redevelopment may increase public rental housing (PRH) supply over the long term, it will, in the short term, reduce PRH stock available for allocation. This will inevitably add further pressure on the Housing Authority (HA)'s ability in maintaining the Average Waiting Time (AWT) target at about three years. The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. With the persistently strong demand for PRH, it is not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to households in need awaiting PRH, and resulting in immediate adverse impact on the AWT for PRH. Hence, redevelopment could at best serve as a supplementary source of PRH supply. HA needs to be very cautious in considering redevelopment on an estate-by-estate basis.
2. HA has all along been conducting various studies with a view to exploring how to make better use of new and existing housing resources. The list of 22 aged PRH estates originated from a study conducted in 2013. While the review has certain reference value, in

considering whether to redevelop individual aged PRH estates, HA will, in a prudent manner, take into account the actual circumstances according to 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 build-back potential upon redevelopment) under HA's "Refined Policy on Redevelopment of Aged Public Rental Housing Estates" formulated in 2011.

3. At present, HA's redevelopment plan includes Pak Tin Estate redevelopment (older part) announced in 2012 and Mei Tung Estate redevelopment (older part) announced in 2017. Also, the Government has announced the redevelopment intention of Wah Fu Estate in 2014. For other aged estates including Lei Muk Shue (II) Estate, HA will continue to implement various programmes and measures to upkeep and improve the building conditions, and provide tenants with a safe and comfortable living environment. These include the Comprehensive Structural Investigation Programme, the Estate Improvement Programme, the Total Maintenance Scheme and lift modernisation works.

(B) Relocation of the Tsuen Wan No. 2 Fresh Water Service Reservoir and to use the vacated site as rehousing resources

The land near Cheung Shan Estate was identified as having potential to be rezoned for housing development in the discussion paper titled "Land Use Review – Sites Suitable for Conversion for Housing Development in the Short to Medium Term" by the Development Bureau and the Planning Department in 2014. In March 2018, a consultant commissioned by the Civil Engineering and Development Department was tasked to conduct the "Site Formation and Infrastructure Works for Public Housing Development near Cheung Shan Estate, Tsuen Wan - Feasibility Study" ("the study"). The study would also explore the feasibility of public housing development at the Tsuen Wan No. 2 Fresh Water Service Reservoir after its relocation. At the same time, the "Relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir to Cavern – Feasibility Study" was commissioned by the Water Supplies Department in November 2017. Relevant departments will consult the District Council on the proposed use for the land near Cheung Shan Estate in due course.

(C) To implement GSH at the reception estate and offer priority in flat selection for households affected by the redevelopment programme(s)

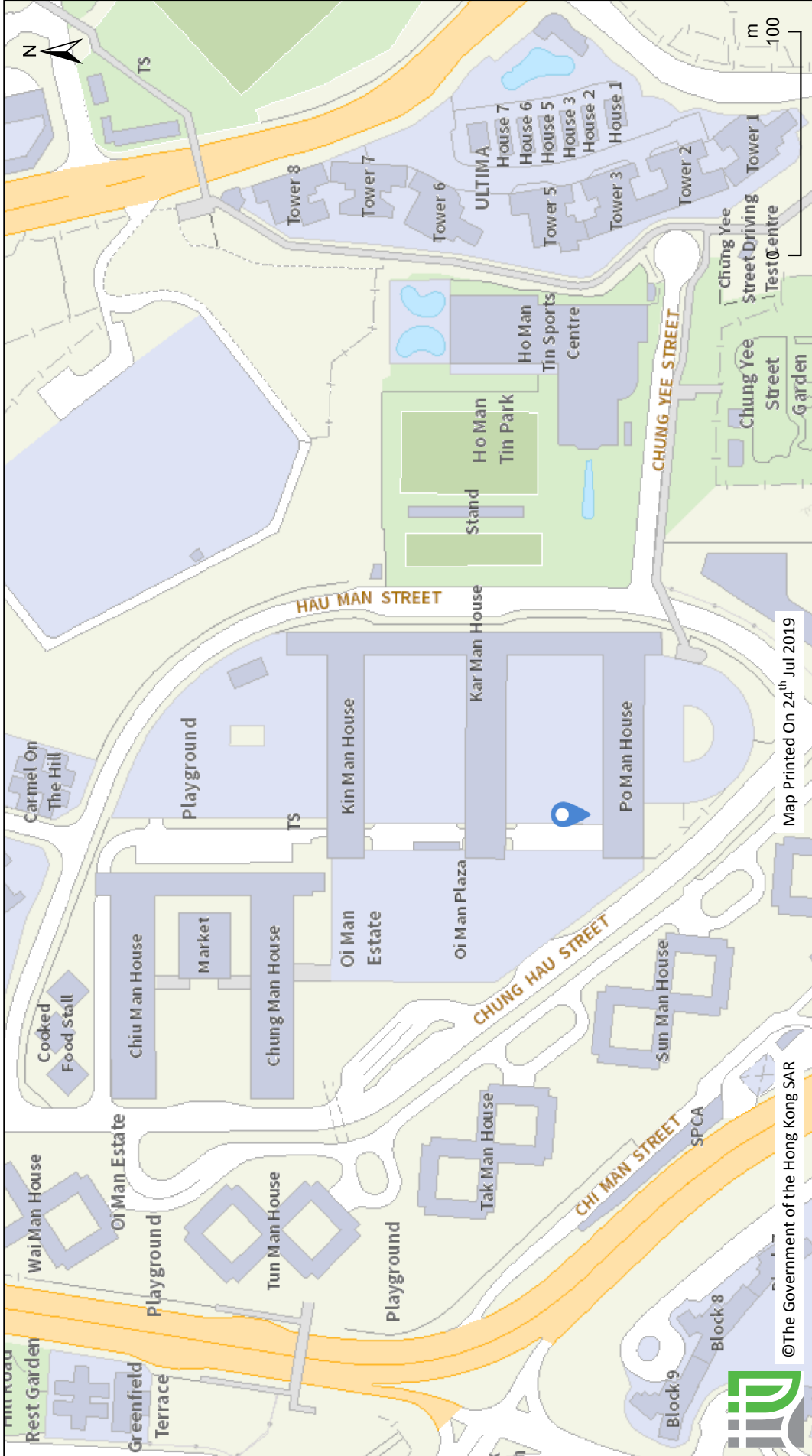
1. In general, HA will implement GSH at a more modest pace, and make reference to the endorsed site selection criteria to consider the suitability of individual PRH projects for conversion to GSH projects.
2. Currently, affected tenants of HA's redevelopment programmes who wish to purchase Home Ownership Scheme (HOS) or GSH flats in lieu of PRH will be accorded priority in flat selection in the upcoming HOS and GSH sale exercises launched after announcement of the clearance and before the target clearance date.
3. For the sales of each HOS or GSH flats, HA will submit detailed sales arrangements, including the priority for flat selection, to the Subsidised Housing Committee (SHC) of HA for consideration and endorsement. Should HA confirm and announce the redevelopment of Lei Muk Shue (II) Estate, detailed rehousing and associated arrangements will be submitted to SHC of HA for endorsement.

**Attendance List of
Members' Meeting with Concern Groups
on Tuesday, 27 August 2019**

Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
Mr Alan LUI Siu-lun
Hon KWOK Wai-keung, JP
Mr Anthony CHIU Kwok-wai



Go to map: <https://www.map.gov.hk/gm/geo:22.3123,114.1795?z=2257>



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 **Location of Oi Man Estate Hall**

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