

# LCQ15 : Redevelopment and upkeeping of aged public rental housing estates

Following is a question by the Hon CHEUNG Kwok-kwan and a written reply by the Secretary for Transport and Housing, Mr Frank Chan Fan, in the Legislative Council today (November 28):

Question:

Some public housing tenants have relayed to me that at present, quite a number of housing estates are over 50 years of age, and the facilities in the estates have fallen into severely aged conditions, with the plot ratios of the sites concerned not yet fully utilized. They consider that the redevelopment of those estates by the Hong Kong Housing Authority ("HA") can not only improve tenants' living conditions, but also increase the supply of public housing units. In this connection, will the Government inform this Council:

(1) of the current age threshold that a housing estate needs to reach before it will be considered for redevelopment by HA;

(2) of the housing estates in respect of which the redevelopment works were completed within the last decade or are being undertaken at present, and the details of the redevelopment projects concerned (set out in a table by name of housing estate);

(3) of the housing estates with redevelopment value and feasibility confirmed by HA, and set out the (i) ages, (ii) existing plot ratios, and (iii) permitted maximum plot ratios of such housing estates, in the order of their redevelopment priorities;

(4) of the factors based on which HA determines the redevelopment priorities of housing estates, and the weightings of the various factors; and

(5) given that Sai Wan Estate has reached 60 years of age, with the problem of concrete spalling found in quite a number of units in the Estate and the lifts and other facilities there being often out of service pending repairs, whether HA has considered redeveloping Sai Wan Estate; if not, of the reasons for that; if so, the timetable, and whether the nearby public housing estate at Ka Wai Man Road, which is under construction, will be used as the reception housing estate for rehousing the tenants of Sai Wan Estate; if so, of the details; if not, the reasons for that?

Reply:

President,

My consolidated reply to the question raised by the Hon Cheung Kwok-kwan is set out below:

The Long Term Housing Strategy (LTHS) has explained that while redevelopment may increase the supply of public rental housing (PRH) over the long term, it will, in the short term, reduce PRH stock available for allocation. This will inevitably add further pressure on the Hong Kong 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, and very often towards the latter if not the last phase of the redevelopment. With the current strong demand for PRH, it is not advisable to carry out massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to households in need of PRH, and resulting in an 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 of individual aged PRH estates.

Based on the directions set out in the LTHS, HA will continue to prudently consider redevelopment of individual aged PRH estates, taking into account the actual circumstances, and with reference to the four basic principles under HA's "Refined Policy on Redevelopment of Aged PRH Estates" formulated in 2011, 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.

For aged PRH estates with no confirmed redevelopment plan, HA will continue to implement various programmes and measures to upkeep and improve the building conditions, and provide residents with a safe and comfortable living environment. These include the Comprehensive Structural Investigation Programme (CSIP), the Estate Improvement Programme (EIP), the Total Maintenance Scheme (TMS), provision of barrier-free accesses and replacement and addition of lifts.

Under the CSIP, HA conducts assessments on PRH estates once every 15 years. For estates with assessment completed and found able to be further sustained, HA will carry out the required structural repair works. Furthermore, HA has been improving the living environment and renovating the facilities of the aged estates through the EIP, including upgrading recreational facilities, renovating building exteriors and estate common areas, enhancing landscape and greening, etc. HA has also been proactively providing tenants with in-flat inspections and necessary maintenance services through the TMS. At present, HA has already installed various types of barrier-free facilities in all its PRH estates, and has been gradually replacing aged lifts in PRH estates, and whenever practicable, retrofitting lift entrances on floors without lift access.

HA all along spares no efforts in closely liaising with the relevant bureaux and government departments in identifying suitable sites for public housing development in different districts, and explore whether there is suitable and feasible vacant land within or in the vicinity of existing PRH estates for construction of additional buildings or facilities required by the community, such as lift towers.

The PRH estates redeveloped in the past ten years and currently under redevelopment by HA are listed in Annex. In addition, HA has approved the redevelopment of Phases 12 and 13 of Pak Tin Estate (older part) and Mei Tung Estate (older part). In 2014, the Government also announced its intention to redevelop Wah Fu Estate.

Many of the PRH estates developed in early years were planned with reference to the population density or the number of flats (instead of plot ratio or permissible floor area). Alteration and addition works were also carried out in individual estates after intake. The actual plot ratio of any such estate will need to be determined on the basis of the latest planning standards and the Buildings Ordinance. Therefore, HA does not keep records of the prevailing plot ratio of the relevant estates.

Pak Tin Estate (older part) under redevelopment was completed between 1975 and 1979. The plot ratio of Pak Tin Estate before redevelopment was about 4. Pak Tin Estate (older part) is located in a "Residential (Group A)" ("R(A)") zone under the Approved Shek Kip Mei Outline Zoning Plan (OZP). The maximum permissible domestic/total plot ratio is 7.5/9 and the maximum Building Height Restriction (BHR) are 100 metres above Principal Datum (mPD) and 120 mPD.

Mei Tung Estate (older part) was completed between 1974 and 1983. Population density (instead of plot ratio or permissible floor area) was used as the planning basis at that time. At present, about 665 flats are provided at Mei Tung Estate (older part). HA announced the redevelopment of Mei Tung Estate (older part) in 2017 but the detailed arrangement of the redevelopment plan has yet been confirmed. Mei Tung Estate (older part) is located in a "R(A)" zone under the Approved Wang Tau Hom and Tung Tau OZP. The maximum permissible domestic/total plot ratio is 7.5/9 and the maximum BHR are 60 mPD and 80 mPD.

Wah Fu Estate was completed between 1967 and 1978. At that time, the development scale was based on the number of flats (instead of plot ratio). At present, Wah Fu Estate provides about 9 200 residential units. The estate is located in a "R(A)" zone on the approved Pok Fu Lam OZP. Although the OZP has no restriction on the maximum domestic plot ratio/total plot ratio or maximum building height on Wah Fu Estate, the development scale of the site is subject to the administrative moratorium on development in Pokfulam. Details of the redevelopment plan have yet been confirmed.

As regards questions on Sai Wan Estate, based on the principles of redevelopment of aged PRH estates as mentioned above, HA currently has no redevelopment programme for this estate. However, during the planning and design of the nearby public housing development at Ka Wai Man Road, HA will consider the implications should Sai Wan Estate be required to be redeveloped in future.

Furthermore, HA will continue to implement various programmes and measures in Sai Wan Estate to upkeep and improve the building conditions, and provide tenants with a safe and comfortable living environment. As mentioned above, HA will proactively provide residents of Sai Wan Estate with in-flat

inspections and necessary repair/maintenance services through the TMS. If residents find concrete spalling in their units, HA will carry out repair works timely through Responsive In-flat Maintenance Services. HA will also carry out routine checking and maintenance services for lifts and other facilities, including an annual Lift Condition Appraisal/Refurbishment Survey to evaluate the operating conditions and the necessity of lift refurbishment works.

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## LCQ3: Planning for Tung Chung East

Following is a question by the Hon Holden Chow and a reply by the Secretary for Transport and Housing, Mr Frank Chan Fan, in the Legislative Council today (November 28):

Question:

Upon the completion of the Tung Chung New Town Extension project in 2030, Tung Chung will be capable of accommodating an additional population of about 144 000. The population of Tung Chung will ultimately be increased from 80 000 at present to 270 000. Regarding the planning for Tung Chung East under the project, will the Government inform this Council:

(1) as it is anticipated that the first population intake of Tung Chung East will take place in 2023, but the Tung Chung East Station will not be commissioned until 2026, of the measures to be put in place to address the transport needs of the residents concerned in the interim, as well as the latest progress of the Tung Chung West Extension and Tung Chung East Station railway project (including the date(s) for public consultation);

(2) whether it will, by drawing reference from the practice adopted in Copenhagen, promote the use of bicycle as a major mode of transport in Tung Chung East new town, and make road planning (including cycle track networks) accordingly; and

(3) whether it will, by drawing reference from the design of the Gardens by the Bay in Singapore, study the construction of a similar garden in Tung Chung East new town to provide a high quality open space for the residents' enjoyment?

Reply:

Acting President,

According to the information provided by the Development Bureau (DEVB), Tung Chung New Town Extension (TCNTE) project is one of the key measures under the Government's multi-pronged strategy to increase land supply in medium to long term. The project can provide about 49 600 housing units and

877 000 square metres of commercial floor area; the additional population is about 145 000. The TCNTE project includes reclamation of 130 hectares at the Tung Chung East (TCE) extension. The reclamation and advance works commenced in end-2017. Upon full completion of the extension project in 2030, the total population of Tung Chung will increase to around 270 000.

To develop Lantau into a smart and low-carbon community, we will take TCNTE as the first pilot project that is premised on the planning of a smart and green city that is resilient to environment and climate. In formulating detailed design, we will adopt various urban design principles with a view to providing more accessible greening space, cycle track, pedestrian-friendly environment and waterfront promenade as far as possible, thereby enhancing liveability.

On transport infrastructure, to cater for the eastward and westward expansion of the new town, the Transport and Housing Bureau plans to extend the existing Tung Chung Line to the west, with the addition of Tung Chung East Station and Tung Chung West Station to enhance internal and external connectivity of Tung Chung.

My reply to the three parts of the Hon Holden Chow's question is as follows:

(1) The MTR Corporation Limited (MTRCL) submitted a project proposal for the Tung Chung Line Extension, including Tung Chung West Extension and Tung Chung East Station, in end January 2018. The Transport and Housing Bureau, Highways Department, and the relevant bureaux and departments are reviewing the project proposal. The Government will continue with the liaison with MTRCL, including requesting MTRCL to provide supplementary information and details to ensure that the project proposal will be practically feasible and can bring maximum benefits to the community.

If the proposal submitted by MTRCL is accepted, before finalising the Tung Chung Line Extension project, the Government will follow the established mechanism to consult the public, including the relevant district councils and stakeholders, on the proposed alignment, locations of stations, and delivery programme. After obtaining the support from the public, the Government will continue with the design, environmental impact assessment, and financial study, etc, having regard to the latest forecast of patronage and financial arrangement.

Railway planning is generally programmed taking into account the traffic demand generated from the population and development along the railway. As Tung Chung East Station will rest on a new reclamation area at Tung Chung East, it is necessary to match the construction of Tung Chung East Station with the reclamation being undertaken by the Civil Engineering and Development Department. If Tung Chung East Station is commissioned after the first population intake, the Government will provide appropriate road-based public transport services to satisfy the need of the community.

(2) According to the information provided by DEVB, the transport system of the TCNTE would be railway-based and supplemented by new vehicular accesses,

pedestrian walkways, cycle track network and bicycle parking facilities. In line with smart city design, DEVB will provide a walkable environment and comprehensive cycle track network to enhance accessibility within the communal area and improve walking facilities.

The relevant facilities may promote cycling as a green, short commuting facility and facilitate cycling as a tool to connect the "first mile" and "last mile" of travel to/from public transport stations, living places or offices, thus suppressing the need for using mechanised transport and reducing emissions from vehicles.

Specifically, the TCE extension area will provide a new cycle track network of about 10 kilometres long along the waterfront promenade and inland pedestrian walkway. The network will connect most of the residential, commercial, educational and community facilities in the extension area as well as the existing cycle track network in Tung Chung. In particular, there will be a continuous cycle track of about 5 km along the waterfront promenade at TCE leading to the proposed cycle park at Tai Ho Interchange.

(3) According to the information provided by DEVB, to enable the public to enjoy quality open space, about 27 hectares on the approved Tung Chung Extension Area Outline Zoning Plan (OZP) have been planned as open space for various active and passive recreational uses to serve the need of local residents and the general public. The approved OZP also includes a landscape master plan, the objective of which is to link the proposed streetscapes, open space, Central Green and waterfront promenade to the town centre. The northern waterfront at TCE will provide a 5-km long waterfront promenade that connects with the existing town centre and the proposed Tai Ho Interchange. Retail and hotel facilities will be offered at the TCE waterfront to increase vibrancy and make it a diversified public open space and leisure hub. Apart from the waterfront promenade, located at the centre of TCE is a 5-hectare Central Green that will provide a north-south corridor. This public open space, which will have retail facilities and connection with the network of linear parks, will be a focal point and activity node of TCE, providing quality living space to the residents.

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## [Transcript of remarks by SFH at media session](#)

Following is the transcript of remarks by the Secretary for Food and Health, Professor Sophia Chan, during a media session at the Central Government Offices this morning (November 28):

Reporter: You mentioned that the preliminary information from the drug company that the white particles could be plastic. Could you tell us more about the impact, if that is the case, what does that mean to human body? You

also mentioned that the Hospital Authority and the Department of Health (DH) are tracing back those used doses. Could those people be contacted? What are the follow-up procedures? Will the Government conduct its own extra checks on the existing doses of vaccines in Hong Kong from the same drug company to make sure that everything is alright?

Secretary for Food and Health: First of all, as far as the particles in the vaccines are concerned, although we have received the same batch of vaccines, so far we have not received any reports that Hong Kong's flu vaccines had any particles in them. Secondly, the vaccine company previously said that these could be some particles related to plastics. While their investigation is in progress, they have not submitted the report to us yet. They are now in the process of investigation. We have already requested them to send us a complete investigation report as soon as possible. Once we get the report, we will let the public know the situation. As far as surveillance and checking are concerned, according to the international drug surveillance measures, usually the drug company is responsible to comply with the GMP (Good Manufacturing Practice) to produce the drug in good practice as well as check the drug before distributing them to the buyers. Therefore, on receiving the drug, the DH would not double-check because the drug company is supposed to do this. Of course, before the vaccine is injected into a patient, usually the healthcare professionals, doctors and nurses, will not only check the name of the vaccine to see whether it is correct, they will also check, by looking at the vaccine itself, to see whether there are any problems. It would be another level of checking. Of course, we appeal to the people in Hong Kong, if they have any problem or feel anything unusual after receiving vaccination, they should seek medical advice.

Reporter: What are the follow-up procedures? So, the authority would not conduct extra checking on the existing doses?

Secretary for Food and Health: Yes, there is no extra checking. As I have said just now, all healthcare professionals, before they inject the drug (into patients), they will check whether there are any irregularities in the vaccines.

(Please also refer to the Chinese portion of the transcript.)

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## **Tender results of re-opening of 10-year Government Bonds under Institutional Bond Issuance Programme**

The following is issued on behalf of the Hong Kong Monetary Authority:

The Hong Kong Monetary Authority (HKMA), as representative of the Hong

Kong Special Administrative Region Government (HKSAR Government), announced that a tender of 5-year Government Bonds through the re-opening of existing 10-year Government Bond issue 10GB2301 under the Institutional Bond Issuance Programme was held today (November 28).

A total of HK\$2.5 billion 5-year Government Bonds were offered today. A total of HK\$10.298 billion tender applications were received. The bid-to-cover ratio, i.e. the ratio of bonds applied for to bonds issued, is 4.12. The average price accepted is 94.70, implying an annualised yield of 2.472%.

#### HKSAR Government Institutional Bond Issuance Programme Government Bond tender results

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Tender results of re-opening of 10-year Government Bonds under the Institutional Bond Issuance Programme:

Tender Date	: November 28, 2018
Issue Number	: 10GB2301 (Re-open)
Stock Code	: 4215 (HKGB 1.10 2301)
Issue and Settlement Date	: November 29, 2018
Tenor	: 5-year
Maturity Date	: January 17, 2023
Coupon Rate	: 1.10%
Amount Applied	: HK\$10.298 billion
Amount Allotted	: HK\$2.5 billion
Bid-to-Cover Ratio*	: 4.12
Average Price Accepted (Yield)	: 94.70 (2.472%)
Lowest Price Accepted (Yield)	: 94.47 (2.534%)
Pro-rata Ratio	: About 3%
Average Tender Price (Yield)	: 94.22 (2.600%)



\* Calculated as the amount of bonds applied for over the amount of bonds issued.

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## LCQ1: Formation of branches in Hong Kong by the Communist Party of China

Following is a question by Dr Hon Helena Wong and a reply by the Acting Secretary for Constitutional and Mainland Affairs, Mr Andy Chan, in the Legislative Council today (November 28):

Question:

It has been reported that three groups of Mainland judges currently studying for a master's or doctorate degree in law at the City University of Hong Kong have, pursuant to the requirements under the Constitution of the Communist Party of China (CPC), formed a temporary branch of CPC in Hong Kong. Given that at present, quite a number of people from the Mainland have come to Hong Kong for settlement, further studies, doing business, or taking up employment in the Government, educational institutions or public and private organisations, some members of the public are concerned whether those CPC members among such people are required to establish CPC branches in Hong Kong pursuant to the requirements under CPC's Constitution. In this connection, will the Government inform this Council:

(1) whether it knows the details of the activities conducted by political forces outside Hong Kong on campuses of tertiary institutions; whether the Government and tertiary institutions will adopt measures to stop CPC members conducting political activities on campuses; if so, of the details; if not, the reasons for that;

(2) as a CPC leader reportedly demanded at a meeting of the aforesaid temporary branch that the party members "unequivocally uphold the banner of commitment to political integrity" and "be brave to combat wrongful words and actions", whether the Government has assessed if this situation will undermine the confidence of members of the public in "one country, two systems" and "Hong Kong people administering Hong Kong"; whether it will relay to the Central Authorities the worries of some members of the public about CPC members conducting political activities in Hong Kong; if so, of the details; if not, the reasons for that; and

(3) whether a CPC branch established in Hong Kong by any person is required to apply for registration or exemption from registration under the Societies Ordinance; if so, of the details; if not, the reasons for that?

Reply:

President,

Having consulted the Education Bureau and the Security Bureau, our consolidated reply to Dr Hon Wong's question is as follows:

Article 2 of the Basic Law of the Hong Kong Special Administrative Region of the People's Republic of China (the Basic Law) stipulates that the National People's Congress authorises the Hong Kong Special Administrative Region (HKSAR) to exercise a high degree of autonomy and enjoy executive, legislative and independent judicial power, including that of final adjudication, in accordance with the provisions of the Basic Law. Since the establishment of the HKSAR, the Central Government has been acting in strict accordance with the basic policies of "one country, two systems", "Hong Kong people administering Hong Kong" and a high degree of autonomy, as well as the provisions of the Basic Law, and supports the HKSAR Government to implement policies in accordance with the law. This forms the foundation of Hong Kong's prosperity and stability and enables Hong Kong people to live and work in peace and contentment. Since the return to the Motherland, Hong Kong has consistently been ranked as one of the freest and most competitive economies in the world, fully demonstrating the successful implementation of "one country, two systems".

Hong Kong is a diverse and open metropolis – an international financial, trading and shipping centre, a world-renowned tourist destination, and home to a number of world-class universities. Many people from around the world are studying, doing business, working and living in Hong Kong every day. They may have different values, political beliefs or even political affiliations, but all of them must abide by the Basic Law and the laws of Hong Kong.

The state leaders have reiterated on a number of important occasions that the Central Government will uphold the implementation of the "one country, two systems" policy. At the Celebrations of the 20th Anniversary of Hong Kong's Return to the Motherland and the Inaugural Ceremony of the Fifth Term Government of the HKSAR on July 1 last year, President Xi Jinping clearly stated that "to uphold and implement the principle of 'one country, two systems' meets the interests of the Hong Kong people, responds to the needs of maintaining Hong Kong's prosperity and stability, serves the fundamental interests of the nation, and meets the shared aspiration of all Chinese." President Xi also pointed out that "the central government will unswervingly implement the policy of 'one country, two systems' and make sure that it is fully applied in Hong Kong without being bent or distorted. This will enable us to keep advancing in the right direction."

In his report delivered at the 19th National Congress in October last year, President Xi also clearly stated that upholding "one country, two systems" is one of the fourteen basic policies for propelling the future development of the country.

Premier Li Keqiang also stated in the Report of the Work of the Central Government delivered at the First Session of the 13th National People's Congress of the People's Republic of China that the principle of "one country, two systems" must be fully and faithfully implemented, and the

administration should act in strict accordance with the Constitution and the Basic Law.

In his recent speech delivered at the meeting with the delegation from Hong Kong and Macao in celebration of the 40th anniversary of the reform and opening up of the country, President Xi also pointed out that "one country, two systems" is the greatest advantage of Hong Kong and Macao. In particular, President Xi mentioned that innovation is the key to the successful development of the Greater Bay Area, and that we should give full play to the strengths of Guangdong, Hong Kong and Macao under the framework of the "one country, two systems" principle and the Basic Law.

Post-secondary institutions are independent and autonomous bodies. Institutions have the responsibility to maintain effective operation, look after their students' interests, and prevent the abuse of institutions' platforms and resources for conducting political activities. They are also obliged to ensure that nothing in contravention of the Basic Law would occur in their operation. The Government respects institutional autonomy and believes that the institutions have the ability to deal with incidents on their campuses properly.

In Hong Kong, all organisations should be registered by authorities under applicable ordinances such as the Companies Ordinance and the Societies Ordinance. Generally speaking, the Societies Ordinance applies to any club, company, partnership or association of persons, irrespective of the nature or objects, unless the organisation is a person (including an organisation) listed in the Schedule to the Societies Ordinance (such as an organisation which is already registered pursuant to other legislations).

According to section 5 of the Societies Ordinance, a local society shall apply to the Societies Officer for registration or exemption from registration within one month of its establishment or deemed establishment. The application must include details of the name, objects and particulars of the office-bearers of the society, as well as the address of the principal place of business of the society and of every place or premises owned or occupied by the society.

We will not comment on individual cases. If the act of any person or organisation is governed by the laws of Hong Kong, the authorities will follow up as appropriate in the light of the actual circumstances.

Thank you.