

Islands District Council
Paper No. IDC 53/2015
The Housing Department's Programme of Activities for
Estate Management in the Islands District in 2015/16

Purpose

This paper aims to brief Members on the Housing Department (HD)'s Programme of Activities and action items devised in the light of circumstances in the management of public rental housing (PRH) estates in the Islands District in 2015/16. In 2015/16, HD will continue to provide quality homes for tenants, promote sustainable living, optimise and rationalise the use of public resources.

Programme of Activities

Key Activities	Action Items
1 Provision of quality homes	<p>1.1 To maintain estate cleanliness and environmental hygiene</p> <p>1.1.1 Estate cleanliness and hygiene</p> <ul style="list-style-type: none">• Territory-wide Operation Tai Ping Tei will be organised in conjunction with the Estate Management Advisory Committees (EMACs) and other non-governmental organisations (NGOs) in individual PRH estates.• Annual Community Cleanliness Day Carnival will be organised in PRH estates to promote and strengthen residents' awareness of hygiene and healthy living.• The cleansing service contractors will step up cleansing and disinfecting hygiene black spots and public places in PRH estates to prevent mosquito breeding and the spread of diseases like influenza. <p>1.1.2 Hawker Control</p> <ul style="list-style-type: none">• The Mobile Operations Unit of HD will carry out enforcement actions on hawkers when necessary in PRH estates in the Islands District.

	<ul style="list-style-type: none"> Joint operations with other government departments will be carried out when necessary to control illegal hawkers in the District. <p>1.1.3 Implementing the Marking Scheme for Estate Management Enforcement (Marking Scheme)</p> <ul style="list-style-type: none"> The Marking Scheme will be enforced to monitor misdeeds affecting environmental hygiene and estate management in PRH estates. Fixed Penalty Notices will be issued to offenders in statutory no-smoking areas of PRH estates in the Islands District as an on-going effort to support the Government's anti-smoking policy. Tenants who are issued with the Notices will be allotted five penalty points under the Marking Scheme. The Mobile Digital Closed Circuit Television System will be deployed to monitor black spots of throwing objects from height to collect evidence for prosecution. Special Operation Teams (SOTs) against Throwing Objects from Height will also be deployed to PRH estates at least once a month to detect and combat the crimes of throwing objects from height. SOTs against Unauthorised Dog Keeping will be deployed to perform patrol duties in PRH estates in the District once a month on average. <ul style="list-style-type: none"> To detect any unauthorised dog keeping or failure to comply with the prescribed rules for dog keeping. To pay home visits to households permitted to keep dogs under the Temporary Permission Rule and inspect the dog licences by checking against the registered information. Should unauthorised dog keeping or breaching of the prescribed rules for dog keeping is found, we will consider taking appropriate actions in the light of circumstances according to the tenancy conditions.
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	<p>1.2 To create a green and healthy living environment</p> <p>1.2.1 Implementing ISO 14001</p> <p>All PRH estates in the Islands District have been awarded ISO 14001 Environmental Management certification to improve the quality of estate management and provide a healthy and comfortable living environment for PRH households.</p> <p>1.2.2 Promoting environmental awareness and stepping up environmental protection efforts</p> <ul style="list-style-type: none"> • We will promote the reduction of domestic waste in PRH estates in the Islands District. In addition to the provision of three-coloured recycling bins in the estates, the implementation of the Source Separation of Domestic Waste Programme and joint efforts with the Environmental Protection Department in the recovery of rechargeable batteries, glass bottles, compact fluorescent lamps and fluorescent tubes, we will also collaborate with green groups in organising activities such as the recovery of computers and “bartering” with a view to collecting recyclable and reusable materials, reducing environmental hazards and disseminating the message of environmental care. • A pro-active approach is adopted to encourage tenants to reduce municipal solid waste, prevent and reduce food waste at source, and sort different types of recyclable and reusable materials for recycling. A series of educational activities to promote waste reduction will be organised to encourage their active participation. <p>1.2.3 Estate greening and enhancement of tree management</p> <ul style="list-style-type: none"> • On-going landscape improvement works and thematic planting programmes will continue to be implemented to enhance estate greening and landscaping.
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	<ul style="list-style-type: none"> • Tree risk assessments will be conducted and necessary improvement measures will be taken. Estate Tree Ambassadors will be recruited in PRH estates to assist in tree risk management through community-wide surveillance. • Data will be collected from tree surveys conducted in PRH estates and subsequently consolidated by the Headquarters for the establishment of a tree database to facilitate tree management. <p>1.2.4 Raising PRH tenants' awareness of fire safety</p> <p>The EMAC Award Scheme on Promotion of Fire Safety will be implemented on an on-going basis to raise PRH tenants' awareness of fire safety, and to encourage their active participation in fire drills, talks and exhibitions organised by PRH estates and enrollment as Estate Fire Safety Ambassadors.</p>
	<p>1.3 To enhance the sustainability of existing PRH estates through active implementation of improvement works and certification schemes</p> <ul style="list-style-type: none"> • The Total Maintenance Scheme and Responsive In-flat Maintenance Services will continue to be implemented. • The upgrading works for installation of digital Closed Circuit Television Security System in PRH estates in the Islands District to tighten up security was completed. • Pedestrian access and barrier-free access in PRH estates will be improved where technically feasible. For instance, works on addition/ improvement of access ramps, dropped kerbs, tactile warning strips and handrails of staircases will be carried out at suitable locations to cater for the needs of users of all abilities.

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Promotion of sustainable living

To assist EMACs in organising community building activities in partnership with NGOs to promote care and mutual help in the community

- Local NGOs will be invited to partner with EMACs in organising activities, including support services for the elderly, families, women and children; youth outreach services; training and learning programmes; environmental and greening activities. The following activities were organised by PRH estates in the Islands District last year:

<u>Name of Estate</u>	<u>Activity organised by EMAC in partnership with NGO</u>
Cheung Kwai Estate	<ul style="list-style-type: none"> ➤ 長貴環保嘉年華 ➤ 長貴關懷長者日
Nga Ning Court	<ul style="list-style-type: none"> ➤ 雅寧環保嘉年華 ➤ 雅寧長者愛心日
Yat Tung (I) Estate	<ul style="list-style-type: none"> ➤ 綠色生活在逸東嘉年華 ➤ 樂在耆中 ➤ 手牽手—愛鄰舍計劃 ➤ 慳家樂—好鄰居互助計劃
Yat Tung (II) Estate	<ul style="list-style-type: none"> ➤ 愛•耆樂健康生活計劃 ➤ 樂社區•愛鄰舍 ➤ 「Green and Caring Community 愛綠妍社」 ➤ 健康•東涌•夢
Lung Tin Estate	<ul style="list-style-type: none"> ➤ 大澳健康計劃暨善用公屋資源 ➤ 「綠•大澳」社區環保活動
Ngan Wan Estate	<ul style="list-style-type: none"> ➤ 銀灣邨普及健體嘉年華
Fu Tung Estate	<ul style="list-style-type: none"> ➤ 義加綠變法 ➤ 「綠色東涌」環保嘉年華

- In the coming year, we will continue to actively encourage EMACs to partner with NGOs in organising various types of activities to promote neighbourliness and mutual care.

<p>3</p> <p>Optimisation and rationalisation of the use of public housing resources</p>	<p>3.1 To utilise the Customer Services Management System</p> <p>To enhance customer services, a new Customer Services Management System has been implemented in estate offices in the Islands District. Applications and documents submitted by tenants will be processed by the system. With a comprehensive electronic record of customers' requests, estate offices can handle enquiries and applications more systematically and efficiently.</p>
	<p>3.2 To rationalise the allocation of public housing resources and expedite the turnover of PRH flats</p> <ul style="list-style-type: none"> • Transfer opportunities will be offered to sitting tenants under various transfer schemes. • Rational allocation of PRH resources will be ensured under the Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources.
	<p>3.3 To combat the abuse of public housing resources</p> <ul style="list-style-type: none"> • Home visits to tenants' flats will be conducted and tenancy management will be strengthened to deter individuals from abusing public housing resources while public awareness of cherishing public housing resources will be raised through publicity and education. • The Public Housing Resources Management Sub-section of HD will conduct in-depth investigation and comprehensive surveillance to prevent abuse of public housing resources.
	<p>3.4 To ensure effective management of service providers and maintenance contractors</p> <p>We will strengthen the monitoring of service providers and maintenance contractors through surprise inspections and enhanced performance assessment systems, and safeguard the interests of non-skilled workers employed under contracts of these services and maintenance works.</p>

	<p>3.5 To implement assistance schemes that foster mutual family support and care for the elderly to promote social sustainability</p> <p>3.5.1 Rent Assistance Scheme</p> <p>At present, 308 PRH tenants in the Islands District are benefiting from the Rent Assistance Scheme. HD will continue to promote the scheme to help tenants in temporary financial hardship cope with their difficulties. For instance, promotion racks/ notices will be displayed at prominent areas at customer service counters/ lobbies of estate offices to publicise the scheme.</p> <p>3.5.2 To continue the implementation of enhanced housing policies on fostering harmony in families to promote mutual family support and care for the elderly</p> <ul style="list-style-type: none"> <p>Addition Policy for Harmonious Families</p> <p>The policy allows the addition of the adult offspring (and their family members) of elderly tenants living alone and of households comprising all elderly members to the tenancy. However, the entire household must fulfil the criteria of the current addition policy and pass the Comprehensive Means Test (CMT) pitched at the level of the Housing Subsidy Policy as well as the Domestic Property Test (DPT).</p> <p>Harmonious Families Transfer Scheme</p> <p>Tenants are given the opportunities to move to the same estate where their elderly parents or offspring live for mutual care. Elderly parents residing in PRH estates may nominate one of their offspring/ the spouse of one of their offspring to apply for transfer under the scheme. The younger families can also nominate their parent(s)/ parent(s)-in-law to apply for transfer. To apply for a cross-district transfer to a more popular district, the applicants/ nominators must have resided in a PRH flat for at least seven years, or five years if they have children aged below six in their family.</p>
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	<ul style="list-style-type: none"> Harmonious Families Amalgamation Scheme The amalgamated household may choose to transfer to any district and be offered new flats, subject to the availability of resources. The younger family is required to undertake to live with and take care of their elderly family members, while the CMT and DPT will be waived.
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Housing Department
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