

**Islands District Council**  
**Paper No. IDC 67/2016**  
**The Housing Department's Programme of Activities for**  
**Estate Management in the Islands District in 2016/17**

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 2016/17. During this year, HD will continue to provide quality homes for tenants, promote sustainable living, optimise and rationalise the use of public resources. The following are the action items.

<b>Key Activities</b>	<b>Action Items</b>
<b>Provision of quality homes</b>	<p><b>To maintain estate cleanliness and environmental hygiene</b></p> <ul style="list-style-type: none"><li>• Territory-wide Operation Tai Ping Tei will be organised in conjunction with the Estate Management Advisory Committees and other non-governmental organisations in individual PRH estates, and Community Cleanliness Day Carnival will also be organised.</li><li>• The cleansing service contractors will step up the cleansing and disinfection of hygiene black spots and public places in PRH estates to prevent mosquito breeding and the spread of diseases like influenza.</li><li>• The Mobile Operations Unit of HD will carry out enforcement actions on hawkers when necessary in PRH estates in the Islands District. Joint operations with other government departments will be carried out when necessary to combat illegal hawkers in the District.</li><li>• The Mobile Digital Closed Circuit Television System will be deployed to monitor black spots where objects are thrown from height. 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.</li></ul>

	<ul style="list-style-type: none"> <li>• SOTs against Unauthorised Dog Keeping will be deployed to perform patrol duties in PRH estates in the District once a month on average.</li> </ul> <p><b>To create a green and healthy living environment</b></p> <ul style="list-style-type: none"> <li>• We will promote energy-saving measures in PRH estates and raise residents' awareness of environmental protection. All PRH estates in the Islands District have been awarded ISO 14001 Environmental Management System certification and ISO 50001 Energy Management System certification.</li> <li>• We will promote the reduction of domestic waste in PRH estate. In addition to the provision of three-coloured recycle 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 encourage green groups in organising activities such as the recovery of computers and "bartering".</li> <li>• A proactive 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.</li> <li>• To raise PRH tenants' awareness of fire safety and to encourage them to actively participate in fire drills, talks and exhibitions organised by PRH estates and to enrol as Estate Fire Safety Ambassadors.</li> </ul>
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	<p><b>To maintain the sustainability of existing PRH estates through active implementation of improvement works and certification schemes</b></p> <ul style="list-style-type: none"> <li>• The Total Maintenance Scheme and Responsive In-flat Maintenance Services will continue to be implemented.</li> <li>• For periodic maintenance and improvement programmes, Occupational Health and Safety Management System (OHSMS) continues to be maintained.</li> </ul> <p><b>To supply PRH flats and launch the sale of flats under “Green Form Subsidised Home Ownership Pilot System”</b></p> <ul style="list-style-type: none"> <li>• The PRH development in Tung Chung Area 56 (Ying Yung Estate) is anticipated to be completed in 2016/17. The development will provide four domestic blocks with 3,580 PRH flats, a carpark, retail facilities (including a wet market), and various Community and Welfare facilities.</li> <li>• The sale of flats under “Green Form Subsidised Home Ownership Pilot Scheme” will be launched in 2<sup>nd</sup> half of 2016.</li> </ul>
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<b>Promotion of sustainable living</b>	<b>To maintain estate cleanliness and environmental hygiene for healthy and harmonious living</b> <ul style="list-style-type: none"> <li>• The Marking Scheme for Estate Management Enforcement will continue to be implemented to monitor misdeeds that affect 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.</li> <li>• Ongoing landscape improvement works will continue to be implemented to enhance estate greening and landscaping.</li> <li>• 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.</li> </ul>
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<p><b>Optimisation and rationalisation of the use of public housing resources</b></p>	<p><b>To utilise the Customer Services Management System</b></p> <ul style="list-style-type: none"> <li>• Applications and documents submitted by tenants will be processed through the Customer Services Management System in Islands District.</li> </ul> <p><b>To rationalise the allocation of public housing resources and expedite the turnover of PRH flats</b></p> <ul style="list-style-type: none"> <li>• Transfer opportunities will be offered to sitting tenants under various transfer schemes.</li> <li>• Rational allocation of PRH resources will be ensured under the Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources.</li> </ul> <p><b>To combat the abuse of public housing resources</b></p> <ul style="list-style-type: none"> <li>• Home visits to tenants' flats will be conducted and tenancy management will be strengthened to deter individuals from abusing public housing resources. The public will be reminded to cherish public housing resources through publicity and education.</li> <li>• The Public Housing Resources Management Sub-section of HD will conduct in-depth investigation into and comprehensive surveillance of suspicious cases to prevent the abuse of public housing resources.</li> </ul> <p><b>To ensure effective management by service providers and maintenance contractors</b></p> <ul style="list-style-type: none"> <li>• We will strengthen the monitoring of service providers and maintenance contractors through surprise inspections and enhanced performance assessment systems.</li> </ul>
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	<p><b>To implement assistance schemes that foster mutual family support and care for the elderly</b></p> <ul style="list-style-type: none"> <li>• HD will promote the Rent Assistance Scheme to tenants in need.</li> </ul> <p><b>To continue the implementation of enhanced housing policies on the building of family harmony to promote mutual family support and care for the elderly</b></p> <ul style="list-style-type: none"> <li>• The Harmonious Families Addition Scheme allows the addition of eligible adult offspring (and their family members) of elderly tenants living alone and of households comprising all elderly members to the tenancy.</li> <li>• The Harmonious Families Transfer Scheme gives tenants opportunities to move to the same estate where their elderly parents or offspring live for mutual care.</li> <li>• Through the Harmonious Families Amalgamation Scheme, eligible younger family can live together with their elderly family members.</li> </ul>
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**Housing Department**  
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