

**Islands District Council**  
**Paper IDC 43/2021**

**The Housing Department's Programme of Activities for**  
**Estate Management in the Islands District in 2021/22**

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 2021/22. During the 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>1</b> <b>Provision of quality homes</b>	<b>1.1 To address the aspiration of low to middle-income families for home ownership</b>  <b>1.1.1 To proceed intake of new Home Ownership Scheme (HOS) flats</b>  ● Yu Nga Court, HOS development on No. 8 Ying Tung Road, Tung Chung, is anticipated to be completed for intake in 3th quarter of 2022. Yu Nga Court will consist of six blocks providing 3,300 flats.  <b>1.2 To maintain a sustainable PRH stock through proactive improvement work programmes and a verification system</b>  <b>1.2.1 To implement maintenance and improvement programmes and upgrading works to enhance existing PRH stock</b>  ● The Responsive In-flat Maintenance Services will continue to be implemented in all PRH estates.  ● Since October 2020, the "Drainage Inspection Programme" has been launched to inspect the drainage pipes of public rental housing blocks. Where necessary, repair works will be arranged during inspection.

Key Activities	Action Items
<p><b>2</b></p> <p><b>Promotion of sustainable living</b></p>	<p><b>2.1 To maintain estate cleanliness and environmental hygiene for healthy and harmonious living</b></p> <p><b>2.1.1 To raise the awareness of PRH tenants on Government’s proposed Municipal Solid Waste (MSW) Charging Scheme to be effected in coming years.</b></p> <ul style="list-style-type: none"> <li>● To promote PRH tenants’ awareness of waste separation at source and clean recycling in getting prepared for the upcoming full implementation of MSW Charging through Estate Management Advisory Committee, estate newsletter, partnering functions and collaboration with the promotion work of Environmental Protection Department, in PRH estates.</li> </ul> <p><b>2.1.2 To implement the Marking Scheme for Estate Management Enforcement in public housing estates</b></p> <ul style="list-style-type: none"> <li>● We will continue to promote and implement the Marking Scheme for Estate Management Enforcement in public housing estates to monitor misdeeds that affect environmental hygiene and estate management in PRH estates.</li> </ul> <p><b>2.1.3 To keep PRH estates clean and hygienic</b></p> <ul style="list-style-type: none"> <li>● Estate Cleaning Day and Community Cleanliness Day Carnival will be organised in conjunction with the Estate Management Advisory Committees (EMACs) and other non-governmental organisations (NGOs) in individual PRH estates.</li> <li>● Cleansing service contractors will step up the cleansing and disinfection of hygiene black spots and public places in PRH estates to prevent mosquito breeding, rodent infestation and the spread of diseases like influenza.</li> </ul>

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	<p data-bbox="539 297 874 331"><b>2.1.4 Hawker control</b></p> <ul data-bbox="539 394 1391 667" style="list-style-type: none"> <li data-bbox="539 394 1391 667">● The Mobile Operations Unit of HD will carry out enforcement actions on hawkers when necessary in PRH estates in the District. Joint operations with other government departments and relevant stakeholders will be carried out when necessary to combat illegal hawkers in the District.</li> </ul> <p data-bbox="539 730 842 763"><b>2.1.5 Anti-smoking</b></p> <ul data-bbox="539 826 1391 1144" style="list-style-type: none"> <li data-bbox="539 826 1391 1144">● Fixed Penalty Notices will be issued to offenders in statutory non-smoking areas of PRH estates in the Islands District as an ongoing effort to support the Government’s anti-smoking policy. If the offender is resident of the subject Estate, apart from fixed penalty, HD would allot points in accordance with the Marking Scheme.</li> </ul> <p data-bbox="539 1207 1219 1240"><b>2.1.6 To monitor objects thrown from height</b></p> <ul data-bbox="539 1303 1391 1576" style="list-style-type: none"> <li data-bbox="539 1303 1391 1576">● The Mobile Digital Closed Circuit Television System will be in place 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 such crimes.</li> </ul> <p data-bbox="539 1639 1391 1673"><b>2.1.7 To detect unauthorised dog keeping in PRH estates</b></p> <ul data-bbox="539 1736 1391 1865" style="list-style-type: none"> <li data-bbox="539 1736 1391 1865">● Continue to deploy SOTs against unauthorised dog keeping to patrol PRH estates in the District once a month on average.</li> </ul>

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	<p data-bbox="544 253 1391 331"><b>2.2 To raise the environmental protection standard of PRH estates</b></p> <p data-bbox="544 394 1391 472"><b>2.2.1 To continue implementing ISO14001 and ISO50001</b></p> <ul data-bbox="544 539 1391 712" style="list-style-type: none"> <li data-bbox="544 539 1391 712">● ISO 14001 Environmental Management System certification and ISO 50001 Energy Management System certification will be maintained in all PRH estates.</li> </ul> <p data-bbox="544 779 1391 857"><b>2.2.2 To raise residents' awareness and to strengthen protection of the environment</b></p> <ul data-bbox="544 925 1391 1626" style="list-style-type: none"> <li data-bbox="544 925 1391 1384">● We will promote the reduction of domestic waste in PRH estates. 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 Regulated Electrical Equipment, rechargeable batteries, glass bottles, compact fluorescent lamps and fluorescent tubes, we will also encourage green groups to organise activities such as the recovery of computers and barter trade.</li> <li data-bbox="544 1451 1391 1626">● 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> </ul>

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	<p data-bbox="544 300 1391 383"><b>2.3 Greening in PRH estates and enhanced tree management</b></p> <ul data-bbox="544 443 1391 842" style="list-style-type: none"> <li data-bbox="544 443 1391 577">● Ongoing landscape improvement works will continue to be implemented to enhance estate greening and landscaping.</li> <li data-bbox="544 618 1391 842">● 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> <p data-bbox="544 904 1391 987"><b>2.4 To develop a tighter bond in the community and cater for tenants' needs</b></p> <p data-bbox="544 1050 1391 1184"><b>2.4.1 To facilitate community engagement and building through community building activities jointly organised by EMACs and NGOs</b></p> <ul data-bbox="544 1225 1391 1449" style="list-style-type: none"> <li data-bbox="544 1225 1391 1449">● Invite district NGOs to partner with EMACs to provide, among others, supporting services for the elderly, families, women, and children as well as outreaching services, training and learning programmes for the youth and to organise environmental and greening activities.</li> </ul>
<p data-bbox="218 1516 521 1740"><b>3 Optimisation and rationalisation of the use of public housing resources</b></p>	<p data-bbox="544 1516 1391 1599"><b>3.1 To rationalise the allocation of public housing resources and expedite the turnover of PRH flats</b></p> <ul data-bbox="544 1659 1391 2024" style="list-style-type: none"> <li data-bbox="544 1659 1391 1742">● Transfer opportunities will be offered to sitting tenants under various transfer schemes.</li> <li data-bbox="544 1805 1391 2024">● Enhance the Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources (Well-off Tenants Policies). Tenants who own a private residential property in Hong Kong are required to surrender their flat.</li> </ul>

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	<p data-bbox="539 300 1362 338"><b>3.2 To combat the abuse of public housing resources</b></p> <ul data-bbox="544 394 1390 813" style="list-style-type: none"> <li data-bbox="544 394 1390 577">● Home visits to tenants’ flats will be made and tenancy management will be strengthened. The public will be reminded through publicity and education to cherish public housing resources.</li> <li data-bbox="544 633 1390 813">● 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 data-bbox="539 875 1390 958"><b>3.3 To implement assistance schemes that foster mutual family support and care for the elderly</b></p> <p data-bbox="539 1014 1390 1200"><b>3.3.1 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 data-bbox="544 1256 1390 1863" style="list-style-type: none"> <li data-bbox="544 1256 1390 1485">● 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 data-bbox="544 1541 1390 1682">● 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 data-bbox="544 1738 1390 1863">● The Harmonious Families Amalgamation Scheme allows eligible younger tenants to merge their tenancies with those of their elderly family members.</li> </ul>