

Islands District Council
Paper No. IDC 23/2022
The Housing Department's Programme of Activities for
Estate Management in the Islands District in 2022/23

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 (the District) in 2022/23. 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.

| Key Activities | Action Items |
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| 1 Provision of quality homes | <p>1.1 To address the aspiration of low to middle-income families for home ownership</p> <p>1.1.1 To proceed intake of new Home Ownership Scheme (HOS) flats</p> <ul style="list-style-type: none"> ● Yu Nga Court, HOS development on No. 8 Ying Tung Road, Tung Chung, is anticipated to be completed for intake in 4th quarter of 2022. Yu Nga Court consists of six blocks providing 3,300 flats <p>1.2 To maintain a sustainable PRH stock through proactive improvement work programmes and a verification system</p> <p>1.2.1 To implement maintenance and improvement programmes and upgrading works to enhance existing PRH stock</p> <ul style="list-style-type: none"> ● 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 PRH blocks. Should in flat inspection be unsuccessful, we may gain access under other established programmes, including “Total Maintenance Scheme”, “Responsive In-flat Maintenance Services”, “Vacant Flat Refurbishment Programme” as well as the “Drainage Enhancement Programme” |

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| 1 Provision of quality homes | <ul style="list-style-type: none"> ● The “Drainage Enhancement Programme” will commence for PRH flats in phases starting from August 2022. In view of the large number of the estates involved, the works will be prioritised according to estates/blocks where confirmed COVID-19 cases have been reported or are subject to Compulsory Testing Notices, the age of the estates/blocks, the percentage of elderly tenants living therein, etc. The entire programme is expected to complete in about two and a half years |
| 2 Promotion of sustainable living | <p>2.1 To maintain estate cleanliness and environmental hygiene for healthy and harmonious living</p> <p>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</p> <ul style="list-style-type: none"> ● 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 Committees ^{Note} (EMACs), estate newsletter, partnering functions and collaboration with the promotion work of Environmental Protection Department, in PRH estates <p>2.1.2 To implement the “Marking Scheme”</p> <ul style="list-style-type: none"> ● We will continue to promote and implement the “Marking Scheme” for estate management enforcement in PRH estates to monitor misdeeds that affect environmental hygiene and estate management <p>2.1.3 To keep PRH estates clean and hygienic</p> <ul style="list-style-type: none"> ● If epidemic situation permitting, we will continuously organised “Estate Cleaning Day” and “Community Cleanliness Day Carnival” in conjunction with EMACs and other non-governmental organisations (NGOs) in PRH estates |

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| <p>2</p> <p>Promotion of sustainable living</p> | <ul style="list-style-type: none"> ● 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 <p>2.1.4 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 District. Joint operations with other government departments and relevant stakeholders will be carried out when necessary to combat illegal hawkers in the District <p>2.1.5 Anti-smoking</p> <ul style="list-style-type: none"> ● Fixed Penalty Notices will be issued to offenders in statutory non-smoking areas of PRH estates in the 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” <p>2.1.6 To monitor throwing objects from height</p> <ul style="list-style-type: none"> ● 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 <p>2.1.7 To detect unauthorised dog keeping in PRH estates</p> <ul style="list-style-type: none"> ● Continue to deploy SOTs against unauthorised dog keeping to patrol PRH estates in the District once a month on average <p>2.2 To raise the environmental protection standard of PRH estates</p> |

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| <p>2 Promotion of sustainable living</p> | <p>2.2.1 To continue implementing ISO14001 and ISO50001</p> <p>ISO 14001 Environmental Management System certification and ISO 50001 Energy Management System certification will be maintained in all PRH estates</p> <p>2.2.2 To raise residents’ awareness and to strengthen protection of the environment</p> <ul style="list-style-type: none"> ● 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” ● 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 ● Promotion of environmental protection and waste reduction will be carried out through various channels such as videos broadcast via social media, display of promotion banners and posters in PRH estates <p>2.3 Greening in PRH estates and enhanced tree management</p> <ul style="list-style-type: none"> ● Ongoing landscape improvement works will continue to be implemented to enhance estate greening and landscaping ● 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 |

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| 2 Promotion of sustainable living | <p>2.4 To develop a tighter bond in the community and cater for tenants' needs</p> <p>2.4.1 To facilitate community engagement and building through community building activities jointly organised by EMACs and NGOs</p> <ul style="list-style-type: none"> ● In view of the latest development of epidemic, HD would 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 |
| 3 Optimisation and rationalisation of the use of public housing resources | <p>3.1 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 ● 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 <p>3.2 To combat the abuse of public housing resources</p> <ul style="list-style-type: none"> ● 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 ● 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 |

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| 3. Optimisation and rationalisation of the use of public housing resources | <p>3.3 To implement assistance schemes that foster mutual family support and care for the elderly</p> <p>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</p> <ul style="list-style-type: none"> ● 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 ● The “Harmonious Families Transfer Scheme” gives tenants opportunities to move to the same estate where their elderly parents or offspring live for mutual care ● The “Harmonious Families Amalgamation Scheme” allows eligible younger tenants to merge their tenancies with those of their elderly family members |

Note:

To synchronise with the Home Affairs Bureau’s termination of Mutual Aid Committee (MAC) Scheme in which all MACs should be dissolved before 1.1.2023, EMACs will follow suit and continue to operate until 31 December 2022. HD will continuously work through various communication channels to keep close contact with the PRH residents and to hold activities in the District.

Housing Department
May 2022