



Sha Tin District Council

Report on the Meeting of the
Development and Housing Committee held on 5 September 2019

(1) The Committee discussed the following:

- (i) the responses of the Drainage Services Department (DSD) and the Water Supplies Department to the question on “Replacement of the Underground Pipes in Sha Tin”;
- (ii) the responses of the Hong Kong Police Force, the Architectural Services Department, the Leisure and Cultural Services Department (LCSD), the DSD, the District Lands Office / Sha Tin, the Antiquities and Monuments Office, the Planning Department (PlanD), the Food and Environmental Hygiene Department and the Development Bureau to the question on “Management and Development of Pok Ngar Villa”, with the following provisional motion passed:

“The Development and Housing Committee of the Sha Tin District Council strongly requests the relevant government departments to commence the land allocation programme immediately so as to include Tai Wai Pok Ngar Villa as a sitting-out area under the management of the LCSD. The Department will take up day-to-day management, cleaning and maintenance of the said site for public use.

Also, the Committee strongly requests the relevant government departments to commence restoration works immediately to renovate the damaged structure of the tower and wall on the site in order to avoid any inconvenience caused to the public.” (Unanimously passed);

- (iii) the responses of the MTR Corporation Limited, the Buildings Department, the Education Bureau and the Transport Department to the question on the “Property Development Project above Tai Wai Station”;

- (iv) the responses of the PlanD, the Housing Department, the Immigration Department and the Government Property Agency to the question on the “Population Growth and Development in Sha Tin”; and
 - (v) the response of the Home Affairs Department to the question on the “Administrative Guidelines on Best Practices on Building Management”.
- (2) The Committee endorsed the motion on “Requesting the Government to Study and Consider the Launch of Rent Allowance Scheme”:

“Background

Since 2013, the Community Care Fund has launched the “One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving CSSA” three times. The scheme is quite effective in providing assistance to the disadvantaged groups to meet their urgent financial needs, and it has achieved a remarkable result. In early years, the statistics of Census and Statistics Department have revealed that the housing rents accounted for 45% of total expenses. In recent years, the housing rent level has been rising without a decrease. This has become a heavy burden on those low-income grassroots families that are on the Waiting List, making them living under pressure.

Motion

In respect of this situation, the Development and Housing Committee of the Sha Tin District Council requests the Administration to study and consider the feasibility of the launch of the rental subsidy scheme, so as to provide rental subsidy on a regular basis to those families or individuals having been on the Waiting List for more than three years, and at the same time being private housing tenants and non-CSSA recipients (N have-nots) until they are allocated with public rental housing, with a view to alleviating their living burden. In the long run, the Administration should speed up the construction of public housing and study the feasibility of rent control.” (Unanimously passed).

- (3) The Committee noted the following:
- (i) the responses of government departments and relevant organisations to matters arising from the previous meeting;

- (ii) the reports of the working groups;
- (iii) “Financial Position and Activity Progress of Expenditure Head 2 (Development, Housing, Industrial and Commerce)”;
- (iv) “Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin”; and
- (v) “Naming of Home Ownership Scheme Development Projects in Sha Tin”.

Sha Tin District Council Secretariat

STDC 13/55/50

September 2019