

Islands District Council
Paper No. IDC 23/2024
The Housing Department's Programme of Activities for
Estate Management in the Islands District in 2024/25

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 2024/25. 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
<p>1 Provision of quality homes</p>	<p>1.1 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 public rental housing estates with the aim of providing improved and responsive in-flat maintenance services for all tenants. ● The "Drainage Enhancement Programme", which has been implemented in phases since September 2022 to inspect the drainage pipes inside domestic flats, is expected to be completed by 2025. In addition, HA has already amended the concerned Marking Scheme so as to facilitate HA to carry out works or inspections of "Drainage Enhancement Programme" in a more efficient manner. ● The "Total Maintenance Scheme", which has been implemented in Ngan Wan Estate since January 2024 to inspect of landlord's standard provisions inside domestic flats proactively, is expected to be completed by March 2024. Any defects of landlord's standard provisions found during inspection will be repaired immediately where possible.
<p>2 Promotion of sustainable living</p>	<p>2.1 To maintain estate cleanliness and environmental hygiene for healthy and harmonious living</p> <p>2.1.1 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.

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<p>2 Promotion of sustainable living</p>	<p>2.1.2 To keep PRH estates clean and hygienic</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>2.1.3 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>2.1.4 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>2.1.5 To monitor throwing objects from height</p> <ul style="list-style-type: none"> ● The “Mobile Digital Closed Circuit Television System” will be in use for surveillance of throwing objects especially at black spots. “Special Operation Teams” (SOTs) against throwing objects from height will also be deployed to PRH estates at least once a month to detect throwing objects from height in order to combat such crimes <p>2.1.6 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 to detect and abate unauthorized dog keeping <p>2.1.7 To participate in “Enhanced Water Quality Monitoring Programme”</p> <ul style="list-style-type: none"> ● Continue to cooperate with the Water Supplies Department to monitor drinking water quality to ensure that drinking water used by tenants complied with the drinking water standard in Hong Kong

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<p>2 Promotion of sustainable living</p>	<p>2.2 To raise the environmental protection standard of PRH estates</p> <p>2.2.1 To continue implementing ISO14001 and ISO50001</p> <ul style="list-style-type: none"> ● ISO 14001 Environmental Management System certification and ISO 50001 Energy Management System certification will be maintained in all PRH estates <p>2.2.2 To raise residents' awareness and to strengthen protection of the environment</p> <ul style="list-style-type: none"> ● To continue to collaborate with Environmental Protection Department closely on its promotion activities; and promote PRH tenants' awareness of the upcoming full implementation of MSW Charging through various channels such as promotional videos, banners and posters, estate newsletters, partnering functions, etc. ● We will continue to 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 different types recyclables, such as rechargeable batteries, glass bottles, compact fluorescent lamps and fluorescent tubes, etc. We will also encourage green groups to organise activities with a view to raising tenants' awareness on environmental protection. ● 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 <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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<p>2 Promotion of sustainable living</p>	<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 organised by NGOs</p> <ul style="list-style-type: none"> ● HD would invite district NGOs to provide 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 ● To further enhance the channels of communications with PRH tenants, HD would make wider use of both traditional and electronic means including using QR code and hyperlink on notices, as well as placing suggestion boxes at the ground floor lobbies of domestic blocks, etc. so as to collect PRH tenants' views on estate management matters
<p>3 Optimisation and rationalisation of the use of public housing resources</p>	<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 ● Continuously carried out enhanced "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 ● PRH tenants are required to declare to the HD every two years whether the principal tenants and all members of the household own any domestic property in Hong Kong since admission to PRH, and to undertake to declare to the HA after having acquired a domestic property in Hong Kong (within one month of entering into any agreement, including provisional agreements)

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<p>3 Optimisation and rationalisation of the use of public housing resources</p>	<ul style="list-style-type: none"> ● Under the WTP, after living in PRH for 10 years, tenants will have to declare both their income, assets and whether they own private domestic properties in Hong Kong in the biennial declarations. If tenants refuse to declare, they have to vacate their flats. PRH households whose family income exceeds five times the prevailing PRH income limits (PRHILs) or whose total household net asset value exceeds 100 times the prevailing PRHILs are required to vacate their PRH flats. While tenants having lived in PRH units for less than 10 years are not required to declare income and assets, they will still have to vacate their PRH units regardless of their length of PRH residency if the HD confirms that they own private domestic properties in Hong Kong upon receiving complaints ● PRH tenants are required to make declarations every two years that they have continuously resided in the units and complied with the terms in the tenancy agreement regarding occupancy status after admission to PRH. Tenants who refuse to make declarations or fail to make declarations within the specified time may have their tenancies terminated ● 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 <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