

LCQ16: Reinstatement works for public rental housing flats

Following is a question by the Hon Chan Hak-kan and a reply by the Secretary for Transport and Housing, Mr Frank Chan Fan, in the Legislative Council today (June 27):

Question :

At present, tenants of public rental housing (PRH) units are obliged to reinstate all the original fixtures and fittings and remove items added by them (reinstatement works) at their own expenses upon moving out of their units. However, if both the outgoing and incoming tenants of a unit wish to retain the fixtures and fittings added to the unit and if such fixtures and fittings meet the requirements, the Housing Department (HD) will normally allow such fixtures and fittings be retained. In this connection, will the Government inform this Council:

(1) of (i) the number of PRH units surrendered by tenants upon their moving out, (ii) among such units, the number of those for which reinstatement works had been carried out before they were surrendered, and (iii) the number of tenants who were allocated such reinstated units, in each of the past three years (set out by District Council district);

(2) whether it knows the time taken and the expenses incurred in general for carrying out reinstatement works;

(3) of the number of complaints received by HD in each of the past three years about the nuisances caused by reinstatement works;

(4) whether it has assessed the quantity of construction waste generated by reinstatement works in each of the past three years; and

(5) whether HD will review the current reinstatement requirements and improve the existing arrangements for granting exemption to reinstatement works (including establishing a matching service/platform for outgoing and incoming tenants), with a view to reducing (i) the need for carrying out reinstatement works and (ii) the construction waste so generated?

Reply:

President,

My consolidated reply to various parts of the question raised by the Hon Chan Hak-kan is as follows.

According to the prevailing arrangement of the Hong Kong Housing Authority (HA), HA will conduct comprehensive inspections on the fixtures and fittings inside public rental housing (PRH) units before their tenants move

out, so as to assess and decide whether the items therein are retainable, or require repair or replacement. Under normal circumstances, HA would allow the fixtures and installations installed by outgoing tenants such as wall-mounted kitchen cabinet, water closet pan with flushing cistern, etc. to be retained without reinstatement if they are in good condition. The incoming tenants may choose to continue to use these installations. However, if they opt to accept the fixtures and fittings installed by the outgoing tenants, the responsibility of future repair and maintenance of these fixtures and fittings will rest with them. In addition, after the existing tenants move out of their PRH units, HA will, depending on the individual circumstances of the PRH unit, carry out vacant flat refurbishment works.

In the past three years (i.e. 2015-16, 2016-17 and 2017-18), HA recovered 12 400, 12 000 and 13 300 PRH units respectively. We do not have information on the time spent and costs required for the reinstatement works by the outgoing tenants before their removal as well as the number of units involved. We also do not maintain consolidated statistics on nuisance complaints caused by reinstatement works.

As regards the allocation of refurbished units, since application for PRH is only divided into four districts, namely the Urban (including Hong Kong Island and Kowloon); Extended Urban (including Tung Chung, Sha Tin, Ma On Shan, Tseung Kwan O, Tsuen Wan, Kwai Chung and Tsing Yi); New Territories (including Tuen Mun, Yuen Long, Tin Shui Wai, Sheung Shui, Fanling and Tai Po); and Islands (excluding Tung Chung), the allocation of PRH unit is therefore arranged according to these four districts. In the past three years (i.e. 2015-16 to 2017-18), figures on allocation of refurbished units breakdown by district are as follows. We do not have figures breakdown by District Council district.

Year/ District	2015-16	2016-17	2017-18
Urban	5 721	6 266	6 569
Extended Urban	3 357	3 506	3 925
New Territories	2 524	2 409	2 278
Islands	83	62	65
Total	11 685	12 243	12 837

Since solid waste generated by flat reinstatement works of PRH units would be handled together with other construction waste, we do not maintain information on solid waste generated by flat reinstatement works of PRH units. Nevertheless, HA would require the relevant contractors to put in place good practices in waste management in order to minimise the adverse impact on the environment.

CHP reminds public on precautions against heat stroke during very hot weather

The Centre for Health Protection (CHP) of the Department of Health (DH) today (June 27) reminded members of the public, particularly those undertaking outdoor activities, to take heed of necessary measures against heat stroke and sunburn in very hot weather.

"The public should carry and drink plenty of water to prevent dehydration while engaging in outdoor activities," a spokesman for the CHP said.

"Those engaged in strenuous outdoor activities should avoid beverages containing caffeine, such as coffee and tea, as well as alcohol, as they speed up water loss through the urinary system," the spokesman explained.

"The obese, the sick, including those with heart disease or high blood pressure, the old and the young are more vulnerable to heat-related illnesses. They should pay special attention," the spokesman added.

The public should adopt the following precautions:

- Wear loose and light-coloured clothing to reduce heat absorption and facilitate sweat evaporation and heat dissipation;
- Avoid vigorous exercise and prolonged activities like hiking or trekking as heat, sweating and exhaustion place additional demands on the physique;
- Perform outdoor activities in the morning or late afternoon;
- For indoor activities, open all windows, use a fan or use air-conditioning to maintain good ventilation; and
- Reschedule work to cooler times of the day.

If working in a hot environment is inevitable, introduce shade in the workplace where practicable, and start work slowly and pick up the pace gradually. Get into a cool area for rest at regular intervals to allow the body to recuperate.

The public should also note the latest and the forecast Ultraviolet (UV) Index released by the Hong Kong Observatory (HKO). When the UV Index remains high (6 or above):

- Minimise direct exposure of the skin and the eyes to sunlight;
- Wear loose long-sleeved clothing made of close-woven fabrics;

- Wear a wide brim hat or use an umbrella;
- Seek a shaded area or put on UV-blocking sunglasses;
- Apply a broad-spectrum sunscreen lotion with a sun protection factor (SPF) of 15 or above. Apply liberally and reapply after swimming or sweating; and
- While using DEET-containing insect repellents for personal protection against mosquito-borne diseases, apply sunscreen first, then insect repellent.

If symptoms develop, such as dizziness, headache, nausea, shortness of breath or confusion, rest and seek help immediately, and seek medical advice as soon as possible.

The public may get more information from the DH's Health Education Hotline (2833 0111), [heat stroke](#) page and [UV radiation](#) page; the HKO's Dial-a-Weather (1878 200), latest [weather and forecast](#), [UV Index](#) and weather information for [hiking and mountaineering](#); and [press releases](#) of the Labour Department on precautions against heat stroke for outdoor workers and their employers when the Very Hot Weather Warning is in force.

Assess the risk of heat stroke to employees

Attention duty announcers, radio and TV stations:

Please broadcast the following special announcement immediately, and repeat it at frequent intervals when the Very Hot Weather Warning is in force:

The Labour Department reminds employers that as the Very Hot Weather Warning is in force, they should assess the risk of heat stroke to their employees and adopt effective preventive measures such as providing cool drinking water, setting up temporary sunshade and providing mechanical aids to reduce physical exertion of employees. Employees should drink water regularly and be mindful of their physical condition. If early heat stroke symptoms such as headache and thirst appear, they should inform their supervisors and seek medical help immediately.

Very Hot Weather Warning issued

Attention TV/radio announcers:

Please broadcast the following as soon as possible:

The Hong Kong Observatory has issued the Very Hot Weather Warning.

To prevent heat stroke, avoid prolonged activities outdoors.

If engaged in outdoor work or activities, wear a wide-brimmed hat and light-coloured, loose-fitting clothes. Stay in shaded areas as much as possible.

Drink plenty of water, and avoid beverages containing caffeine or alcohol.

If you feel sick, consult a doctor right away.

Murder and attempted murder case in Chai Wan

Police are investigating a murder and attempted murder case happened in Chai Wan yesterday afternoon (June 26), in which a woman died and a woman and two men were injured.

At about 3pm, Police received multiple reports that a woman fired shots inside a park on Taikoo Wan Road. Police officers sped to the scene and found that two men and two women were injured. Sustaining head injuries, an 80-year-old woman was rushed to Pamela Youde Nethersole Eastern Hospital in unconscious state and was certified dead at 6.35pm. A 62-year-old man, sustaining head injuries, was rushed to Pamela Youde Nethersole Eastern Hospital in unconscious state. A 60-year-old woman and a 72-year-old man, sustaining hand and shoulder injuries respectively, were sent to Pamela Youde Nethersole Eastern Hospital in conscious state.

Initial investigation revealed that a 44-year-old woman had a dispute with the deceased and the three victims, during which the woman shot them with a pistol.

Police arrested the 44-year-old woman for murder and attempted murder inside a shopping centre near the scene. A pistol in suspected connection with the case was seized.

The arrested woman is being detained for further enquiries.

Investigation by Regional Crime Unit of Hong Kong Island is underway.