

立法會
Legislative Council

LC Paper No. CB(1)2241/05-06(02)

Ref : CB1/PL/HG

Panel on Housing
Special meeting on 26 September 2006

Background brief
on review of rent policy of public rental housing
(Updated version as at September 2006)

Purpose

This paper outlines the issues concerning the review of rent policy of public rental housing (PRH) and summarizes the major concerns expressed by Members on the issues.

Background

General framework of the existing domestic rent policy

2. Section 16(1) of the Housing Ordinance (HO) (Cap. 283), provides for the power of the Housing Authority (HA) to determine the rents of its public housing estates. Public housing rents are determined by HA on the basis of tenants' affordability, i.e. ability to pay. The general principle of affordability has been translated into the median rent-to-income ratio (MRIR) ceiling. MRIR means 50% of households' rent-to-income ratios (RIR) are below the median figure while the other 50% are above it. Administratively HA sets two MRIR ceilings, namely 15% for the minimum space allocation standard of 5.5 square metres Internal Floor Area (IFA) per person (set in 1986), and 18.5% for the higher space allocation standard of 7 square metres IFA per person (set in 1991).

3. Other factors taken into account by HA for reviewing PRH rents include the comprehensive values of estates, location and transportation, management and maintenance costs, inflation, rates charged by the Government, HA's financial position etc. Before March 1998, review of PRH rents was conducted by HA every two years.

Rent adjustments under the Housing Ordinance

4. The former Legislative Council passed the Housing (Amendment) (No. 3) Bill 1996 at the meeting of 27 June 1997 which was a Private Member's Bill introduced by Hon LEUNG Yiu-chung. The Bill as amended (Amendment Ordinance 1997) provides, inter alia, that any determination of variation of rent should only take effect at least three years after coming into effect of the previous rent determination and that the overall MRIR of all public housing estates should not exceed 10% after any rent variation¹.

5. To resolve the operational difficulties of the Amendment Ordinance 1997, the Administration introduced and the Provisional Legislative Council passed the Housing (Amendment) Ordinance 1998 (Amendment Ordinance 1998) on 25 February 1998 to: disapply the restrictions stipulated in the Amendment Ordinance 1997 in respect of better-off tenants and tenants receiving rent assistance, exclude from the scope of the Amendment Ordinance 1997 the license fees charged on cottage areas and interim housing, and provide clearly that the calculation of the MRIR should be determined in accordance with a procedure established by HA. The Amendment Ordinance 1997 came into effect in March 1998 after the enactment of the Amendment Ordinance 1998.

Change of MRIR

6. Since the enactment of the Amendment Ordinance 1997, HA has frozen the rents of newly completed PRH estates at the July 1997 level. It has also deferred repeatedly the rent reviews for existing PRH. However, with the downturn of the economy after the change of sovereignty, the incomes of the general public have been decreasing. Legislative Council (LegCo) Members have been keeping track whether the MRIR has exceeded the statutory ceiling of 10%. The Panel on Housing (the Panel) discussed the rent policy and rent review of PRH on 3 May 1999 and 5 February 2001. Members noted with concern that the overall MRIR for the third quarter of 2000 was at 10.2%, exceeding the statutory ceiling. Some members called upon the Administration to reduce the rents of PRH to comply with the 10% MRIR ceiling.

¹ Section 16(1A) of the Housing Ordinance provides that –

- (a) Any determination of variation of rent after the commencement of the Housing (Amendment) Ordinance 1997 (108 of 1997) by the Authority under subsection (1)(a) in respect of any class (whether determined by the nature of the land or status of the lessee) of land in an estate for residential purposes shall only take effect at least 3 years from the date on which any immediately preceding determination in respect of the same such class of land came into effect.
- (b) The rent determined under paragraph (a) in respect of any such class of land shall be of such amount that the median rent to income ratio in respect of all classes of land in all estates let for residential purposes, as determined by the Authority, shall not exceed 10%.

7. The stance of the Administration then was that the law only requires HA, when revising the rents of PRH, to ensure that the overall MRIR of PRH households does not exceed 10%. If the MRIR rises above the ceiling of 10% because of reasons other than an increase in rent, such as a reduction of incomes of public housing tenants, HA is not required to reduce rent.

8. The MRIRs from the first quarter of 1998 to the first quarter of 2006 are shown in **Appendix I**. The figure peaked at 14.7% in the fourth quarter of 2004 and dropped to 14.4% in the first quarter of 2006.

Judicial review on rent review

9. In October and November 2002, two PRH tenants applied for judicial review (JR) at the Court of First Instance (CFI) in respect of the decisions of HA to defer rent reviews in 2001 and 2002 respectively.

10. On 11 July 2003, CFI ruled in favour of the applicants. In gist, CFI found that HA is under a duty to review rent regularly, the applicants have a legitimate expectation to have their rents periodically and regularly reviewed, and when HA carries out its duty to review rent, the 10% MRIR ceiling must be abided by.

11. The Panel held a special meeting on 16 July 2003 to discuss the implications of the outcome of the JR. Members considered that the Administration must respect CFI's ruling and reduce rents for PRH expeditiously. The Panel passed a motion to urge the Administration to adjust the rents of PRH downwards to comply with the ceiling stipulated in the law.

12. CFI issued the Order of Relief on 12 August 2003, which directed HA to review and determine the variation of rents of the batch of PRH units to which the applicants' public housing units were part, according to the true meaning and effect of section 16(1A) of the HO. In August 2003, HA appealed against CFI's judgement and the Order. CFI ruled on 26 August 2003 that HA did not have to implement rent adjustment after rent review before conclusion of the appeal. The stay of the Order was, however, conditional upon HA's undertaking to review the rents of PRH units concerned. In March 2004, HA put forward two approaches comprising five rent adjustment options for reviewing PRH rent. The details are set out in **Appendix II**. The Panel was consulted on the options on 25 March 2004. Some members were in favour of an across-the-board rent reduction. Other members considered a targeted approach more effective in addressing the problem of RIR exceeding 10% for certain households and in assisting those who were most in need.

13. On 30 March 2004, HA decided, subject to the outcome of the appeal, to adopt the option which would incur the least financial outlay, i.e. waiving the rents of Comprehensive Social Security Assistance (CSSA) households plus an across the board rent reduction of 10% for other non-CSSA households.

14. On 22 November 2004, the Court of Appeal (CA) allowed HA's appeal. The Panel met with deputations at a special meeting on 29 November 2004. Deputations expressed disappointment about HA's decision of delaying rent review and requested for refund of rents charged in excess of the statutory MRIR requirement over the past three years. Some members urged HA to reduce PRH rents as soon as practicable irrespective of whether the applicants would appeal further.

15. On 18 December 2004, one of the applicants sought leave to appeal to the Court of Final Appeal (CFA). On 21 November 2005, CFA ruled in favour of HA and dismissed the appeal. CFA's ruling is summarized in **Appendix III**.

16. In its reply to a LegCo question on HA's domestic rental income at the Council meeting on 8 February 2006, the Administration advised that HA had no plan to reduce public housing rents across-the-board, but would adopt a targeted approach to provide rental relief for tenants in financial hardship. In this regard, with effect from 1 March 2006, HA has relaxed the eligibility criteria of the "Rent Assistance Scheme" by providing a 25% rent reduction to non-elderly tenants whose income is between 50% and 60% of the Waiting List Income Limit or whose RIR stands at 20-25%. According to the Administration, the new arrangement has in practice capped the RIR of public housing tenants at 20%.

Review on rent policy of PRH

17. In view of the community concerns over rising MRIR and repeated calls for reviewing the mechanism for adjusting PRH rents, HA considers it essential to establish a clear, objective and flexible index-linked rent adjustment mechanism in the long run to better reflect tenants' affordability and help ensure a sustainable development of the public housing programme. Against this background, HA set up the Ad Hoc Committee on Review of Domestic Rent Policy (the CDRP) in March 2001 to take forward the task of reviewing the domestic rent policy and the mechanism of rent adjustment. HA also decided to defer all rent review exercises pending the outcome of the policy review. The work of the CDRP was however adjourned due to the JR to CFI. Following CFI's ruling, the CDRP resumed work in September 2003.

18. The Administration considers that CFA's judgement in November 2005 clearly reaffirms the importance of identifying an alternative rent adjustment

mechanism that is more viable and helps to promote the long-term sustainability of the PRH programme, as well as highlights an urgent need for establishing a new rent adjustment mechanism that would allow for both increases and reductions in rents.

Public consultation on domestic rent policy

Findings and proposals of the CDRP

19. On 9 March 2006, the CDRP published a consultation paper on “Review of Domestic Rent Policy” (the Consultation Paper) and launched a three-month public consultation to invite views on proposals for changes and improvement of the PRH rent policy and rent adjustment mechanism. The key areas for consultation are set out in **Appendix IV**.

20. The Panel was briefed on CDRP’s initial findings and proposals at the meeting on 17 March 2006. Given the wide public concern on the Consultation Paper and the far-reaching implications of the proposals on the community, the Panel held three special meetings on 19 April, 16 and 25 May 2006 to discuss and receive deputations’ views on the subject. The Panel met with a total of 30 deputations including resident groups, political parties and academics; and received 21 written submissions from them. A summary of the views presented to the Panel and the Administration’s response is in **LC Paper No. CB(1)1571/05-06(02) and hyperlinked in Appendix V**.

Rent adjustment mechanism and reduction of domestic rent

21. On the whole, the Panel considered that the proposal of introducing a rent adjustment mechanism with reference to movements in CPI or tenants’ household income would better measure tenants’ affordability. However, it also noted the grave concern expressed by a number of deputations that proposals in the Consultation Paper, such as measures to improve the compilation of MRIR and introducing exclusive rents, were means to pave the way for HA to increase rents. Members urged the Administration to examine the proposals carefully to avoid creating unfairness to certain sectors of PRH tenants, such as those receiving CSSA. Some members shared this view and requested HA to reduce PRH rent first by 10% to 20% to keep in line the decline in tenants’ household income in the past few years before reviewing the rent adjustment mechanism. The Administration reiterated the importance of establishing an objective, clear and viable mechanism that could better reflect tenants’ affordability and allow both upward and downward rental adjustment alongside examining the issue of how the current rents should be adjusted. On the suitable rent level upon which the new mechanism should operate, the Administration maintained an open mind and welcomed public views. As the Administration did not undertake to reduce PRH rents, the Panel passed the following motion at the meeting on 25 May 2006:

“That this Panel requests the Housing Authority to immediately accept the Panel’s view that rent reduction should be introduced first, followed by a review of the rent adjustment mechanism.”
(Translation)

22. The lack of an express indication in the Consultation Paper of the need to amend the HO had also given rise to suspicion from members and deputations that the Government would bypass LegCo and the existing HO and introduce rent increase through administrative means. Members stressed the importance of implementing the various proposals on a sound and fair basis. In particular, they called upon the Administration to make suitable amendments to the HO for establishing a rational and sustainable rent adjustment mechanism.

The proposal on differential rents

23. The proposal of implementing differential rents in PRH flats taking into account factors such as floor level, views and orientation had sparked off wide public concern. Whilst the proposal aimed at better reflecting the rental value of different units and providing greater choice to tenants, deputations and members did not support the proposal due to concerns about its labelling effect on poor tenants, the negative impact on social stability, and the high administrative costs involved. There was also reservation about the suitability of introducing market principles in determining PRH rents. The Panel noted that the Administration would consider all the concerns before making a decision on the matter including the suggestion to reduce rents for flats in unpopular locations or vacated for a long time, so as to reflect their rental values and improve the letting rate.

Latest development

24. Public consultation on the Consultation Paper ended on 9 June 2006. The CDRP undertook to analyze the views received carefully and make recommendations to HA regarding the rent adjustment mechanism as well as the rent level upon which the new mechanism should operate. Meanwhile, an oral question urging the Administration to reduce PRH rents before reviewing the rent adjustment mechanism was raised at the Council meeting on 14 June 2006. The Administration re-iterated in its reply that the issues of determining an appropriate rent level and developing a new rent adjustment mechanism should be considered concurrently in a comprehensive and holistic manner. It recognized the need to identify a rent level that was considered appropriate and acceptable to the community so as to provide a new starting point for the proposed rent adjustment mechanism to operate fairly and effectively. According to the Administration, preliminary analysis of the public opinions received showed that the public was supportive of the need to

establish an objective, rational and practicable rent adjustment mechanism. The majority of the public was also in favour of adopting changes in tenants' household income as the basis for adjusting PRH rents. Such views would form an important basis for HA in considering the proposed rent adjustment mechanism.

25. The CDRP and HA held a brainstorming meeting on 6 September 2006 to discuss the initial thinking and possible options in response to the public consultation exercise, and the way forward in following up the review of domestic rent policy. The Administration has been invited to give a progress update on the review at a special meeting of the Panel to be held on 26 September 2006.

26. The relevant papers concerning the subject of review of PRH rents with their hyperlinks are in **Appendix V**.

Council Business Division 1
Legislative Council Secretariat
22 September 2006

Appendix I

Median Rent-to-Income Ratio for Housing Authority Public Rental Housing (excluding Interim Housing)

Year /Qtr	MRIR (%)
1998 Q1	8.8
1998 Q2	8.9
1998 Q3	9.3
1998 Q4*	8.6
1999 Q1*	9.4
1999 Q2	9.8
1999 Q3	9.6
1999 Q4	10.0
2000 Q1	9.9
2000 Q2	10.2
2000 Q3	10.2
2000 Q4	10.3
2001 Q1	10.4
2001 Q2	10.7
2001 Q3	11.5
2001 Q4 [#]	7.6
2002 Q1*	11.2
2002 Q2*	11.7
2002 Q3*	12.0
2002 Q4*	12.1
2003 Q1	13.8
2003 Q2	14.2
2003 Q3*	12.8
2003 Q4	14.2
2004 Q1	14.5
2004 Q2	14.4
2004 Q3	14.7
2004 Q4	14.7
2005 Q1	14.6
2005 Q2	14.5
2005 Q3	14.6
2005 Q4	14.5
2006 Q1	14.4

Notes:

The figure has reflected the rent waiver for public rental housing units for December 2001.

* The figures have reflected the rates rebates taken place during the respective periods.

Proposals put forwarded by the Housing Authority for reviewing public rental housing rent in March 2004

- (a) A simple across the board approach whereby the rents of all units concerned would be reduced by 38%; and
- (b) A targeted approach whereby differential rent reductions are applied to different classes of tenants or estates with a view to addressing direct the main causes for the rise in the MRIR. Under this targeted approach, four rent adjustment options are set out as follows –
 - (i) reducing by 40% the rents of only those households with RIRs exceeding 10%;
 - (ii) adopting different rent reductions for different estates. Under this option, the rents of new estates, which are usually higher than those of the old ones, would be given a greater rate of reduction, i.e. 31% for estates completed before 1973 (the so-called pre-HA estates); 36% for estates completed between 1974 and 1992; and 41% for post-1993 estates (mainly comprising Harmony blocks and those converted from HOS courts);
 - (iii) waiving the rents of elderly households by invoking the power under section 17* of the HO plus an across the board rent reduction of 17% for other non-elderly households; and
 - (iv) waiving the rents of Comprehensive Social Security Assistance (CSSA) households (under section 17 of the HO) plus an across the board rent reduction of 10% for other non-CSSA households.

* Section 17 of the Housing Ordinance stipulates that "The Authority may remit, in whole or in part and for such period as it thinks fit, the payment of any rent, premium or other consideration payable under any lease."

Appendix III

Summary of the Court of Final Appeal's ruling made in November 2005 on the judicial review of the Housing Authority's decisions to defer rent reviews

- (a) HA's decisions to defer rent reviews did not amount to determinations of variation of rent.
- (b) HA is not under a statutory duty to review rents and revise them so as to ensure that the 10% MRIR is not exceeded.
- (c) the Appellant did not have a legitimate expectation that rents would be revised at three-year intervals or at all so as to ensure that the 10% MRIR is not exceeded.
- (d) the words "any determination of variation of rent" means any decision to increase rent and does not extend to a decision to reduce rent.
- (e) 10% MRIR is not a statutory definition of affordability.
- (f) HA is under a statutory duty to ensure that the revenue accruing from its estates shall be sufficient to meet its recurring expenditure.

The key areas for consultation in the “Review of Domestic Rent Policy” Consultation Paper published in March 2006

- (a) Alternative options for measuring affordability
The Ad Hoc Committee on Review of Domestic Rent Policy (CDRP) has considered a number of alternative options for measuring affordability apart from the MRIR, including adopting different MRIRs for different groups of households or types of estates, setting rents based on a fixed RIR and the so-called “residual income approach”.
- (b) Improvements to the assessment of MRIR
Should MRIR be retained as a measure of affordability in the absence of other better and operationally viable alternatives, the CDRP has identified possible measures to improve the methodology for its assessment, including collecting more reliable income data by way of a declaration system, excluding CSSA recipients and tenants paying additional rents from the calculation of MRIR; and compiling MRIR based on net rents, i.e. excluding rates and management expenses.
- (c) Proposed rent adjustment reference index
The statutory MRIR cap of 10% has confused an affordability indicator with a rent adjustment mechanism. The CDRP proposes to replace the present system with a more transparent and well-defined index-linked mechanism to guide rent adjustment, both upwards and downwards, based on movements in consumer price or tenants’ household income.
- (d) Differential rents
To better reflect the rental values of different units and provide greater choice to tenants, the Consultation Paper sets out two models of differential rents for public consultation, i.e. the “moderate model” taking into account of internal factors (such as floor level, proximity to unwelcome facilities), and the “comprehensive model” taking into account of both internal and external factors (such as views and orientation) for rent adjustment.

(e) Exclusive rents

The Consultation Paper proposes a more practical alternative to continue to charge all-inclusive rents but separately set out the amount of rates and management fees in a statement to be issued to individual tenants annually to enhance transparency.

(f) Fixed-term tenancy

The CDRP is not in favour of replacing the current monthly tenancy by fixed-term tenancy and considers that the problem of tenants' perpetual stay in PRH, which fixed-term tenancy is thought to be able to help resolve, should best be addressed through a proper review of the relevant policies such as the Housing Subsidy Policy and Policy on Safeguarding Rational Allocation of Public Housing Resources.

(g) Rent fixing and review cycles

The CDRP is of the view that the current arrangements of having two rent fixing exercises each year for newly completed estates should be maintained. It also favours a biennial rent review cycle to provide for timely implementation of any rent adjustments. Instead of dividing PRH estates into batches for rent review, it will be more equitable to cover all PRH estates in any rent review exercise.

Review of rent policy of public rental housing

List of references

Council/Committee	Date of meeting	Paper
Council Meeting	27 June 1997	Hansard (http://www.legco.gov.hk/yr96-97/english/lc_sitg/hansard/970627fb.doc)
Bills Committee	6 February 1998	PLC Paper No. CB(2) 1126 (http://www.legco.gov.hk/yr97-98/english/bc/bc57/minutes/bc570602.htm)
Council Meeting	25 February 1998	Hansard (http://www.legco.gov.hk/yr97-98/english/counmtg/hansard/980225fa.doc)
Housing Panel	3 May 1999	LC Paper No. CB(1)1235/98-99(06) (English version only) (http://www.legco.gov.hk/yr98-99/english/panels/hg/papers/hg03056a.htm) LC Paper No. CB(1)1235/98-99(07) (http://www.legco.gov.hk/yr98-99/english/panels/hg/papers/hg03056b.htm) LC Paper No. CB(1)1235/98-99(08) (http://www.legco.gov.hk/yr98-99/english/panels/hg/papers/hg03056c.htm) LC Paper No. CB(1)1796/98-99 (http://www.legco.gov.hk/yr98-99/english/panels/hg/minutes/hg030599.htm)
Council Meeting	20 October 1999	Hansard (http://www.legco.gov.hk/yr99-00/english/counmtg/hansard/991020fe.pdf)

Council/Committee	Date of meeting	Paper
Council Meeting	31 May 2000	Hansard (http://www.legco.gov.hk/yr99-00/english/counmtg/hansard/000531fe.pdf)
Council Meeting	10 January 2001	Hansard (http://www.legco.gov.hk/yr00-01/english/counmtg/hansard/010110fe.pdf)
Housing Panel	5 February 2001	LC Paper No. CB(1)525/00-01(06) (http://www.legco.gov.hk/yr00-01/english/panels/hg/papers/a525e06.pdf) LC Paper No. CB(1)525/00-01(07) (http://www.legco.gov.hk/yr00-01/english/panels/hg/papers/a525e07.pdf) LC Paper No. CB(1)1742/00-01 (http://www.legco.gov.hk/yr00-01/english/panels/hg/minutes/hg050201.pdf)
Housing Panel	16 July 2003	LC Paper No. CB(1)2217/02-03(01) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hg0716cb1-2217-1e.pdf) LC Paper No. CB(1)2217/02-03(02) (English version only) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hg0716cb1-2217-2e-scan.pdf) LC Paper No. CB(1)2459/02-03 (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hg030716.pdf)
Housing Panel	25 March 2004	LC Paper No. CB(1)1361/03-04(01) (http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg0325cb1-1361-1e.pdf) LC Paper No. CB(1)1399/03-04(02) (http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg0325cb1-1399-2e.pdf)

Council/Committee	Date of meeting	Paper
		LC Paper No. CB(1)2029/03-04 http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg040325.pdf
Council meeting	10 November 2004	Hansard http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm1110ti-translate-e.pdf
Housing Panel	29 November 2004	LC Paper No. CB(1)118/04-05(02) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1101cb1-118-2e.pdf LC Paper No. CB(1)118/04-05(03) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1101cb1-118-3e.pdf LC Paper No. CB(1)328/04-05(01) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-328-1c-scan.pdf LC Paper No. CB(1)328/04-05(02) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-328-2c.pdf LC Paper No. CB(1)328/04-05(03) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-328-3c-scan.pdf LC Paper No. CB(1)328/04-05(04) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1129cb1-328-4e.pdf LC Paper No. CB(1)357/04-05(01) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-357-1c.pdf LC Paper No. CB(1)357/04-05(02) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-357-2c.pdf

Council/Committee	Date of meeting	Paper
		<p>LC Paper No. CB(1)357/04-05(03) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-357-3c.pdf</p> <p>LC Paper No. CB(1)369/04-05(01) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-369-1c.pdf</p> <p>LC Paper No. CB(1)369/04-05(02) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-369-2c-scan.pdf</p> <p>LC Paper No. CB(1)369/04-05(03) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-369-3c.pdf</p> <p>LC Paper No. CB(1)369/04-05(04) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-369-4c-scan.pdf</p> <p>LC Paper No. CB(1)369/04-05(05) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1129cb1-369-5c.pdf</p> <p>LC Paper No. CB(1)1032/04-05 http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg041129.pdf</p> <p>LC Paper No. CB(1)390/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hgcb1-390-1-e.pdf</p>
Council meeting	1 June 2005	<p>Hansard http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0601ti-translate-e.pdf</p>

Council/Committee	Date of meeting	Paper
Housing Panel	21 October 2005	LC Paper No. CB(1)26/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg1021cb1-26-1-e.pdf LC Paper No. CB(1)399/05-06 http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg051021.pdf
Council meeting	8 February 2006	Hansard http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0208ti-translate-e.pdf
Housing Panel	17 March 2006	Consultation Paper on Review of Domestic Rent Policy and its Executive Summary (LC Paper No. CB(1)1045/05-06) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1045-e.pdf Information paper provided by the Administration (LC Paper No. CB(1)1060/05-06(03)) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1060-3-e.pdf Background brief on “Review of rent policy of public rental housing” prepared by the Legislative Council Secretariat (LC Paper No. CB(1)1060/05-06(04)) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1060-4-e.pdf LC Paper No. CB(1)1108/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0317cb1-1108-1c.pdf LC Paper No. CB(1)1108/05-06(02) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0317cb1-1108-2c.pdf LC Paper No. CB(1)1277/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1277-1e.pdf LC Paper No. CB(1)1406/05-06 http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg060317.pdf

Council/Committee	Date of meeting	Paper
Housing Panel	19 April 2006	<p>Consultation Paper on Review of Domestic Rent Policy and its Executive Summary (LC Paper No. CB(1)1045/05-06) (http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1045-e.pdf)</p> <p>Information paper provided by the Administration (LC Paper No. CB(1)1060/05-06(03)) (http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1060-3-e.pdf)</p> <p><u>Submissions</u></p> <p>LC Paper No. CB(1)1286/05-06(01) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-1-c.pdf)</p> <p>LC Paper No. CB(1)1314/05-06(01) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1314-1-c.pdf)</p> <p>LC Paper No. CB(1)1286/05-06(02) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-2-c.pdf)</p> <p>LC Paper No. CB(1)1286/05-06(03) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-3-c.pdf)</p> <p>LC Paper No. CB(1)1293/05-06(01) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1293-1-c.pdf)</p> <p>LC Paper No. CB(1)1286/05-06(04) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-4-c.pdf)</p> <p>LC Paper No. CB(1)1286/05-06(05) (http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-5-c.pdf)</p>

Council/Committee	Date of meeting	Paper
		<p>LC Paper No. CB(1)1286/05-06(07) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1286-7-c.pdf</p> <p>LC Paper No. CB(1)1314/05-06(02) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0419cb1-1314-2-e.pdf</p> <p><u>LC Paper No. CB(1)1445/05-06(01)</u> http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1445-1c.pdf</p> <p><u>LC Paper No. CB(1)2205/05-06</u> http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg060419.pdf</p>
Housing Panel	16 May 2006	<p>Consultation Paper on Review of Domestic Rent Policy and its Executive Summary (LC Paper No. CB(1)1045/05-06) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1045-e.pdf</p> <p>Information paper provided by the Administration (LC Paper No. CB(1)1060/05-06(03)) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1060-3-e.pdf</p> <p><u>Submissions:</u></p> <p>LC Paper No. CB(1)1500/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1500-1-c.pdf</p> <p>LC Paper No. CB(1)1480/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1480-1-c.pdf</p> <p>LC Paper No. CB(1)1500/05-06(02) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1500-2-c.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>LC Paper No. CB(1)1480/05-06(02) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1480-2-c.pdf</p> <p>LC Paper No. CB(1)1480/05-06(03) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1480-3-c.pdf</p> <p>LC Paper No. CB(1)1480/05-06(04) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1480-4-c.pdf</p> <p>LC Paper No. CB(1)1500/05-06(03) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1500-3-c.pdf</p> <p>LC Paper No. CB(1)1500/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0516cb1-1500-4e.pdf</p> <p>LC Paper No. CB(1)1500/05-06(05) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0516cb1-1500-5-e.pdf</p> <p>LC Paper No. CB(1)1500/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0516cb1-1500-4e.pdf</p> <p>LC Paper No. CB(1)1685/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0419cb1-1685-1c.pdf</p> <p>LC Paper No. CB(1)1724/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0516cb1-1724-1c-scan.pdf</p> <p>LC Paper No. CB(1)2206/05-06 http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg060516.pdf</p>

Council/Committee	Date of meeting	Paper
Housing Panel	25 May 2006	<p>Consultation Paper on Review of Domestic Rent Policy and its Executive Summary (LC Paper No. CB(1)1045/05-06) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1045-e.pdf</p> <p>Information paper provided by the Administration (LC Paper No. CB(1)1060/05-06(03)) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0317cb1-1060-3-e.pdf</p> <p>Summary of views presented to the Panel prepared by the Legislative Council Secretariat (LC Paper No. CB(1)1571/05-06(01)) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0525cb1-1571-1-c.pdf</p> <p>Administration's response to the summary of views presented to the Panel prepared by the Legislative Council Secretariat (LC Paper No. CB(1)1571/05-06(02)) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0525cb1-1571-2-e.pdf</p> <p><u>LC Paper No. CB(1)1596/05-06(01)</u> http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0525cb1-1596-1c.pdf</p> <p>Minutes</p>
Council meeting	14 June 2006	<p>Hansard http://www.legco.gov.hk/yr05-06/chinese/counmtg/floor/cm0614ti-confirm-c.pdf</p>