

立法會
Legislative Council

LC Paper No. CB(1)394/06-07(08)

Ref: CB1/PL/HG

Panel on Housing
Meeting on 4 December 2006

Background brief
on arrangements for the disposal of surplus Home Ownership Scheme and
Private Sector Participation Scheme flats

Purpose

This paper sets out the background leading to the cessation of the production and sales of the Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) flats, summarizes the measures taken by the Administration to dispose of the surplus flats and the discussions at meetings of the Council, the Finance Committee (FC) and the Panel on Housing (the Panel) on related issues.

Cessation of production and sales of HOS and PSPS flats

2. The Housing Authority (HA) introduced the HOS and PSPS programmes in 1978 and 1979 respectively to help the eligible households and public housing tenants to purchase flats at discounted prices. HOS flats are constructed and owned by HA. Under PSPS, the Government sells land by tenders to private developers who are required to build flats conforming to certain specifications stipulated by the Government. The Conditions of Sale specify the standard of completed PSPS flats and require the successful tenderer to build flats for sale to the HOS target group. Since the introduction of the HOS and PSPS, 300 000 HOS and PSPS flats have been sold, representing over 13% of the total housing stock.

3. Property market reached its peak in mid-1997. However, as a result of developments such as unfavourable global economic conditions, demand for private residential flats drastically dropped and property prices experienced a sharp fall. The Government considered that the major downward price adjustments in the private residential flats brought about an overlap between HOS and private residential market. To address the imbalance between supply and demand of private residential flats, and to restore the confidence of the public and investors in the property market, the Government introduced a series of measures concerning HOS/PSPS sales.

4. On 27 January 2000 HA endorsed a gradual and progressive approach to reduce its sale flat production. On 16 June 2000, 16 000 sale flats were transferred to

rental use. In September 2001, the Chief Secretary for Administration announced a moratorium on all sales of HOS/PSPS flats until end of June 2002 and that sale of HOS flats after the moratorium would not exceed 9 000 units a year up to 2005-2006.

5. At the Council meeting on 13 November 2002, the Secretary for Housing, Planning and Lands (SHPL) delivered a Statement and announced that the Government would recommend to HA that, except for a small number of unsold and returned HOS/PSPS flats which would be sold to Green Form applicants, the production and sale of HOS/PSPS flats would cease indefinitely from 2003 onwards. For those HOS/PSPS flats that were completed or under construction, the Government would dispose of them through market-friendly means. The unsold and returned HOS/PSPS flats would not be put up for sale before the end of 2006. The intention was to send a clear message to the market that the Government was determined to withdraw from its role as property developer and minimize its intervention in the market. On 28 November 2002, HA endorsed the recommendation to halt the production and sale of HOS flats and terminate PSPS. Subsequently the Housing Department (HD) set up a task force to consider all feasible options in disposing of the surplus HOS/PSPS flats through market-friendly means.

Stock of surplus HOS and PSPS flats

6. As at the end of September 2003, there were about 25 000 surplus HOS/PSPS flats under three categories, including individual unsold or returned flats in HOS blocks (5 880 flats), unsold blocks in partially occupied/sold HOS courts (4 739 flats), and unsold HOS/PSPS developments completed or under construction (14 744 flats)¹. A detailed breakdown of the surplus HOS/PSPS flats is in **Appendix I**.

Disposal of the surplus HOS and PSPS flats

7. Members of the Council expressed grave concern on the disposal of the surplus HOS/PSPS flats and followed up the issue at different forums. Since the announcement of the decision to cease indefinitely the production and sale of HOS/PSPS flats in November 2002, during the 2002-2003 to 2005-2006 sessions, Members raised a number of questions at Council meetings on the subject and the Panel also held a series of meetings to discuss related issues, including the disposal arrangements for the two PSPS developments, Hunghom Peninsula and Kingsford Terrace, as summarized in the respective updated background briefs in (LC Paper Nos. CB(1) 1218/04-05(04) and CB(1) 1218/04-05(05)). At the Council meeting on 29 June 2005, Members debated on a motion on the resumption of sale of HOS flats before 2007 and construction of new HOS estates, which was subsequently negated. The disposal arrangements for surplus HOS flats and members' views on the subject are set out in the ensuing paragraphs.

¹ Excluding 2 100 flats at Hiu Lam Court which was converted to public rental housing by the HA in May 2003.

Resumption of sale as subsidized housing

8. According to the Administration, unsold or returned HOS flats and unsold blocks in partially occupied/sold HOS courts will continue to be sold to Green Form applicants as their land grants restrict the use of these flats to HOS purpose only. These flats, however, will not be put up for sale as subsidized housing before the end of 2006, as undertaken by SHPL in the Statement on Housing Policy in November 2002.

9. Members of the Panel generally considered it a waste of resources to suspend sale of unsold/returned HOS flats until end 2006 as this would not only result in loss of income but also incur substantial costs for maintaining these flats, which amounted to about \$216 million from 2003 to March 2005. The suspension would further aggravate the already stringent financial situation of HA. In view of the gradual revival of the property market, the drop in number of negative equity cases and the increased aspiration of home ownership of the public, they urged the Administration to seriously consider resuming sale of unsold and returned HOS flats to Green Form applicants before 2006. Despite repeated requests from members at the Panel meetings on 3 November 2003, 21 January and 12 April 2005, the Administration maintained the view that in the interest of consistent implementation of the re-positioned housing policy which was working well, the decision that surplus HOS flats would not be offered for sale before the end of 2006 would remain unchanged. Members were unconvinced of the Administration's explanation and passed a similar motion at both Panel meetings on 3 November 2003 and 12 April 2005 urging the Administration to sell the HOS flats to Green Form applicants as soon as possible.

Sale of HOS/PSPS flats to the Hong Kong Housing Society

10. The Administration had explored the option of selling 1 630 flats in Tung Tao Court at Aldrich Bay to the Hong Kong Housing Society (HS) for rehousing purpose. However, agreement could not be reached between the two parties on the major term of the proposed sale. The price offered by HS fell far short of the Administration's estimated selling price calculated on the basis of the development costs plus an estimated land premium for lease modification. The Administration therefore dropped the proposal.

Conversion to public rental housing

11. HA approved the conversion of 2 100 flats in Hiu Lam Court in Sau Mau Ping to public rental housing (PRH) in May 2003. According to the Administration, not all HOS flats could be converted to PRH due to layouts and designs which are at variance with the standard PRH. HOS flats are generally bigger in size and most Waiting List (WL) applicants are not eligible for such large flats. In addition, the rents for converted PRH would be higher and would in turn increase the median rent-to-income ratio.

12. Members in general supported the conversion of surplus HOS flats for allocation to WL applicants and for overcrowding relief. Some members considered that the converted flats could be offered to better-off tenants who could afford higher rents. The Panel passed a motion on 3 November 2003 urging the Administration to consider converting unsold HOS developments to PRH.

13. Having considered members' views, and taking into account flat size, value of the site and good mix of location, HA approved the conversion of 2 920 HOS flats to PRH in May 2004. These comprised 1 800 flats in Ko Cheung Court, 400 in Yau Mei Court and 720 in Lam Tin Phase 6.

Use as Government departmental quarters

14. Since March 2003, HA began discussion with the relevant Government bureaux and departments on the option to use some of the surplus HOS flats for reprovisioning staff quarters for the disciplined services. A proposal was put to the Panel for discussion on 7 June 2004. Under the proposal, a total of 15 existing old or substandard departmental quarters comprising 4 478 flats were identified suitable for reprovisioning through conversion of 4 304 surplus HOS flats in four developments in Kowloon and the New Territories. The purchase included 538 carparking spaces. The purchase price of \$2,750 million² represented the full development costs of the HOS flats and carparking spaces, comprising the actual and estimated construction and project supervision expenses incurred by the HA. The proposal was considered by the Public Works Subcommittee (PWSC) on 23 June 2004 and put to FC for consideration on 2 July 2004. While supporting the proposal, members of the Panel and PWSC were concerned about staff's response to the reprovisioning. The Administration was requested to consult the relevant staff associations and staff groups on the detailed reprovisioning arrangements. Meanwhile, the Complaints Division of the Legislative Council Secretariat received complaints lodged by residents of the affected quarters concerning the reprovisioning proposal. As more time was needed to address the concerns raised by the affected staff such as decantation arrangements, the Administration withdrew the funding proposal.

15. The Administration re-submitted the funding proposal to FC for consideration on 21 July 2004. Members noted that the Administration had undertaken to provide half-yearly reports on the progress of reprovisioning and, subject to the availability of resources and according to the existing mechanism, assist those of the affected staff who wished to be relocated in their own district. A joint working group would also be set up by the Administration together with the Disciplined Services Consultative Council and the Junior Police Officers Association to follow up on the details of the

² The Administration would pay the purchase price to HA in 10 annual installments, i.e. \$150 million in Money-of-the-Day (MOD) prices per year in the first five years from 2004-05 to 2008-09 and then \$400 million in MOD prices per year from 2009-10 to 2013-14.

implementation of the reprovisioning. With these assurances, FC approved the funding proposal.

Use as guesthouses

16. Another option considered by the Administration was the feasibility of converting surplus HOS blocks into guesthouse or similar uses. A total of eight proposals were received from organizations in an expression of interest exercise conducted by HA in 2003 on converting 744 surplus HOS flats into guesthouses. Proposals put forward included hostels, hotels and guesthouses, as well as bulk purchase of surplus HOS flats for use as time-share holiday homes. The majority of the proposals came from small operators without the requisite experience and financial capability, and most of them did not take into account the land value of the flats. Based on the financial information provided, the Administration's assessment was that most of the proposals were not commercially viable and could not be pursued further.

17. At the meeting on 6 December 2004, the Administration reported that the proposal from a Mainland-based developer on the use of surplus HOS flats as time-sharing holiday homes entailed the sale of the flats without corresponding changes to the original residential land use. This was tantamount to selling the flats as private flats in the open market and hence inconsistent with the Government's re-positioned housing policy. In view of this, HA had decided not to further consider the option of converting surplus HOS flats into visitor accommodation and would continue to consider the best disposal arrangements for the remaining surplus HOS flats.

Proposal of selling the surplus HOS and PSPS flats

18. As at 30 November 2005, a total of 16 633 surplus HOS flats were held by HA, comprising 5 501 returned flats in HOS/PSPS developments, 6 082 unsold flats in partially sold HOS courts, 3 040 flats in three unsold HOS developments (Yau Mei Court Phase 3, Tung Tao Court and King Hin Court) and 2 010 flats in Kingsford Terrace (PSPS development). In line with the repositioned housing policy in November 2002, the Administration has looked into the arrangements for disposal of the surplus HOS flats in an orderly manner and proposed to dispose of them in phases from 2007 onwards. Flats will be put up for sale in two phases per year and around 2 000 to 3 000 flats per phase. The proposed sale is in respect of surplus HOS flats only and the policy of indefinitely ceasing production and sale of HOS flats remains unchanged. The main features of the sales arrangements are in **Appendix II**.

19. At the meeting on 5 January 2006, the Administration briefed the Panel on the proposal. While members expressed support in general, some members re-iterated the view that the surplus HOS flats should be converted to PRH flats rather than put up for sale. On the sales arrangements, in order to provide flexibility in the sale programme and to meet the housing needs of people affected by clearance programmes, suggestions were made on adjusting the split ratio between Green Form

and White Form applicants and extending the priority to clearerees affected by the Urban Renewal Authority and HS so as to facilitate urban renewal. Concern was expressed about the cessation of buyback arrangement for the surplus HOS flats dampening the interest of low-income group in buying the flats and encouraging speculation as buyers who brought the flats at discounted prices could sell them in the open market immediately for profiteering. Given that the surplus HOS flats had been left vacant for a long time after their completion, members considered that it was the Administration's responsibility to ensure the flats were up to a reasonable standard before sale. To protect the interests of prospective buyers, members further suggested providing longer defect liability period (DLP) and structural safety guarantee (SSG) for the flats concerned. The Administration assured members that HD would carry out defect rectification and maintenance programme at the surplus HOS flats before the roll out of the sale programme and a DLP of one year would be provided which was in line with the normal practice in the private market where flats had been left vacant for a long time before sale. To address the concern about SSG for the flats, for unsold HOS blocks/developments, HA would offer a ten-year SSG which was counted from the first sale of the unsold blocks. For unsold HOS projects in Tin Shui Wai, SSG would be extended to 20 years.

Latest development

20. In January 2006, HA decided to offer for sale the unsold and return HOS flats from 2007 onwards. The Subsidized Housing Committee of HA discussed the detailed sales arrangements for the batch of 3 056 surplus HOS flats to be offered for sale in early January under phase 1 of 2007 at the meeting on 23 November 2006. The Administration will brief the Panel on the details at the coming meeting on 4 December 2006.

Reference

21. The relevant papers with their hyperlinks are in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
30 November 2006

Appendix I

Details of surplus Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) flats

List A – Individual unsold or returned flats in HOS blocks (as at September 2003)

Projects	No. of flats
Phase 24A unsold flats	
Lei On Court Stage 1 (Lam Tin)	382
Yu Chui Court Stage 2 (Shatin)	433
Ka Keng Court (Tai Wai)	276
Returned flat in various courts (Position as at 30 September 2003)	4789
Total:	5880

List B – Unsold blocks in partially occupied/sold HOS courts
(as at September 2003)

Projects	No. of flats
Kam Fung Court Stage 3 (Ma On Shan)	1892
Yu Chui Court Stage 3 (Shatin)	1056
Lei On Court Stage 2 (Lam Tin)	831
Tin Fu Court Block J (Tin Shui Wai)	320
Tin Chung Court Blocks K and L (Tin Shui Wai)	640
Total:	4739

List C – Unsold HOS/PSPS projects completed or under construction
(as at June 2004)

Projects	Number of flats	Uses		
		Government Quarters	Public Rental Housing	Guesthouses
HOS				
Ko Cheung Court (Yau Tong)	2800	1000	1800	
Yau Mei Court (Yau Tong)	3872	1992	400	1480
Lam Tin Phase 6	720		720	
Tung Tao Court (Aldrich Bay)	1216			1216
Kwai Chung Phase 7	800	800		
Kwai Yung Court (Kwai Chung)	512	512		
King Hin Court (Ngau Chi Wan)	344			344
Sub-total	10264	4304	2920	3040
PSPS				
Hunghom Peninsula	2470			

Projects	Number of flats	Uses		
		Government Quarters	Public Rental Housing	Guesthouses
Kingsford Terrace (Ngau Chi Wan)	2010			
Sub-total	4480			
Total:	14744			

(Source: Extract from the background brief on the item provided by the LegCo Secretariat for the meeting on 5 January 2006. (LC Paper No. CB(1)618/05-06(04))

Sales Arrangements for Surplus HOS Flats

In January 2006, the Housing Authority (HA) decided to offer for sale the unsold and returned HOS flats (collectively known as surplus HOS flats) from 2007 onwards. The surplus HOS flats will be put up for sale in two phases per year and around 2 000 to 3 000 flats per phase to Green Form (GF) and White Form (WF) applicants. Each phase will consist of one or more major HOS courts together with scattered unsold and returned flats to be included flexibly. The sales programme may need to be adjusted should there be drastic changes in circumstances.

The sales programme for the major HOS courts is as below.

	2007	2008	2009 onwards
Hong Kong East		Tung Tao Court (1 216)	
Kowloon East	Kingsford Terrace (2 010)	King Hin Court (344) Lei On Court (1 213)	Yau Mei Court Phase 3 (1 480)
Shatin / Ma On Shan	Ka Keng Court (275) Yu Chui Court (1 489)	Kam Fung Court (1 892)	
Tin Shui Wai	Tin Fu Court (367)		Tin Chung Court (640)

Figures in brackets represent the number of unsold flats (not including returned, rescinded or show flats).

The Government's policy of indefinitely ceasing production and sale of HOS flats remains unchanged. The sales arrangements endorsed by the HA are applicable to the surplus HOS flats only and in certain aspects different from the arrangements in previous HOS sales. The main features of the sales arrangements for the surplus HOS flats include the following :

- The surplus HOS flats will be offered for sale to both GF and WF applicants with a split ratio of 4:1; and a more flexible GF/WF split may be allowed during the sales exercise, having regard to the take-up situation.
- In the flat selection process, family households will be placed before eligible one-person households and priority in the GF queue will be given only to those affected by HA-initiated clearance programmes.
- The income and asset limits for WF applicants will be set according to the established methodology and reviewed annually.
- The previous guiding principle (i.e. a mortgage-to-income ratio of not more than 40%, and 50% of the flats being affordable to the target group) and general guideline of offering a discount of 30% of market value will be followed in setting the price.
- HA will decline all buyback offers for the surplus HOS flats sold from 2007 onwards.
- The provision of mortgage guarantee in respect of loans granted by banks and other authorized financial institutions for the purchase of HOS flats will be continued.
- Mortgage subsidy will not be offered to purchasers of the surplus HOS flats.
- A defect rectification and maintenance programme will be carried out at the surplus HOS flats to bring them to a reasonable standard before sale.
- A defects liability period (DLP) of one year from the date of assignment of individual flats will be offered for unsold flats, while no DLP will be offered for returned flats.
- The structural safety guarantee (SSG) of 10 years (or 20 years for projects in Tin Shui Wai) from the date of building completion will be maintained for the surplus HOS/Private Sector Participation Scheme developments, except that for the 28 unsold blocks, SSG of 10 years (or 20 years for projects in Tin Shui Wai) counting from the commencement date of the flat

selection period of the first sales phase for each unsold block will be provided.

Details of the sales arrangements and applications will be announced prior to the launch of each sales phase by the HA.

(Source: Extracts from the Hong Kong Housing Authority's website. The information is updated as at 18 October 2006.)

Disposal of surplus Home Ownership Scheme and Private Sector Participation Scheme Flats

List of relevant papers

Council/Committee	Date of meeting	Paper
Council meeting	13 November 2002	Hansard (http://www.legco.gov.hk/yr02-03/english/counmtg/hansard/cm1113ti-translate-e.pdf)
Housing Panel and Planning, Lands and Works Panel (PLW Panel)	15 November 2002	LC Paper No. CB(1) 301/02-03(01) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hgplw1115cb1-301-1-e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hgpl1115.pdf)
Housing Panel	6 January 2003	LC Paper No. CB(1) 591/02-03(03) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hg0106cb1-591-3-e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hg030106.pdf)
Housing Panel	14 January 2003	LC Paper No. CB(1) 704/02-03(01) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hg0114cb1-704-1-e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hg030114.pdf)
Housing Panel	18 March 2003	LC Paper No. CB(1) 1129/02-03(04) (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hg0318cb1-1129-4-e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hg030318.pdf)
Council meeting	8 October 2003	Hansard (http://www.legco.gov.hk/yr03-04/english/counmtg/hansard/cm1008ti-translate-e.pdf)

Council/Committee	Date of meeting	Paper
Housing Panel	3 November 2003	LC Paper No. CB(1) 190/03-04(03) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg1103cb1-190-3e.pdf Minutes http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg031103.pdf
Council meeting	3 December 2003	Hansard http://www.legco.gov.hk/yr03-04/english/counmtg/hansard/cm1203ti-translate-e.pdf
Housing Panel and PLW Panel	17 February 2004	LC Paper No. CB(1) 990/03-04(01) (English version only) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-990-1e-scan.pdf LC Paper No. CB(1) 995/03-04(01) (English version only) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-995-1e-scan.pdf LC Paper No. CB(1) 1000/03-04(01) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-1000-1e.pdf LC Paper No. CB(1) 1000/03-04(02) (English version only) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-1000-2e-scan.pdf LC Paper No. CB(1) 1000/03-04(03) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-1000-3e.pdf LS44/03-04 http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217ls-44-e.pdf LS46/03-04 http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217ls-46-e.pdf Minutes http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hgpl0217.pdf

Council/Committee	Date of meeting	Paper
Housing Panel and PLW Panel	8 March 2004	<p>LC Paper No. CB(1) 1160/03-04(01) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0217cb1-1160-1e.pdf</p> <p>LC Paper No. CB(1) 1212/03-04(01) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0308cb1-1212-1e.pdf</p> <p>LC Paper No. CB(1) 1238/03-04(01) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hgplw0308cb1-1238-1e.pdf</p> <p>Minutes http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hgpl0308.pdf</p>
Council meeting	24 March 2004	<p>Hansard http://www.legco.gov.hk/yr03-04/english/counmtg/hansard/cm0324ti-translate-e.pdf</p>
Housing Panel	7 June 2004	<p>LC Paper No. CB(1) 2028/03-04(03) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg0607cb1-2028-3e.pdf</p> <p>Minutes http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg040607.pdf</p>
Public Works Subcommittee	23 June 2004	<p>PWSC(2004-05)36 http://www.legco.gov.hk/yr03-04/english/fc/pwsc/papers/p04-36e.pdf</p> <p>Minutes http://www.legco.gov.hk/yr03-04/english/fc/pwsc/minutes/pw040623.pdf</p>
Finance Committee (FC)	2 July 2004	<p>FCR(2004-05)22 http://www.legco.gov.hk/yr03-04/english/fc/fc/papers/f04-22e.pdf</p> <p>Minutes http://www.legco.gov.hk/yr03-04/english/fc/fc/minutes/fc040702.pdf</p>

Council/Committee	Date of meeting	Paper
Housing Panel	5 July 2004	LC Paper CB(1) 2291/03-04(01) http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg0705cb1-2291-1e.pdf Minutes http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg040705.pdf
FC	21 July 2004	FCR(2004-05)28 http://www.legco.gov.hk/yr03-04/english/fc/fc/papers/f04-28e.pdf Minutes http://www.legco.gov.hk/yr03-04/english/fc/fc/minutes/fc040721.pdf
Council meeting	17 November 2004	Hansard http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm1117ti-translate-e.pdf
Housing Panel	6 December 2004	LC Paper CB(1) 350/04-05(02) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1206cb1-350-2e.pdf LC Paper CB(1) 350/04-05(03) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1206cb1-350-3e.pdf LC Paper CB(1) 350/04-05(04) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1206cb1-350-4e.pdf LC Paper CB(1) 350/04-05(05) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1206cb1-350-5e.pdf LC Paper CB(1) 424/04-05(01) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1206cb1-424-1c.pdf LC Paper CB(1) 424/04-05(02) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1206cb1-424-2ce.pdf

Council/Committee	Date of meeting	Paper
		LC Paper CB(1) 424/04-05(03) (English version only) LC Paper CB(1) 424/04-05(04) (English version only) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg1206cb1-424-4e-scan.pdf LC Paper CB(1) 424/04-05(05) (Chinese version only) http://www.legco.gov.hk/yr04-05/chinese/panels/hg/papers/hg1206cb1-424-5c-scan.pdf Minutes http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg041206.pdf
Housing Panel	21 January 2005	LC Paper CB(1) 708/04-05(01) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg0121cb1-708-1e.pdf Minutes http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg050121.pdf
Council meeting	23 February 2005	Hansard http://www.legco.gov.hk/yr04-05/chinese/counmtg/floor/cm0223ti-confirm-c.pdf
Housing Panel	12 April 2005	LC Paper CB(1) 1218/04-05(06) http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg0412cb1-1218-6-e.pdf Minutes http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg050412.pdf
Council meeting	15 June 2005	Hansard (page 26) http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0615ti-translate-e.pdf
Council meeting	29 June 2005	Motion on "Immediate resumption of sale of Home Ownership Scheme flats" http://www.legco.gov.hk/yr04-05/english/counmtg/agenda/cmtg0629.htm#m_2
Council meeting	6 July 2005	Hansard (page 112) http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0706ti-translate-e.pdf

Council/Committee	Date of meeting	Paper
Council meeting	19 October 2005	Hansard (page 95) http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm1019ti-translate-e.pdf
Housing Panel	5 January 2006	LC Paper CB(1)618/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0105cb1-618-4-e.pdf LC Paper CB(1)618/05-06(05) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0105cb1-618-5-e.pdf LC Paper CB(1)872/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0105cb1-872-1-e.pdf Minutes http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg060105.pdf

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