

立法會
Legislative Council

LC Paper No. CB(3) 691/10-11

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 4 May 2011

**Proposed amendments to motion on
“Enhancing the My Home Purchase Plan”**

Further to LC Paper No. CB(3) 674/10-11 issued on 19 April 2011, five Members (Hon Frederick FUNG Kin-kee, Hon Ronny TONG Ka-wah, Hon LEE Wing-tat, Hon WONG Kwok-hing and Hon Paul CHAN Mo-po) have respectively given notices of their intention to move separate amendments to Hon CHEUNG Hok-ming’s motion on “Enhancing the My Home Purchase Plan” scheduled for the Council meeting of 4 May 2011. As directed by the President, the respective proposed amendments will be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and amendments. To assist Members in debating the motion and amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Hon CHEUNG Hok-ming to speak and move his motion;
- (b) the President proposes the question on Hon CHEUNG Hok-ming’s motion;
- (c) the President calls upon the five Members, who intend to move amendments, to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Frederick FUNG;
 - (ii) Hon Ronny TONG;

- (iii) Hon LEE Wing-tat;
 - (iv) Hon WONG Kwok-hing; and
 - (v) Hon Paul CHAN;
- (d) the President calls upon the designated public officer(s) to speak;
 - (e) the President invites other Members to speak;
 - (f) the President gives leave to Hon CHEUNG Hok-ming to speak for the second time on the amendments;
 - (g) the President calls upon the designated public officer(s) again to speak;
 - (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the five Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon Frederick FUNG to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon Frederick FUNG's amendment;
 - (i) after Hon Frederick FUNG's amendment has been voted upon, the President deals with the other four amendments; and
 - (j) after all amendments have been dealt with, the President calls upon Hon CHEUNG Hok-ming to reply. Thereafter, the President puts to vote the question on Hon CHEUNG Hok-ming's motion, or his motion as amended, as the case may be.

3. For Members' ease of reference, the terms of the original motion and of the motion, if amended, are set out in the **Appendix**.

(Mrs Justina LAM)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Enhancing the My Home Purchase Plan”
to be held at the Legislative Council meeting
of Wednesday, 4 May 2011**

1. Hon CHEUNG Hok-ming’s original motion

That the Government put forward the My Home Purchase Plan (‘MHPP’) in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to ‘rent-and-buy’, yet the community generally considers that there are still inadequacies in MHPP; in this connection, this Council urges the Government to resume the construction of Home Ownership Scheme flats, build additional public rental housing flats and enhance MHPP; the relevant enhancement measures should include:

- (a) to make MHPP more flexible, and enhance the measure of ‘rent-and-buy’ to become ‘rent-or-buy’, thereby enabling applicants to purchase their flats at any time;
- (b) to offer discounts on flat prices and impose restrictions on the resale of flats to prevent speculation;
- (c) to increase the quantity of flats to be launched in the first year to 2 000;
- (d) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing MHPP flats, with a view to increasing the supply of flats; and
- (e) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects.

2. Motion as amended by Hon Frederick FUNG Kin-kee

That, *although* the Government put forward the My Home Purchase Plan (‘MHPP’) in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to ‘rent-and-buy’, ~~yet the community generally considers that there are still~~

~~inadequacies in MHPP; in this connection, this Council urges the Government~~ *in the meantime private residential property prices have soared to a level which exceeds the peak in 1997, and the middle and lower classes still face housing difficulties, reflecting that MHPP is unable to satisfy people's aspiration for acquiring their homes and even fails to resolve the long-term housing demand; in this connection, targeting at the overall housing problem and the inadequacies of MHPP, this Council urges the Government to formulate a stable, sustainable and long-term housing policy, accept the mainstream public opinion as well as the almost unanimous proposal of this Council* to resume the construction of Home Ownership Scheme flats, build additional public rental housing flats and enhance MHPP; the relevant enhancement measures should include:

- (a) to make MHPP more flexible, and enhance the measure of 'rent-and-buy' to become 'rent-or-buy', thereby enabling applicants to purchase their flats at any time;
- (b) to offer discounts on flat prices and impose restrictions on the resale of flats to prevent speculation;
- (c) to increase the quantity of flats to be launched in the first year to 2 000;
- (d) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing MHPP flats, with a view to increasing the supply of flats; and
- (e) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects.

Note: Hon Frederick FUNG Kin-kee's amendment is marked in *bold and italic type* or with deletion line.

3. Motion as amended by Hon Ronny TONG Ka-wah

That, *although* the Government put forward the My Home Purchase Plan ('MHPP') in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to 'rent-and-buy', ~~yet~~ the community generally considers that there are still inadequacies in MHPP; in this connection, this Council urges the Government to *more expeditiously* resume the construction of Home Ownership Scheme flats, build additional public rental housing flats and enhance MHPP; the relevant ~~enhancement~~ measures should include:

- (a) to make MHPP more flexible, and enhance the measure of ‘rent-and-buy’ to become ‘rent-or-buy’, thereby enabling applicants to purchase their flats at any time;
- (b) to offer discounts on flat prices and impose restrictions on the resale of flats to prevent speculation;
- (c) to increase the quantity of flats to be launched in the first year to 2 000;
- (d) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing MHPP flats, with a view to increasing the supply of flats; ~~and~~
- (e) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects;
- (f) *to appropriately increase the annual supply of public rental housing flats, so as to truly implement the pledge of three-year waiting time for public rental housing allocation; review the public rental housing allocation system for single persons, and set the time by which they may be allocated public rental housing flats at the latest; and*
- (g) *to re-launch the construction plan of Home Ownership Scheme flats, so as to also enable persons with low and middle income to have opportunities of acquiring their homes.*

Note: Hon Ronny TONG Ka-wah’s amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Hon LEE Wing-tat

That, *as property prices soar higher and higher, making it difficult for people to acquire their homes*, the Government put forward the My Home Purchase Plan (‘MHPP’) in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to ‘rent-and-buy’, yet the community generally considers that there are still inadequacies in MHPP; in this connection, this Council urges the Government to resume the construction of Home Ownership Scheme flats, build additional public rental housing flats, *re-launch the Tenants Purchase Scheme* and enhance MHPP; the relevant enhancement measures should include:

- (a) to make MHPP more flexible, and enhance the measure of ‘rent-and-buy’ to become ‘rent-or-buy’, thereby enabling applicants to purchase their flats at any time;
- (b) to offer discounts on flat prices and impose restrictions on the resale of flats to prevent speculation;
- (c) *to offer home mortgage guarantees, enabling applicants to obtain 90% bank mortgage and purchase a flat with only 10% down payment;*
- ~~(c)~~(d) to increase the quantity of flats to be launched in the first year to 2 000;
- ~~(d)~~(e) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing MHPP flats, with a view to increasing the supply of flats; and
- ~~(e)~~(f) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects.

Note: Hon LEE Wing-tat’s amendment is marked in *bold and italic type* or with deletion line.

5. Motion as amended by Hon WONG Kwok-hing

That, *in order to satisfy the mainstream demand of the general public for living and working in contentment*, the Government put forward the My Home Purchase Plan (‘MHPP’) in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to ‘rent-and-buy’, yet the community generally considers that there are still inadequacies in MHPP, *so the Government should accept extensively the various social sectors’ suggestions on further enhancement and improvement*; in this connection, this Council urges the Government to, *simultaneously*, resume the construction of Home Ownership Scheme flats, *reinstate the Tenants Purchase Scheme*, build additional public rental housing flats and *further* enhance MHPP; the relevant enhancement measures should include:

- (a) to make MHPP more flexible, and enhance the measure of ‘rent-and-buy’ to become ‘rent-or-buy’, thereby enabling applicants to purchase their flats at any time;

- (b) to offer discounts on flat prices *and formulate the measure of post-sale premium payment at the time of property sale*, and impose restrictions on the resale of flats ~~to~~, *such as priority selling-back to the Government, so as to* prevent speculation;
- (c) to increase the quantity of flats to be launched in the first year to ~~2 000~~ *the range between 3 000 and 5 000, and make available 3 000 to 5 000 flats annually thereafter*;
- (d) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing ~~MHPP flats~~ *flats under the further enhanced MHPP*, with a view to increasing the supply of flats; ~~and~~ *'rent-or-buy' flats*;
- (e) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects; *and*
- (f) *to make reference to the effective systems of green forms and white forms under Home Ownership Scheme, enabling both public rental housing tenants and private housing residents to have opportunities of making applications.*

Note: Hon WONG Kwok-hing's amendment is marked in *bold and italic type* or with deletion line.

6. Motion as amended by Hon Paul CHAN Mo-po

That the ~~Government~~ *Chief Executive refused to resume the construction of Home Ownership Scheme flats, but instead* put forward the My Home Purchase Plan ('MHPP') in the Policy Address announced in October last year, under which a total of 5 000 small and medium flats will be made available to eligible people to 'rent-and-buy', yet the community generally considers that there are still inadequacies in MHPP; in this connection, this Council urges the Government to resume the construction of Home Ownership Scheme flats, build additional public rental housing flats and enhance MHPP, *so that members of the public can purchase flats which are affordable to them*; the relevant enhancement measures should include:

- (a) *to stipulate in the Conditions of Sale in the future that only Hong Kong citizens are permitted to purchase MHPP flats, and that such flats can only be resold to Hong Kong citizens*;

- ~~(a)~~(b) to make MHPP more flexible, and enhance the measure of ‘rent-and-buy’ to become ‘rent-or-buy’, thereby enabling applicants to purchase their flats at any time;
- ~~(b)~~(c) to offer discounts on flat prices and impose restrictions on the resale of flats to prevent speculation;
- ~~(c)~~(d) to increase the quantity of flats to be launched in the first year to 2 000;
- ~~(d)~~(e) to allocate additional sites, including studying the use of some suitable sites on the Application List for constructing MHPP flats, with a view to increasing the supply of flats; and
- ~~(e)~~(f) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects.

Note: Hon Paul CHAN Mo-po’s amendment is marked in *bold and italic type* or with deletion line.