

立法會
Legislative Council

LC Paper No. CB(3) 133/10-11

Ref : CB(3)/M/MM

Tel : 2869 9205

Date : 5 November 2010

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 10 November 2010

**Proposed amendments to motion on
“Helping needy persons acquire their homes”**

Further to LC Paper No. CB(3) 105/10-11 issued on 29 October 2010, six Members (Hon Frederick FUNG Kin-kee, Hon WONG Kwok-kin, Hon CHAN Kam-lam, Dr Hon Priscilla LEUNG Mei-fun, Hon Ronny TONG Ka-wah and Hon LEUNG Kwok-hung) have respectively given notice of their intention to move separate amendments to Hon LEE Wing-tat’s motion on “Helping needy persons acquire their homes” scheduled for the Council meeting of 10 November 2010. 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 LEE Wing-tat to speak and move his motion;
- (b) the President proposes the question on Hon LEE Wing-tat’s motion;
- (c) the President calls upon the six 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 WONG Kwok-kin;

- (iii) Hon CHAN Kam-lam;
 - (iv) Dr Hon Priscilla LEUNG;
 - (v) Hon Ronny TONG; and
 - (vi) Hon LEUNG Kwok-hung;
- (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 LEE Wing-tat 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 six 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 five amendments; and
 - (j) after all amendments have been dealt with, the President calls upon Hon LEE Wing-tat to reply. Thereafter, the President puts to vote the question on Hon LEE Wing-tat'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
“Helping needy persons acquire their homes”
to be held at the Legislative Council meeting
of Wednesday, 10 November 2010**

1. Hon LEE Wing-tat’s original motion

That, as after the Government has put forward the My Home Purchase Plan, private residential property prices still continue to rise and the Plan is unable to meet society’s demand for subsidized home ownership, this Council urges the Government to expeditiously increase the supply of land and public and private housing, resume the Home Ownership Scheme (‘HOS’), re-launch the Sale of Flats to Sitting Tenants Scheme, and re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons acquire their homes.

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

~~That, as after the Government~~ *the housing problem has been plaguing the development of Hong Kong society for years, and after the Chief Executive* has put forward the My Home Purchase Plan *in the Policy Address*, private residential property prices still continue to rise ~~and~~, *reflecting that* the Plan is unable to meet society’s demand for subsidized home ownership, *let alone solve the housing problem of Hong Kong in the long run; in this connection*, this Council urges the Government to expeditiously increase the supply of land and public and private housing, resume the Home Ownership Scheme (‘HOS’), re-launch the Sale of Flats to Sitting Tenants Scheme, ~~and~~ re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons acquire their homes, *and formulate a stable and sustainable long-term housing policy to satisfy the public’s genuine housing need, and to build an environment in Hong Kong where people can live and work in contentment.*

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 WONG Kwok-kin

That, ~~as after the Government has put forward~~ *property prices in Hong Kong have cumulatively increased by 47% since the end of 2008, and although the Chief Executive has put forward a number of initiatives and the My Home Purchase Plan in the Policy Address this year*, private residential property prices still continue to rise, *indicating that such initiatives and the Plan are* unable to meet society's demand for subsidized home ownership; *in this connection*, this Council urges the Government to expeditiously *consult the public afresh, resume the formulation of Hong Kong's long-term housing strategy and flat production targets, and rebuild an integrated housing ladder; at the same time, the Government should* increase the supply of land and public and private housing; *in various districts, shorten eligible applicants' waiting time for public rental housing, and comprehensively review the income and asset limits for public rental housing applications, so as to also provide housing protection for the middle and lower classes with difficulties in acquiring their homes; furthermore, the Government should also immediately* resume the Home Ownership Scheme ('HOS'), re-launch the Sale of Flats to Sitting Tenants Scheme, ~~and~~ re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons, *and, before the completion of the subsidized housing units under HOS and the My Home Purchase Plan, hold discussions with public sector organizations such as the Urban Renewal Authority and the MTR Corporation Limited, etc. on allocating some of their flats for sale or renting to eligible white form HOS applicants and the My Home Purchase Plan participants with conditions, so as to provide immediate assistance for them to* acquire their homes.

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

4. Motion as amended by Hon CHAN Kam-lam

That, *a number of housing initiatives have been put forward in the Policy Address this year, but* as after the Government has put forward the My Home Purchase Plan, private residential property prices still continue to rise and the Plan is unable to meet society's demand for subsidized home ownership, this Council urges the Government to *enhance the My Home Purchase Plan, increase the number of units provided under the Plan, and expeditiously supply them in the market; furthermore, the Government must re-formulate the long-term housing strategy*, expeditiously increase the supply of land and public and private housing, resume the Home Ownership Scheme ('HOS'), *expedite the development of new towns and the tendering exercises for the above-station property development projects along the West Rail on the premise of adhering to the cap of total floor area concession put forward in the Policy Address and avoiding any wall effect and heat island effect in design*, re-launch the Sale of Flats to Sitting Tenants Scheme, and re-examine the

practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons acquire their homes; *at the same time, the Government should expeditiously legislate for the regulation of the sale of first-hand private residential properties and increase the transparency of the sale of such flats, so that needy persons can acquire their homes in a fairer environment.*

Note: Hon CHAN Kam-lam's amendment is marked in *bold and italic type*.

5. Motion as amended by Dr Hon Priscilla LEUNG Mei-fun

That, ~~as after~~ *Hong Kong people have strong aspirations for home ownership, but as after* the Government has put forward the My Home Purchase Plan, private residential property prices still continue to rise and the Plan is unable to meet society's demand for subsidized home ownership, this Council urges the Government to expeditiously increase the supply of land and public and private housing, ~~resume the Home Ownership Scheme ('HOS'), re-launch the Sale of Flats to Sitting Tenants Scheme, and re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons acquire their homes~~ *and, at the same time, submit a population policy for the next five, 10 and 20 years, so as to draw up a long-term housing policy for Hong Kong, including expediting the development of new towns, constructing Home Ownership Scheme flats that meet the market needs, and reviewing the public rental housing policy, with a view to enabling needy persons to move into public rental housing units more expeditiously.*

Note: Dr Hon Priscilla LEUNG Mei-fun's amendment is marked in *bold and italic type* or with deletion line.

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

That, as after the Government has put forward the My Home Purchase Plan, *the community and various political parties all cast doubt on its effectiveness, and* private residential property prices still continue to rise and the Plan is *even* unable to meet society's demand for subsidized home ownership, this Council urges the Government to expeditiously ~~increase the supply of land and public and private housing~~ *put forward a long-term real estate policy, increase the regular supply of land and its transparency, study how to avoid over-relying on real estate developers as the sole housing suppliers, resume the Home Ownership Scheme ('HOS'), construct an appropriate number of HOS flats, re-launch the Sale of Flats to Sitting Tenants Scheme, and re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for*

~~HOS flats~~ *affordable homes in the markets of HOS and Sandwich Class Housing Scheme*, with a view to helping needy persons acquire their homes.

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

7. Motion as amended by Hon LEUNG Kwok-hung

That, as after the Government has put forward the My Home Purchase Plan, private residential property prices still continue to rise and the Plan is unable to meet society's demand for subsidized home ownership, this Council urges the Government to expeditiously increase the supply of land and public and private housing, resume the Home Ownership Scheme ('HOS'), re-launch the Sale of Flats to Sitting Tenants Scheme, and re-examine the practice of allowing eligible white form applicants to purchase HOS flats without premium paid in the secondary market for HOS flats, with a view to helping needy persons acquire their homes; *this Council also urges the Government to construct 35 000 public rental housing units each year and raise the income limits for public rental housing applicants, so as to resolve the housing problem of Hong Kong people.*

Note: Hon LEUNG Kwok-hung's amendment is marked in *bold and italic type*.