

(Translation)

**Motion on
“Enhancing the My Home Purchase Plan”
moved by Hon CHEUNG Hok-ming
at the Legislative Council meeting
of Wednesday, 4 May 2011**

**Motion as amended by Hon Frederick FUNG Kin-kee, Hon LEE Wing-tat,
Hon WONG Kwok-hing and Hon Paul CHAN Mo-po**

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’, 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, 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;
- (d) to increase the quantity of flats to be launched in the first year to 2 000;
- (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

- (f) to review and expedite the various procedures of MHPP, so as to shorten the time between the planning and completion of projects;
- (g) to make available 3 000 to 5 000 flats annually after the first year; and
- (h) 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; and
- (i) 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.