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Legislative Council

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 18 April 2012

**Amendments to motion on
“Perfecting Hong Kong’s housing policy”**

Further to LC Paper No. CB(3) 612/11-12 issued on 2 April 2012, four Members (Hon WONG Sing-chi, Hon Miriam LAU, Ir Dr Hon Raymond HO and Hon LEE Cheuk-yan) have respectively given notices of their intention to move separate amendments to Hon WONG Kwok-kin’s motion on “Perfecting Hong Kong’s housing policy” scheduled for the Council meeting of 18 April 2012. As directed by the President, the respective 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 WONG Kwok-kin to speak and move his motion;
- (b) the President proposes the question on Hon WONG Kwok-kin’s motion;
- (c) the President calls upon the four Members, who intend to move amendments, to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon WONG Sing-chi;
 - (ii) Hon Miriam LAU;

- (iii) Ir Dr Hon Raymond HO; and
- (iv) Hon LEE Cheuk-yan;
- (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 WONG Kwok-kin 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 four Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon WONG Sing-chi to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon WONG Sing-chi's amendment;
- (i) after Hon WONG Sing-chi's amendment has been voted upon, the President deals with the other three amendments; and
- (j) after all amendments have been dealt with, the President calls upon Hon WONG Kwok-kin to reply. Thereafter, the President puts to vote the question on Hon WONG Kwok-kin'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
“Perfecting Hong Kong’s housing policy”
to be held at the Council meeting of 18 April 2012**

1. Hon WONG Kwok-kin’s original motion

That, although the Government already resumed the construction of Home Ownership Scheme (‘HOS’) flats and increased land supply last year in response to strong public demand, the supply and prices of residential units in Hong Kong still continue to fluctuate, with the housing issue remaining people’s greatest concern and grass-root people continuing to face various housing difficulties; in this connection, this Council urges the Government to ensure the healthy and stable development of the property market and formulate a long-term housing policy, so as to respond to the housing demand of various strata and perfect the housing ladder and mobility in Hong Kong; the relevant measures should include:

- (a) to increase the existing annual public rental housing (‘PRH’) production to 30 000 units or more for expediting the allocation of units to the existing 160 000-plus applicants on the Waiting List to two years, so as to meet grass-root people’s demand for PRH;
- (b) to comprehensively review the Quota and Points System for non-elderly one-person applicants, and study the adoption of more effective measures to assist singletons with actual housing need;
- (c) to study the introduction of sandwich-class PRH to enable those households or persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private residential property market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (d) to review the allocation and eligibility criteria of PRH, with a view to facilitating and encouraging young family members to live with their elderly family members and to care for them;
- (e) to launch a large-scale territory-wide inspection of flat units sub-divided into separate units (commonly known as ‘sub-divided units’) and take enforcement actions against units contravening the Buildings Ordinance, so as to protect the safety of residents; at the same

time, study the expeditious introduction of legislative control on 'sub-divided units', and conduct a general survey and a study on residents of 'sub-divided units', cubicles and cage homes, so as to facilitate the formulation of housing measures to assist these people;

- (f) to review the various eligibility criteria and conditions relating to the purchase and turnover of HOS flats, including the ratio of green forms to white forms in respect of new HOS flats in the future, the arrangements for premium payment for new and old HOS flats, and allowing eligible families to purchase HOS flats in the secondary market without having to pay the premium, so as to expedite the turnover of HOS flats and facilitate people's home acquisition through this channel;
- (g) to formulate long-term and sustainable development strategies for the supply of flats, site identification and financial commitment under various sandwich-class housing projects and HOS projects, so as to prevent such projects being suspended in the end due to policy changes or financial factors, etc.;
- (h) in times of short supply of public housing and subsidized housing, to provide rental assistance and tax concessions to needy applicants waiting for PRH allocation or sandwich-class people eligible for subsidized housing, so as to alleviate their housing burden amid exorbitant rents; and
- (i) to closely monitor the impact of the economic environment and external factors on the private residential property market and people's burden of home mortgages, and timely adjust the relevant policies to prevent drastic fluctuations in the private residential property market.

2. Motion as amended by Hon WONG Sing-chi

That, although *in order to respond to people's aspiration for acquiring their homes*, the Government already resumed the construction of Home Ownership Scheme ('HOS') flats and increased land supply last year in response to strong public demand, *but* the supply and prices of residential units in Hong Kong still continue to fluctuate, with the housing issue remaining people's greatest concern and grass-root people continuing to face various housing difficulties; in this connection, this Council urges the Government to ensure the healthy and stable development of the property market and formulate a long-term housing policy, so as to respond to the housing demand of various strata and perfect the housing ladder and mobility in Hong Kong; the relevant measures should include:

- (a) to increase the existing annual public rental housing ('PRH') production to 30 000 units or more for expediting the allocation of units to the existing 160 000-plus applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH, *including the construction of additional four to six-person flats to shorten the waiting time for such family applicants and bring it broadly in line with the waiting time for small family applicants, so as to enable them to be allocated flats within a reasonable timeframe;*
- (b) to comprehensively review the Quota and Points System for non-elderly one-person applicants, and study the adoption of more effective measures to assist singletons with actual housing need, *such as increasing the quota to expedite flat allocation and excluding middle-aged one-person applicants from the points system, so that they may wait for PRH allocation like ordinary family applicants;*
- (c) to study the introduction of sandwich-class PRH to enable those households or persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private residential property market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure; *and study re-launching Group B PRH of Hong Kong Housing Society to address their housing needs;*
- (d) to review the allocation and eligibility criteria of PRH, with a view to facilitating and encouraging young family members to live with their elderly family members and to care for them, *and allow applicants to select districts in respect of PRH allocation, such as Hong Kong Island, Kowloon, New Territories East, New Territories West or the outlying islands, which can meet applicants' needs and also expedite flat allocation;*
- (e) to launch a large-scale territory-wide inspection of flat units sub-divided into separate units (commonly known as 'sub-divided units') and take enforcement actions against units contravening the Buildings Ordinance, so as to protect the safety of residents; at the same time, study the expeditious introduction of legislative control on 'sub-divided units', and conduct a general survey and a study on residents of 'sub-divided units', cubicles and cage homes, so as to facilitate the formulation of housing measures to assist these people, *including assisting them in expeditiously applying for PRH and providing reasonable rehousing for residents affected by clearance;*
- (f) to review the various eligibility criteria and conditions relating to the purchase and turnover of HOS flats, including the ratio of green forms

to white forms in respect of new HOS flats in the future, the arrangements for premium payment *and resale* for new and old HOS flats, and allowing eligible families to purchase HOS flats in the secondary market without having to pay the premium, so as to expedite the turnover of HOS flats and facilitate people's home acquisition through this channel;

- (g) to formulate long-term and sustainable development strategies for the supply of flats, site identification and financial commitment under various sandwich-class housing projects and HOS projects, so as to prevent such projects being suspended in the end due to policy changes or financial factors, etc.;
- (h) in times of short supply of public housing and subsidized housing, to provide rental assistance and tax concessions to needy applicants waiting for PRH allocation or sandwich-class people eligible for subsidized housing, so as to alleviate their housing burden amid exorbitant rents; ~~and~~
- (i) to closely monitor the impact of the economic environment and external factors on the private residential property market and people's burden of home mortgages, and timely adjust the relevant policies to prevent drastic fluctuations in the private residential property market; *and*
- (j) *to draw up a five-year rolling list of land reserve for public and private housing, with a view to ensuring a timely supply of land for public and private housing to meet the community's needs.*

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

3. Motion as amended by Hon Miriam LAU

That, ~~although~~ *as the completion volume of residential units in Hong Kong remained on the low side in the past five years and the number of completed units in each year was less than 10 000 units on average, even though* the Government already resumed the construction of Home Ownership Scheme ('HOS') flats and increased land supply last year in response to strong public demand, the supply and prices of residential units in Hong Kong still continue to fluctuate, with the housing issue remaining people's greatest concern and grass-root people *and even middle-class people* continuing to face various housing difficulties *in housing issue*; in this connection, this Council urges the Government to ensure the healthy and stable development of the property market and formulate a long-term housing policy *and corresponding relief*

measures, so as to respond to the housing demand of various strata and perfect the housing ladder and mobility in Hong Kong; the relevant measures should include:

- (a) to increase the existing annual public rental housing ('PRH') production to 30 000 units or more for expediting the allocation of units to the existing 160 000-plus applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH;
- (b) to comprehensively review the Quota and Points System for non-elderly one-person applicants, and study the adoption of more effective measures to assist singletons with actual housing need;
- (c) to study the introduction of sandwich-class PRH to enable those households or persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private residential property market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (d) to review the allocation and eligibility criteria of PRH, with a view to facilitating and encouraging young family members to live with their elderly family members and to care for them;
- (e) to launch a large-scale territory-wide inspection of flat units sub-divided into separate units (commonly known as 'sub-divided units') and take enforcement actions against units contravening the Buildings Ordinance, so as to protect the safety of residents; at the same time, study the expeditious introduction of legislative control on 'sub-divided units', and conduct a general survey and a study on residents of 'sub-divided units', cubicles and cage homes, so as to facilitate the formulation of housing measures to assist these people;
- (f) to review the various eligibility criteria and conditions relating to the purchase and turnover of HOS flats, including the ratio of green forms to white forms in respect of new HOS flats in the future, the arrangements for premium payment for new and old HOS flats, and allowing eligible families to purchase HOS flats in the secondary market without having to pay the premium, so as to expedite the turnover of HOS flats and facilitate people's home acquisition through this channel;
- (g) *to provide a tax allowance for rentals for marginal middle-class people who are unable to purchase their homes and need to rent flats, so as to alleviate their rental burden;*

- (g)(h) to formulate long-term and sustainable development strategies for the supply of flats, site identification and financial commitment under various sandwich-class housing projects and HOS projects, so as to prevent such projects being suspended in the end due to policy changes or financial factors, etc.;
- (h)(i) in times of short supply of public housing and subsidized housing, to provide rental assistance and tax concessions to needy applicants waiting for PRH allocation or sandwich-class people eligible for subsidized housing, so as to alleviate their housing burden amid exorbitant rents; ~~and~~
- (j) *as exorbitant property prices have caused an increase in the amount of people's home loans, making their burden of home mortgages increasingly heavy, the Government should consider further extending the current entitlement period for deduction for home loan interest;*
- (k) *to expedite urban renewal and assist in changing the land use of dilapidated factory buildings with higher vacancy rates after premium payment, so as to redevelop them into 'no-frills' small and medium sized flats, including flats with limited floor area for Hong Kong people who are first-time home buyers; and*
- (i)(l) to closely monitor the impact of the economic environment and external factors on the private residential property market and people's burden of home mortgages, and timely adjust the relevant policies to prevent drastic fluctuations in the private residential property market.

Note: Hon Miriam LAU's amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Ir Dr Hon Raymond HO

That, although the Government already resumed the construction of Home Ownership Scheme ('HOS') flats and increased land supply last year in response to strong public demand, the supply and prices of residential units in Hong Kong still continue to fluctuate, with the housing issue remaining people's greatest concern and ~~grass-root~~ people continuing to face various housing difficulties; in this connection, this Council urges the Government to ensure the healthy and stable development of the property market and formulate a long-term housing policy, so as to respond to the housing demand of various strata and perfect the housing ladder and mobility in Hong Kong; the relevant measures should include:

- (a)** *to expeditiously announce a land supply policy that meets the housing need in Hong Kong;*
- ~~(a)~~**(b)** to increase the existing annual public rental housing ('PRH') production to 30 000 units or more for expediting the allocation of units to the existing 160 000-plus applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH;
- ~~(b)~~**(c)** to comprehensively review the Quota and Points System for non-elderly one-person applicants, and study the adoption of more effective measures to assist singletons with actual housing need;
- ~~(c)~~**(d)** to study the introduction of sandwich-class PRH to enable those households or persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private residential property market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- ~~(d)~~**(e)** to review the allocation and eligibility criteria of PRH, with a view to facilitating and encouraging young family members to live with their elderly family members and to care for them;
- ~~(e)~~**(f)** to launch a large-scale territory-wide inspection of flat units sub-divided into separate units (commonly known as 'sub-divided units') and take enforcement actions against units contravening the Buildings Ordinance, so as to protect the safety of residents; at the same time, study the expeditious introduction of legislative control on 'sub-divided units', and conduct a general survey and a study on residents of 'sub-divided units', cubicles and cage homes, so as to facilitate the formulation of housing measures to assist these people;
- ~~(f)~~**(g)** to review the various eligibility criteria and conditions relating to the purchase and turnover of HOS flats, including the ratio of green forms to white forms in respect of new HOS flats in the future, the arrangements for premium payment for new and old HOS flats, and allowing eligible families to purchase HOS flats in the secondary market without having to pay the premium, so as to expedite the turnover of HOS flats and facilitate people's home acquisition through this channel;
- ~~(g)~~**(h)** to formulate long-term and sustainable development strategies for the supply of flats, site identification and financial commitment under various sandwich-class housing projects and HOS projects, so as to prevent such projects being suspended in the end due to policy changes or financial factors, etc.;

- ~~(h)~~(i) in times of short supply of public housing and subsidized housing, to provide rental assistance and tax concessions to needy applicants waiting for PRH allocation or sandwich-class people eligible for subsidized housing, so as to alleviate their housing burden amid exorbitant rents; and
- (j) to closely monitor the impact of the economic environment and external factors on the private residential property market and people's burden of home mortgages, and timely adjust the relevant policies to prevent drastic fluctuations in the private residential property market.

Note: Ir Dr Hon Raymond HO's amendment is marked in *bold and italic type* or with deletion line.

5. Motion as amended by Hon LEE Cheuk-yan

That, although the Government already resumed the construction of Home Ownership Scheme ('HOS') flats and increased land supply last year in response to strong public demand, the supply and prices of residential units in Hong Kong still continue to fluctuate, with the housing issue remaining people's greatest concern and grass-root people continuing to face various housing difficulties; in this connection, this Council urges the Government to ensure the healthy and stable development of the property market and formulate a long-term housing policy, so as to respond to the housing demand of various strata and perfect the housing ladder and mobility in Hong Kong; the relevant measures should include:

- (a) to increase the existing annual public rental housing ('PRH') production to 30 000 units or more for expediting the allocation of units to the existing 160 000-plus applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH;
- (b) to comprehensively review the Quota and Points System for non-elderly one-person applicants, and study the adoption of more effective measures to assist singletons with actual housing need;
- (c) to study the introduction of sandwich-class PRH to enable those households or persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private residential property market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;

- (d) to review the allocation and eligibility criteria of PRH, with a view to facilitating and encouraging young family members to live with their elderly family members and to care for them;
- (e) to launch a large-scale territory-wide inspection of flat units sub-divided into separate units (commonly known as ‘sub-divided units’) and take enforcement actions against units contravening the Buildings Ordinance, so as to protect the safety of residents; at the same time, study the expeditious introduction of legislative control on ‘sub-divided units’, and conduct a general survey and a study on residents of ‘sub-divided units’, cubicles and cage homes, so as to facilitate the formulation of housing measures to assist these people;
- (f) to review the various eligibility criteria and conditions relating to the purchase and turnover of HOS flats, including the ratio of green forms to white forms in respect of new HOS flats in the future, the arrangements for premium payment for new and old HOS flats, and allowing eligible families to purchase HOS flats in the secondary market without having to pay the premium, so as to expedite the turnover of HOS flats and facilitate people’s home acquisition through this channel;
- (g) to formulate long-term and sustainable development strategies for the supply of flats, site identification and financial commitment under various sandwich-class housing projects and HOS projects, so as to prevent such projects being suspended in the end due to policy changes or financial factors, etc.;
- (h) in times of short supply of public housing and subsidized housing, to provide rental assistance and tax concessions to needy applicants waiting for PRH allocation or sandwich-class people eligible for subsidized housing, so as to alleviate their housing burden amid exorbitant rents; ~~and~~
- (i) to closely monitor the impact of the economic environment and external factors on the private residential property market and people’s burden of home mortgages, and timely adjust the relevant policies to prevent drastic fluctuations in the private residential property market;
- (j) *to reinstate rent control for preventing landlords from increasing rents drastically and terminating tenancy agreements at will, so as to protect the rights and interests of private housing tenants; and*
- (k) *to supply land in a continuous and orderly manner, formulate a medium-term land supply planning and make projections on the supply of different categories of buildings, so as to maintain a*

balanced supply and demand in the property market and keep property prices at levels affordable to ordinary people.

Note: Hon LEE Cheuk-yan's amendment is marked in *bold and italic type* or with deletion line.