

立法會
Legislative Council

LC Paper No. CB(3) 27/13-14

Ref : CB(3)/M/MM

Tel : 3919 3300

Date : 4 October 2013

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 9 October 2013

**Amendments to motion on
“Formulating a target ratio of housing expenses
and a standard for the average living space per person”**

Further to LC Paper No. CB(3) 9/13-14 issued on 25 September 2013, four Members (Hon Frederick FUNG, Dr Hon KWOK Ka-ki, Hon WONG Kwok-hing and Hon WU Chi-wai) have respectively given notices of their intention to move separate amendments to Hon Tony TSE’s motion on “Formulating a target ratio of housing expenses and a standard for the average living space per person” scheduled for the Council meeting of 9 October 2013. 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 Tony TSE to speak and move his motion;
- (b) the President proposes the question on Hon Tony TSE’s motion;
- (c) the President calls upon the four Members who wish to move amendments to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Frederick FUNG;
 - (ii) Dr Hon KWOK Ka-ki;

- (iii) Hon WONG Kwok-hing; and
- (iv) Hon WU Chi-wai;
- (d) the President calls upon the public officer(s) to speak;
- (e) the President invites other Members to speak;
- (f) the President gives leave to Hon Tony TSE to speak for the second time on the amendments;
- (g) the President calls upon the public officer(s) to speak again;
- (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 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 three amendments; and
- (j) after all amendments have been dealt with, the President calls upon Hon Tony TSE to reply. Thereafter, the President puts to vote the question on Hon Tony TSE's motion, or his motion as amended, as the case may be.

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

(Odelia LEUNG)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Formulating a target ratio of housing expenses
and a standard for the average living space per person”
to be held at the Council meeting of 9 October 2013**

1. Hon Tony TSE’s original motion

That at present, the legislation and relevant guidelines of Hong Kong on residential housing standards mainly regulate hardware such as building safety and hygiene, etc., but no policy or clear objectives and guidelines with legislative effect have been formulated regarding software such as the average living space per person and the ratio of housing expenses to household income, etc.; given the continuous increases of the residential housing prices and rents in recent years, housing expenses have imposed a heavy burden on the public and seriously affected their quality of life; according to statistics, the home purchase affordability rate, which reflects mortgage payment expenditure, has risen to 56% in the first quarter of 2013, and the 2009/10 Household Expenditure Survey also indicates that housing expenses account for 37% of the total household expenditure of private residential housing households in Hong Kong, a percentage which is far higher than the average of around 21% in member countries of the Organization for Economic Co-operation and Development; in addition, the Chief Executive has indicated that more than half of the private dwellings in Hong Kong have a saleable area smaller than 50 square metres; he has also pointed out that the Government must properly formulate long-term planning, so as to provide a more spacious living environment to the next generation; in this connection, this Council urges the Government to:

- (1) expeditiously formulate a comprehensive target ratio of housing expenses, lower the ratio of housing expenses to household income of private residential housing households to 30% or below within five years, and further lower this ratio to 25% or below within 15 years, so as to alleviate the public’s burden of housing expenses;
- (2) formulate and implement a standard for the average living space per person, and through increasing land for building residential housing and new flats, coupled with comprehensive long-term planning, gradually increase the average living space per person for households of public and private housing, so as to improve the living environment of the public; and

- (3) while alleviating the public's burden of housing expenses and increasing the average living space per person, review and reconstruct a housing ladder to facilitate upward mobility, so as to meet the needs of people from different social groups and strata, and provide more incentives for public rental housing households to encourage them to move upwards and acquire their own homes, so as to improve the quality of their living environment and strengthen the turnover of housing units.

2. Motion as amended by Hon Frederick FUNG

~~That at present, the legislation and relevant guidelines of Hong Kong on residential housing standards mainly regulate hardware such as building safety and hygiene, etc., but no policy or clear objectives and guidelines with legislative effect have been formulated regarding software such as the average living space per person and the ratio of housing expenses to household income, etc.; given the continuous increases of the residential housing prices and rents in recent years, housing expenses have imposed a heavy burden on the public and seriously affected their quality of life, *given that the property prices and rents are persistently high, which have become seriously out of tune with people's affordability and have resulted in incomes lagging far behind property price increase, thereby rendering the housing problem to become a focus of public concern*; according to statistics, the home purchase affordability rate, which reflects mortgage payment expenditure, has risen to 56% in the first quarter of 2013, and the 2009/10 Household Expenditure Survey also indicates that housing expenses account for 37% of the total household expenditure of private residential housing households in Hong Kong, a percentage which is far higher than the average of around 21% in member countries of the Organization for Economic Co-operation and Development; ~~in~~ addition, ~~the Chief Executive has indicated that more than half of the private dwellings in Hong Kong have a saleable area smaller than 50 square metres; he has also pointed out that the Government must properly formulate long-term planning, so as to provide a more spacious living environment to the next generation~~ *yet, since the inauguration of the new Government, it has been unable to cope with the housing problem, and whereupon set up the Long Term Housing Strategy Steering Committee to buy time; the Chief Executive has even disregarded priorities, raising issues such as small areas of dwellings, etc., in a bid to divert attention, and he has also prescribed wrong medicine indiscriminately, deliberately stirred up social conflicts and created the false impression of site identification difficulty and land shortage, so as to concoct a reason for his failure to honour his election pledge*; in this connection, this Council urges the Government to:~~

- (1) *in respect of resolving the housing problem, set priorities and face squarely to the reality of uneven land distribution;*
- (2) *optimize the use of rural land in the New Territories by, for example, reviewing the New Territories small house policy ('small house policy'), to effectively develop the land of more than 9 square kilometres reserved for the 'village-type development', and optimize the use of the 'brownfields' of approximately 8 square kilometres, some of which are in appalling conditions without management, causing a serious waste of land resources;*
- (3) *discuss with the Central Government to comprehensively consider the distribution and usage situation of the various military sites, and convert part of the sites into housing construction uses;*
- (1)(4) expeditiously formulate a comprehensive target ratio of housing expenses, lower the ratio of housing expenses to household income of private residential housing households to 30% or below within five years, and further lower this ratio to 25% or below within 15 years, so as to alleviate the public's burden of housing expenses;
- (2)(5) *in the medium and long run*, formulate and implement a standard for the average living space per person, and through increasing land for building residential housing and new flats, coupled with comprehensive long-term planning, gradually increase the average living space per person for households of public and private housing, so as to improve the living environment of the public; and
- (3)(6) while alleviating the public's burden of housing expenses and increasing the average living space per person, review and reconstruct a housing ladder to facilitate upward mobility, so as to meet the needs of people from different social groups and strata, and provide more incentives for public rental housing households to encourage them to move upwards and acquire their own homes, so as to improve the quality of their living environment and strengthen the turnover of housing units.

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

3. Motion as amended by Dr Hon KWOK Ka-ki

That *the Report on Survey on Subdivided Units in Hong Kong published by the Government in May 2013 estimated that there were about 66 900 sub-divided units in Hong Kong with 171 300 persons living therein; and*

about 46% of these sub-divided units lacked comprehensive essential facilities such as kitchen, toilet and potable water, etc., meaning that such households live in poor environment; and, at present, the legislation and relevant guidelines of Hong Kong on residential housing standards mainly regulate hardware such as building safety and hygiene, etc., but no policy or clear objectives and guidelines with legislative effect have been formulated regarding software such as the average living space per person and the ratio of housing expenses to household income, etc.; given the continuous increases of the residential housing prices and rents in recent years, housing expenses have imposed a heavy burden on the public and seriously affected their quality of life; according to statistics, the home purchase affordability rate, which reflects mortgage payment expenditure, has risen to 56% in the first quarter of 2013, and the 2009/10 Household Expenditure Survey also indicates that housing expenses account for 37% of the total household expenditure of private residential housing households in Hong Kong, a percentage which is far higher than the average of around 21% in member countries of the Organization for Economic Co-operation and Development; in addition, the Chief Executive has indicated that more than half of the private dwellings in Hong Kong have a saleable area smaller than 50 square metres; he has also pointed out that the Government must properly formulate long-term planning, so as to provide a more spacious living environment to the next generation; in this connection, this Council urges the Government to:

- (1) expeditiously formulate a comprehensive target ratio of housing expenses, lower the ratio of housing expenses to household income of private residential housing households to 30% or below within five years, and further lower this ratio to 25% or below within 15 years, so as to alleviate the public's burden of housing expenses;
- (2) formulate and implement a standard for the average living space per person, and through increasing land for building residential housing and new flats, coupled with comprehensive long-term planning, gradually increase the average living space per person for households of public and private housing, so as to improve the living environment of the public; ~~and~~
- (3) while alleviating the public's burden of housing expenses and increasing the average living space per person, review and reconstruct a housing ladder to facilitate upward mobility, so as to meet the needs of people from different social groups and strata, and provide more incentives for public rental housing households to encourage them to move upwards and acquire their own homes, so as to improve the quality of their living environment and strengthen the turnover of housing units; *and*

- (4) *provide sufficient temporary housing to expeditiously improve the average living space per person of households currently living in poor environment (including temporary structures such as rooftop accommodation and squatters, non-residential buildings such as commercial and industrial buildings, and sub-divided units), so as to improve the living environment of the grassroots.*

Note: Dr Hon KWOK Ka-ki's amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Hon WONG Kwok-hing

That ~~at present,~~ *given that* the legislation and relevant guidelines of Hong Kong on residential housing standards mainly regulate hardware such as building safety and hygiene, etc., but no policy or clear objectives and guidelines with legislative effect have been formulated regarding software such as the average living space per person and the ratio of housing expenses to household income, etc.; ~~given~~ *in addition, with* the continuous increases of the residential housing prices and rents in recent years, housing expenses have imposed a heavy burden on the public and seriously affected their quality of life; according to statistics, the home purchase affordability rate, which reflects mortgage payment expenditure, has risen to 56% in the first quarter of 2013, and the 2009/10 Household Expenditure Survey also indicates that housing expenses account for 37% of the total household expenditure of private residential housing households in Hong Kong, a percentage which is far higher than the average of around 21% in member countries of the Organization for Economic Co-operation and Development; in addition, the Chief Executive has indicated that more than half of the private dwellings in Hong Kong have a saleable area smaller than 50 square metres; he has also pointed out that the Government must properly formulate long-term planning, so as to provide a more spacious living environment to the next generation; in this connection, this Council urges the Government to:

- (1) expeditiously formulate a comprehensive target ratio of housing expenses, ~~lower~~ *and set concrete policies and measures with a view to maintaining* the ratio of housing expenses to household income of private residential housing households ~~to 30% or below within five years, and further lower this ratio to 25% or below within 15 year~~ *at a reasonable level*, so as to alleviate the public's burden of housing expenses *on home renting and mortgages;*
- (2) *increase the supply of public rental housing and subsidized housing flats on a need basis, and increase the supply of private residential housing flats through proactive Government-initiated land sales, with*

a view to increasing the supply of flats, thereby lowering the levels of rents and prices of residential housing of various types;

- (2)(3) formulate and implement a standard for the average living space per person, and through increasing land for building residential housing and new flats, *including the expeditious redevelopment of aged public rental housing estates and urban renewal, as well as the conduct of continuous consultation, study, planning and development of the three major new development areas of North East New Territories, Hung Shui Kiu and Tung Chung*, coupled with comprehensive long-term planning, gradually increase the average living space per person for households of public and private housing, so as to improve the living environment of the public; and
- (3)(4) while alleviating the public's burden of housing expenses and increasing the average living space per person, review and reconstruct a housing ladder to facilitate upward mobility, *including studying and reviewing the schemes on assisting people in acquiring homes, such as the feasibility and applicability of re-launching the Group B Rental Estates, the Home Starter Loan Scheme, the Buy or Rent Option, and the Tenants Purchase Scheme, etc.*, so as to meet the needs of people from different social groups and strata, and provide more incentives for public rental housing households to encourage them to move upwards and acquire their own homes, so as to improve the quality of their living environment and strengthen the turnover of housing units.

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

5. Motion as amended by Hon WU Chi-wai

That at present, the legislation and relevant guidelines of Hong Kong on residential housing standards mainly regulate hardware such as building safety and hygiene, etc., but no policy or clear objectives and guidelines with legislative effect have been formulated regarding software such as the average living space per person and the ratio of housing expenses to household income, etc.; given the continuous increases of the residential housing prices and rents in recent years, housing expenses have imposed a heavy burden on the public and seriously affected their quality of life; according to statistics, the home purchase affordability rate, which reflects mortgage payment expenditure, has risen to 56% in the first quarter of 2013, and the 2009/10 Household Expenditure Survey also indicates that housing expenses account for 37% of the total household expenditure of private residential housing households in Hong Kong, a percentage which is far higher than the average of around 21%

in member countries of the Organization for Economic Co-operation and Development; in addition, the Chief Executive has indicated that more than half of the private dwellings in Hong Kong have a saleable area smaller than 50 square metres; he has also pointed out that the Government must properly formulate long-term planning, so as to provide a more spacious living environment to the next generation; in this connection, this Council urges the Government to:

- (1) expeditiously formulate a comprehensive target ratio of housing expenses, ~~lower the ratio of housing expenses to household income of private residential housing households to 30% or below within five years, and further lower this ratio to 25% or below within 15 years,~~ so as to alleviate the public's burden of housing expenses;
- (2) formulate and implement a standard for the average living space per person, and through increasing land for building residential housing and new flats, coupled with comprehensive long-term planning, gradually increase the average living space per person for households of public and private housing, so as to improve the living environment of the public; and
- (3) while alleviating the public's burden of housing expenses and increasing the average living space per person, review and reconstruct a housing ladder to facilitate upward mobility, ***increase the construction of public housing flats in the next 10 years, including public rental housing and Home Ownership Scheme flats,*** so as to meet the needs of people from different social groups and strata, and ***offer protection to people who cannot acquire suitable homes in the private market; and at the same time,*** provide more incentives for public rental housing households to encourage them to move upwards and acquire their own homes, so as to improve the quality of their living environment and strengthen the turnover of housing units.

Note: Hon WU Chi-wai's amendment is marked in ***bold and italic type*** or with deletion line.