

**立法會**  
***Legislative Council***

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Tel : 3919 3300

Date : 25 September 2013

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

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**Council meeting of 9 October 2013**

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

Hon Tony TSE has given notice to move the attached motion on “Formulating a target ratio of housing expenses and a standard for the average living space per person” at the Council meeting of 9 October 2013. The President has directed that it be printed in the terms in which it was handed in on the Agenda of the Council.

(Odelia LEUNG)  
for Clerk to the Legislative Council

Encl.

(Translation)

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

**Wording of the 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.