

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

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房屋委員會總辦事處



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2 June 2005

Clerk to the Legislative Council Panel on Planning, Lands and Works  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong  
(Attn: Miss Odelia Leung)

Dear Miss Leung,

**Meeting of the Panel on  
Planning, Lands and Works on 26 April 2005**

I refer to paragraph 6 of the draft minutes of the above Panel meeting in which the Hon. Alan Leong Kah-kit asked for information on housing demand.

The general direction of Government's housing policy is to minimize intervention in the private housing market and maintain a fair and stable operating environment for its healthy development. Insofar as the demand for private housing is concerned, it is essentially a matter of personal choice and affordability. Individual developers would have

to make their own estimate on the demand for different types and plan their production to meet such demand in the light of the market circumstances. As a facilitator in this process, Government is committed to ensuring adequate land supply and providing efficient supporting infrastructure to meet the long-term housing needs of the community.

As regards public housing, the primary objective of Government and the Housing Authority (HA) is to assist those who cannot afford renting accommodations in the private sector by way of the public rental housing (PRH) programme. Government and the HA are committed to maintaining the average waiting time for PRH at around three years. To meet this pledge, we monitor closely the demand for PRH taking account of the forecast population growth, household formation rate, income distribution of households, redevelopment and clearance programmes, etc. We have also put in place a rolling public housing development programme that will be adjusted from time to time in accordance with changes in demand.

Over the next five years, the HA plans to build on average some 18,000 PRH units per annum. We reckon that this level of production, together with the recovery of refurbished flats from the existing stock and recent conversion of some 11,700 interim housing and surplus Home Ownership Scheme (HOS) units into PRH flats, would be able to support our pledge on average waiting time in the coming few years.

I should be grateful if you would relay the above information to Members of the Panel on Planning, Lands and Works.

Yours sincerely,

(Tam Wing-pong)  
for Secretary for Housing, Planning and Lands