

# 立法會 Legislative Council

立法會CB(3) 933/10-11號文件

## 2011年6月24日內務委員會會議文件

### 定於2011年6月29日立法會會議上提出的質詢

提問者：

- |      |                                  |                 |
|------|----------------------------------|-----------------|
| (1)  | 黃國健議員<br>(譚偉豪議員已放棄編配<br>給他的質詢時段) | (口頭答覆)(新的質詢)    |
| (2)  | 劉秀成議員                            | (口頭答覆)          |
| (3)  | 梁家傑議員                            | (口頭答覆)(原先編號：4)  |
| (4)  | 陳鑑林議員                            | (口頭答覆)(原先編號：5)  |
| (5)  | 葉偉明議員                            | (口頭答覆)(原先編號：6)  |
| (6)  | 林大輝議員                            | (書面答覆)(原先編號：20) |
| (7)  | 梁劉柔芬議員                           | (書面答覆)          |
| (8)  | 何俊仁議員                            | (書面答覆)          |
| (9)  | 梁家騮議員                            | (書面答覆)          |
| (10) | 譚耀宗議員                            | (書面答覆)          |
| (11) | 梁君彥議員                            | (書面答覆)          |
| (12) | 陳健波議員                            | (書面答覆)          |
| (13) | 張文光議員                            | (書面答覆)          |
| (14) | 李國麟議員                            | (書面答覆)          |
| (15) | 湯家驊議員                            | (書面答覆)          |
| (16) | 劉江華議員                            | (書面答覆)          |
| (17) | 潘佩璆議員                            | (書面答覆)          |
| (18) | 梁國雄議員                            | (書面答覆)          |
| (19) | 陳偉業議員                            | (書面答覆)          |

備註：原先第(3)項李永達議員的口頭質詢已被立法會主席根據《議事規則》第25(2)條裁定不合乎規程，因此，是次會議只有5項口頭質詢。

註 :

NOTE :

# 議員將採用這種語言提出質詢

# Member will ask the question in this language

## 物業價格不斷上升

### # (1) 黃國健議員 (口頭答覆)

據報，最近兩年本港樓市不斷升溫，累積升幅已超過6成，部分樓宇的價格更超過1997年的高位，不少市民認為，內地及外來資金不斷湧入令樓宇價格不斷上升，已脫離一般市民的負擔能力。就此，政府可否告知本會：

- (一) 按樓宇單位面積(即40平方米以下、40至69.9平方米、70至99.9平方米、100至159.9平方米，以及160平方米或以上)劃分，在過去3年註冊的樓宇買賣交易中，分別涉及本地及非本地買家的交易的比率為何；鑒於較早前行政長官在本會的答問會中表示，要到“絕境”時才會考慮限制本港樓宇的銷售對象，行政長官提及的“絕境”，所指的具體情況為何；
- (二) 當局有否評估內地資金或人士進入本港的房地產市場的趨勢，以及因而對本地社會及經濟所帶來的影響；若有，具體的情況為何；有否評估，每年需額外供應多少住宅土地及單位，才能應付本港房地產的需求；及
- (三) 除“置安心資助房屋計劃”外，當局會否在短期內推出其他資助房屋措施，以協助希望置業自住的本地市民能透過該等途徑置業；若會，具體措施為何？

## Rising property prices

(1) Hon WONG Kwok-kin (Oral Reply)

It has been reported that in the recent two years, the Hong Kong property market has been heating up and the cumulative increase in property prices has exceeded 60%, while the prices of some properties have even exceeded the high levels in 1997. Quite a number of members of the public consider that the continuous influx of capital from the Mainland and external sources has led to the continuous increase in property prices, which are already beyond the affordability of the general public. In this connection, will the Government inform this Council:

- (a) among the property transactions registered in the past three years, of the respective ratios of transactions involving local buyers to those involving non-local buyers, broken down by flat size, i.e. below 40 square metres (“m<sup>2</sup>”), 40 to 69.9 m<sup>2</sup>, 70 to 99.9 m<sup>2</sup>, 100 to 159.9 m<sup>2</sup> and 160 m<sup>2</sup> or above; given that the Chief Executive (“CE”) earlier indicated at a Question and Answer Session of this Council that only when faced with “a hopeless situation” would the Government consider imposing restrictions on the target buyers of local properties, what specific situation was the “hopeless situation” CE was referring to;
- (b) whether the authorities have assessed the trend of capital from the Mainland or mainlanders entering the local property market, as well as its impact on the local community and economy as a result; if they have, of the specific situation; whether they have assessed the additional number of residential sites and flats that have to be provided each year in order to meet the demand for properties in Hong Kong; and
- (c) apart from “My Home Purchase Plan”, whether the authorities will introduce in the near future

other subsidized housing measures to assist the local citizens who wish to buy properties for self-occupation in acquiring home ownership by such means; if they will, of the specific measures?