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Panel on Housing

Special meeting on 14 March 2012

**Updated background brief on re-launching of the
Home Ownership Scheme and Tenants Purchase Scheme
prepared by the Legislative Council Secretariat
(Position as at 8 March 2012)**

Purpose

This paper sets out the progress of re-launching of the Home Ownership Scheme (HOS) and Tenants Purchase Scheme (TPS), as well as gives a brief account of the views expressed by Members on the subject.

Background

2. The property market, particularly the private residential market, was hard hit as a result of the property slump in 1997. The major downward price adjustment in the private residential flats had brought about an overlap between HOS and private residential market. In response to the change, the Administration announced in November 2000 a major cutback in HOS sales to no more than 20 000 units a year. However, the sale of HOS continued to put additional pressure on the property market due to worsening global economic conditions. In September 2001, the Administration announced the implementation of a moratorium on the sale of HOS flats until end June 2002. At the same time, the Administration undertook a root and branch review of the public housing policy with a view to restoring the confidence of the public and investors in the property market.

3. In November 2002, the Administration announced its re-positioned housing policy to withdraw from its role as property developer by halting the production and sale of subsidized flats and reduce radically its share in the overall housing production. The Government would continue to provide

subsidized rental accommodation to low-income families which were unable to afford private rental housing, and would endeavour to keep the average waiting time for public rental housing (PRH) at three years. As a result, the production and sale of HOS flats ceased indefinitely from 2003 onwards. HOS flats that were completed or under construction would be disposed of through market-friendly means. In line with the re-positioned housing policy, the sale of PRH units under TPS was also ceased after the last TPS phase 6B in 2005.

4. Since 2007, the Housing Authority (HA) has put up some 16 000 surplus HOS flats for sale by phases, and conducted the sale of surplus HOS flats in five phases in 2007, 2008 and 2009. Up to the end of March 2010, the HA sold a total of 12 600 flats. In view of the recent surge in the prices of private properties, HA decided to put up for sale all of the 4 000 or so surplus HOS flats in one go from June 2010 with a view to increasing the supply of small and medium-sized flats. It also implemented a number of measures to revitalize the HOS secondary market, including extending the mortgage default guarantee period to 30 years for buyers of HOS units, streamlining the administrative arrangement and enhancing publicity, and implementing the Premium Loan Guarantee Scheme by the Hong Kong Mortgage Corporation to facilitate HOS owners to finance the premium payment.

Re-launching of HOS and TPS

5. With the recovery of the local economy since 2003 and property prices continue to rise, there were increasing calls for the re-launching of HOS and TPS to assist low-income families to achieve home ownership. According to the Administration, the re-positioned housing policy aims at minimizing intervention in the operation of the property market and facilitating its steady development. It also allows HA to concentrate its limited resources on providing housing assistance to PRH tenants and over 145 000 needy applicants on the Waiting List (WL). To re-launch HOS or TPS will inevitably divert resources from and affect HA's ability in implementing the public housing programme.

6. The Panel on Housing (the Panel) held a number of meetings on 22 October 2007, 7 January and 7 July 2008, 2 February 2009, and 3 May 2010 to discuss issues relating to the re-launching of HOS and TPS. Deputations, including professional institutes, political parties and individuals, were invited to give views at the latter meeting.

7. The Panel noted that according to the Administration, there were at least three factors which were relevant in considering whether HOS should be re-launched, viz. whether there was a serious imbalance in the market making it difficult for the low and middle classes to purchase flats, whether the turnover

of PRH flats was so low that the waiting time for PRH had been seriously affected, and whether there was public consensus to revise the existing housing policy. In view of the escalating prices of properties in both urban and suburban areas, and the insufficient supply of middle and lower-priced residential flats for sale or lease, Panel members pointed out that there was already a serious imbalance in the private property market. Besides, the low turnover rate of PRH for re-allocation because better-off tenants were no longer able to afford to buy flats in the private market had inevitably lengthened the waiting time for WL applicants. Therefore, the majority of Panel members supported the re-launching of HOS, adding that the re-launching of HOS was not meant to curb property prices but to stabilize the property market and to assist low-income families to achieve home ownership. There was a need for the Administration to conduct a public consultation to gauge views on the re-launching of HOS and the number of HOS flats to be built.

8. Some Panel members also questioned the rationale for halting TPS, which in their opinion should not affect the private residential market given the low sales prices of TPS flats which were way below that in the private sector. The re-launching of TPS would not undermine HA's ability to maintain the average waiting time at around three years, since the supply of PRH flats should be met mainly through the production of new flats rather than turnover of existing flats. Besides, the proceeds from sales of TPS would help finance PRH production, which in return would increase the supply of PRH stock to expedite flat allocation to WL applicants. The re-launching of TPS could also motivate owner occupiers to better manage and take care of their own properties, thereby relieving HA of its management responsibilities.

9. Despite their repeated requests, members were gravely disappointed that the Administration had declined to re-launch HOS and TPS. At the meeting on 7 July 2008, the Panel passed a motion to request HA to resume the sale of PRH flats and HOS flats as early as possible, and formulate a timetable for implementation, so as to improve people's livelihood.

Public consultation on the issues of subsidizing home ownership

10. In view of public concern over the availability of mass market flats at affordable prices, and the overall supply of land for flat production in the long term, the Transport and Housing Bureau (THB) conducted a public consultation exercise to gauge views of stakeholders and members of the public on the issue of subsidizing home ownership from May to September 2010. The outcome of the public consultation has revealed that many people are concerned about the recent rise in property prices and the difficulties in purchasing their first flats. In the light of the latest situation, the Administration considers that targeted measures should be introduced to help the sandwich class purchase their own

flats. However, any form of subsidized home ownership will only serve as a buffer, given that delivering the overarching objective of providing subsidized rental housing for families in need remains the very heart of the Administration's housing strategy.

11. In October 2011, the Chief Executive announced the introduction of two buffering measures, including a new policy for resumption of HOS and enhancement of the My Home Purchase Plan, to meet the aspirations of low and middle-income families to buy their own homes.

New policy for resumption of HOS

12. The new HOS will be targeted at families with a monthly household income under \$30,000, mainly first-time home buyers. The Administration will allocate sites to HA for producing the new HOS flats with saleable area (SA) of about 400 to 500 square feet. The initial plan is to provide more than 17 000 flats over four years from 2016-17 onwards, with an annual production of between 2 500 and 6 500 flats. The target is to provide an average of 5 000 flats per year as more sites become available. For flexibility, the actual number of flats to be built or put up for sale each year will depend on demand at the time. The first batch of about 2 500 flats is expected to be ready for pre-sale in 2014 or 2015. In this connection, the Housing Department has already started preliminary planning and investigations for sites identified in Shatin, Tsuen Wan and Yuen Long, and will commence similar work for other sites shortly.

13. The prices of new HOS flats will be set with reference to the mortgage repayment ability of eligible households. As in previous subsidized housing schemes, flats sold under the new HOS will be subject to resale restrictions. Owners may only sell their flats to green form applicants or HA within the first five years from the date of purchase. After five years, owners may sell their flats on the open market after paying a premium to HA. When calculating the premium to be paid, a unit's purchase price will be viewed as a loan to the owner, the amount of which will not be adjusted even if the market value of the unit increases in future. When working out the details of the premium arrangements, HA will ensure that the new arrangements are fair to existing HOS flat owners.

14. The new policy for resumption of HOS was discussed at the Panel meetings on 18 October and 7 November 2011. While welcoming the resumption of HOS, Panel members expressed concern about the limited scale of an annual production of only some 2 500 to 6 500 new HOS flats over a four-year period, which was far less than that of some 16 000 HOS flats produced annually before repositioning of the housing policy in 2002. These

members opined that efforts should be made to expedite the production of more HOS flats. Some other Panel members cautioned that it would be very divisive if different and more favorable premium payment arrangements were adopted under the new HOS. Besides, the use of a fixed loan concept for calculation of premium under the new HOS would encourage property speculation. To ensure that public subsidies would not be used for speculative purposes, new HOS flats could only be sold to green-form applicants. Noting that HA had yet to work out the premium payment arrangements for the new HOS, members urged the Administration to consult the Panel before reaching a final decision.

Recent developments

15. On 7 February 2012, the Subsidised Housing Committee of HA discussed the initial ideas on price setting and premium calculation under the new HOS. The following are the five possible options drawn on the two basic approaches i.e. "loan only" and "loan plus interest" -

- Option 1: "Loan only": the premium payable is the absolute amount of the "loan" with no interest required (i.e. the difference between the initial market value at the time of purchase and the "affordable" purchase price is treated as a "loan").
- Option 2: "Loan plus interest at "no gain, no loss" (NGNL)¹ rate each year": the premium payable is the "loan" plus interest which is compounded yearly, where the floating interest rate is the NGNL rate of each particular year.
- Option 3: "Loan plus interest at NGNL rate each year, plus 1.5% risk-adjusted factor": the premium payable is the amount corresponding to the "loan" plus interest together with a risk-adjusted factor which is 1.5% of the "loan". The floating interest rate is the NGNL rate of each particular year and is compounded yearly, while an addition of 1.5% of the original amount of the "loan" would be charged as a risk-adjusted factor at the time of payment of premium.
- Option 4: "Loan plus interest at NGNL rate fixed at the year of purchase": the premium payable is the amount corresponding to "loan" plus interest which is compounded yearly, and where the interest rate is fixed at the NGNL rate of the year of purchase.

¹ The principle of NGNL is that the loans are provided on the basis that the loan provider is not seeking to make a profit out of the loans, nor incur a loss.

Option 5: "Loan plus interest at 2%": the premium payable is the amount corresponding to "loan" plus a fixed interest rate at 2%.

16. To gauge the financial impact of the possible options on premium payment under the new HOS in comparison to the existing methodology, HA conducted an assessment based on a sample of HOS flats sold by HA in previous years. The results of the assessment are in **Appendix I**, while the details of comparisons of the existing methodology and the possible options under the new HOS are in **Appendix II**.

Questions and motions at Council meetings

17. Questions on the re-launching of HOS and TPS were raised at the Council meetings on 14 November 2007, 24 November 2010, 2 March 2011, 19 October 2011, 2 November 2011 and 11 January 2012. Motions were carried at the Council meetings on 5 December 2007, 4 November 2009, 3 February 2010, 17 March 2010, 10 November 2010, 5 January 2011, 4 May 2011 and 6 July 2011 urging the Government to resume the construction of HOS flats and re-launch TPS. Details of the Council questions and the wordings of the motions are hyperlinked below for ease of reference.

Latest position

18. The Panel has requested the Administration to brief members on the latest progress of the new HOS at the special meeting on 14 March 2012.

Relevant papers

19. A list of relevant papers is in the **Appendix III**.

**Premium Payable under the Existing Methodology
and the Possible Options for the New HOS**

Average Premium per Case

<i>Average Premium per case* [\$ million]</i>	1985		1990		1995		2000	
	40 m ²	50 m ²						
Existing methodology	0.51	0.63	0.64	0.73	0.99	1.24	1.20	1.25
Option 1 “Loan only”	0.06	0.07	0.18	0.21	0.69	0.88	0.69	0.87
<i>Compared with existing methodology</i>	<i>-0.44</i>	<i>-0.56</i>	<i>-0.46</i>	<i>-0.52</i>	<i>-0.30</i>	<i>-0.36</i>	<i>-0.51</i>	<i>-0.39</i>
Option 2 “Loan plus interest at NGNL rate of each year”^{Note 10}	0.24	0.26	0.49	0.56	1.37	1.76	1.00	1.26
<i>Compared with existing methodology</i>	<i>-0.27</i>	<i>-0.37</i>	<i>-0.15</i>	<i>-0.16</i>	<i>+0.39</i>	<i>+0.51</i>	<i>-0.19</i>	<i>+0.01</i>
Option 3 “Loan plus interest at NGNL rate of each year, plus 1.5% risk-adjusted factor”^{Note 10}	0.24	0.26	0.49	0.57	1.38	1.77	1.01	1.28
<i>Compared with existing methodology</i>	<i>-0.27</i>	<i>-0.37</i>	<i>-0.15</i>	<i>-0.16</i>	<i>+0.40</i>	<i>+0.53</i>	<i>-0.18</i>	<i>+0.03</i>
Option 4 “Loan plus interest at NGNL rate fixed at the year of purchase”^{Note 10}	0.25	0.26	0.95	1.08	1.68	2.16	1.25	1.57
<i>Compared with existing methodology</i>	<i>-0.26</i>	<i>-0.37</i>	<i>+0.30</i>	<i>+0.36</i>	<i>+0.70</i>	<i>+0.91</i>	<i>+0.05</i>	<i>+0.32</i>
Option 5 “Loan plus interest at 2%”^{Note 10}	0.11	0.11	0.28	0.32	0.94	1.21	0.86	1.08
<i>Compared with existing methodology</i>	<i>-0.40</i>	<i>-0.52</i>	<i>-0.37</i>	<i>-0.41</i>	<i>-0.04</i>	<i>-0.04</i>	<i>-0.34</i>	<i>-0.17</i>

* Figures in the row of “Compared with existing methodology” denote the difference between the average premium per case under the existing methodology and the respective options. A negative number shows that the average premium per case under the respective options is lower than that under the existing methodology. Figures may not add up due to rounding.

Note 10 For Options 2 to 5, the interest was calculated starting at the year following the year of purchase up to December 2011. Since the sale of the flats from the HA to the owners could have been completed in different months of a year, the interest was calculated starting at the year after the year of purchase to ensure that the comparison of premium payable under different options is made for the same period of time. As the calculation of interest started at the year following the year of purchase, for Option 4, the NGNL interest rates used in the calculations of premium payable for the flats sold in 1985, 1990, 1995 and the 2000 were those in 1986 (5.3%), 1991 (8.2%), 1996 (5.8%) and 2001 (5.5%) respectively. The yearly NGNL interest rates used in this assessment were provided by the Economic Analysis and Business Facilitation Unit of the Financial Secretary’s Office, calculated by taking the average of the monthly rates of the year provided by the FSTB.

Range of Premium

<i>Range of Premium</i> [\$ million]	1985		1990		1995		2000	
Flat Size (SA)	40 m ²	50 m ²						
Existing methodology	0.36 to 0.61	0.38 to 0.83	0.40 to 0.75	0.50 to 1.05	0.73 to 1.22	1.01 to 1.44	0.76 to 1.71	0.81 to 2.02
Option 1 “Loan only”	0.04 to 0.09	0.04 to 0.09	0.14 to 0.23	0.17 to 0.33	0.57 to 0.84	0.77 to 1.04	0.49 to 0.87	0.53 to 1.04
Option 2 “Loan plus interest at NGNL rate of each year”	0.16 to 0.32	0.16 to 0.33	0.37 to 0.63	0.46 to 0.91	1.14 to 1.67	1.54 to 2.07	0.71 to 1.27	0.77 to 1.52
Option 3 “Loan plus interest at NGNL rate of each year, plus 1.5% risk-adjusted factor”	0.16 to 0.33	0.17 to 0.33	0.38 to 0.64	0.46 to 0.91	1.15 to 1.68	1.55 to 2.09	0.72 to 1.29	0.78 to 1.53
Option 4 “ Loan plus interest at NGNL rate fixed at the year of purchase”	0.16 to 0.33	0.17 to 0.33	0.72 to 1.22	0.88 to 1.74	1.40 to 2.05	1.89 to 2.54	0.89 to 1.58	0.96 to 1.88
Option 5 “Loan plus interest at 2%”	0.07 to 0.14	0.07 to 0.15	0.21 to 0.36	0.26 to 0.51	0.78 to 1.15	1.05 to 1.42	0.61 to 1.09	0.66 to 1.29

Comparison of the Existing Methodology and the Possible Options for Calculating the Premium Payable under the New HOS

Existing methodology vs. the “loan only” approach (Option 1)

- For all but five cases (which were all selected flats sold in 2000 in Extended Urban district), the premium payable under Option 1 was less than that under the existing methodology.
- For the five cases paying more premium under Option 1 than the existing methodology, the current market value (i.e. as at 19 December 2011) of the flats was lower than the initial market value of the flats at the time of purchase (i.e. the market value of the flats had dropped over the years), thereby making the “loan” larger than the premium payable under the existing methodology.

Existing methodology vs “loan plus interest at NGNL rate each year” (Option 2) and “loan plus interest at NGNL rate of each year, plus 1.5% risk-adjusted factor” (Option 3)

- More than two thirds of all selected flats owners would pay less under Options 2 and 3 than the existing methodology.
- However, all of the selected flat owners of 1995 and about 20% of the selected flat owners of 2000 would have to pay more under Options 2 and 3 than the existing methodology, mainly because the market value of these flats was high at the time of purchase.

Existing methodology vs “loan plus interest at NGNL rate fixed at the year of purchase” (Option 4)

- About two-thirds of all selected flat owners would be paying more premium under Option 4 than the existing methodology. In particular, all of the selected flat owners of 1990 and 1995 and about two-thirds of the selected flat owners of 2000 would pay more.
- However, none of the selected flat owners of 1985 would pay more under Option 4 than the existing methodology. It was noteworthy that the discount rates for the 1985 flats were lower than the other flats (21 – 24% for the 1985 flats vs. 30 – 47% for the 1990, 1995 and 2000 flats), making the premium payable under the existing methodology lower than Option 4 for the flats of 1985.

Existing methodology vs “loan plus interest at 2%” (Option 5)

- As compared to the existing methodology, most (about 90% overall) of the selected flat owners pay less under Option 5, probably due to the low interest rate of 2% under Option 5.

“Loan only” (Option 1) vs “loan plus interest at NGNL rate each year” (Option 2)

- All owners would have to pay more premium under Option 2 when compared to Option 1, simply because an interest was charged on the “loan” under Option 2.

“Loan plus interest at NGNL rate each year” (Option 2) vs “loan plus interest at NGNL rate each year, plus 1.5% risk-adjusted factor” (Option 3)

- The difference in premium payable under Option 2 and Option 3 was small, since the amount of 1.5% of the “loan” was small as compared to the amount of the loan with the interest charged.

“Loan plus interest at NGNL rate each year” (Option 2) vs “loan plus interest at NGNL rate fixed at the year of purchase” (Option 4)

- For all of the selected flats, the premium payable under Option 4 was higher than that under Option 2.
- The level of premium to be paid for flats in a particular year under Option 4 hinged on the level of interest rate of the year of purchase. Option 2 which employed the NGNL rate each year seemed to have averaged out the different rates over the years and resulted in a lower level of premium payable than under Option 4.

“Loan plus interest at NGNL rate fixed at the year of purchase” (Option 4) vs “loan plus interest at 2%” (Option 5)

- All of the selected owners would pay more premium under Option 4, when compared to Option 5, since the interest rate under Option 5 was set at a low level of 2%.

Home Ownership Scheme and Tenants Purchase Scheme

List of relevant papers

Council/ Committee	Date of meeting	Paper
Housing Panel	22 October 2007	<p>Information paper on "Housing-related Initiatives in the 2007-08 Policy Agenda" provided by the Administration (LC Paper No. CB(1) 36/07-08(01)) http://www.legco.gov.hk/yr07-08/english/panels/hg/papers/hg1022cb1-36-1-e.pdf</p> <p>Minutes of special meeting (LC Paper No. CB(1) 507/07-08) http://www.legco.gov.hk/yr07-08/english/panels/hg/minutes/hg071022.pdf</p>
Housing Panel	7 January 2008	<p>Information paper on "Home Ownership Scheme and Tenants Purchase Scheme" provided by the Administration (LC Paper No. CB(1) 506/07-08(06)) http://www.legco.gov.hk/yr07-08/english/panels/hg/papers/hg0107cb1-506-6-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 1159/07-08) http://www.legco.gov.hk/yr07-08/english/panels/hg/minutes/hg080107.pdf</p>
Housing Panel	7 July 2008	<p>Information paper on "Home Ownership Scheme and Tenants Purchase Scheme" provided by the Administration (LC Paper No. CB(1) 2057/07-08(02)) http://www.legco.gov.hk/yr07-08/english/panels/hg/papers/hg0707cb1-2057-2-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 2319/07-08) http://www.legco.gov.hk/yr07-08/english/panels/hg/minutes/hg080707.pdf</p>

Council/ Committee	Date of meeting	Paper
Housing Panel	2 February 2009	<p>Information paper on "Relaunching of Home Ownership Scheme and Tenants Purchase Scheme" provided by the Administration (LC Paper No. CB(1) 669/08-09(03)) http://www.legco.gov.hk/yr08-09/english/panels/hg/papers/hg0202cb1-669-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 1071/08-09) http://www.legco.gov.hk/yr08-09/english/panels/hg/minutes/hg20090202.pdf</p>
Housing Panel	3 May 2010	<p>Information paper on "Relaunching of Home Ownership Scheme and Revitalization of the HOS Secondary Market" provided by the Administration (LC Paper No. CB(1) 1751/09-10(10)) http://www.legco.gov.hk/yr09-10/english/panels/hg/papers/hg0503cb1-1751-10-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 2377/09-10) http://www.legco.gov.hk/yr09-10/english/panels/hg/minutes/hg20100503.pdf</p>
Housing Panel	5 July 2010	<p>Information paper on "Public Consultation on Subsidizing Home Ownership" provided by the Administration (LC Paper No. CB(1) 2409/09-10(01)) http://www.legco.gov.hk/yr09-10/english/panels/hg/papers/hg0705cb1-2409-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 2872/09-10) http://www.legco.gov.hk/yr09-10/english/panels/hg/minutes/hg20100705.pdf</p>

Council/ Committee	Date of meeting	Paper
Housing Panel	22 October 2010	<p>Information paper on "Housing-related Initiatives in the 2010-11 Policy Agenda" provided by the Administration (LC Paper No. CB(1) 42/10-11(01)) http://www.legco.gov.hk/yr10-11/english/panels/hg/papers/hg1022cb1-42-1-e.pdf</p> <p>Minutes of special meeting (LC Paper No. CB(1) 605/10-11) http://www.legco.gov.hk/yr10-11/english/panels/hg/minutes/hg20101022.pdf</p>
Housing Panel	8 April 2011	<p>Information paper on "An Overview of the Existing Housing Policy" provided by the Administration (LC Paper No. CB(1) 1786/10-11(01)) http://www.legco.gov.hk/yr10-11/english/panels/hg/papers/hg0408cb1-1786-1-e.pdf</p> <p>Minutes of special meeting (LC Paper No. CB(1) 2843/10-11) http://www.legco.gov.hk/yr10-11/english/panels/hg/minutes/hg20110408.pdf</p>
Housing Panel	18 October 2011	<p>Information paper on "Housing-related Initiatives in the 2011-12 Policy Agenda" provided by the Administration (LC Paper No. CB(1) 40/11-12(01)) http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg1018cb1-40-1-e.pdf</p> <p>Minutes of special meeting (LC Paper No. CB(1) 458/11-12) http://www.legco.gov.hk/yr11-12/english/panels/hg/minutes/hg20111018.pdf</p>
Housing Panel	7 November 2011	<p>Information paper on "Housing-related Initiatives in the 2011-12 Policy Agenda" provided by the Administration (LC Paper No. CB(1) 40/11-12(01)) http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg1018cb1-40-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1) 698/11-12) http://www.legco.gov.hk/yr11-12/english/panels/hg/minutes/hg20111107.pdf</p>

Council/ Committee	Date of meeting	Paper
Housing Panel	4 January 2012	<p>Information paper on "My Home Purchase Plan" provided by the Administration (LC Paper No. CB(1) 699/11-12(03)) http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg0104cb1-699-3-e.pdf</p> <p>Paper on My Home Purchase Plan prepared by the Legislative Council Secretariat (updated background brief) (LC Paper No. CB(1) 699/11-12(04)) http://www.legco.gov.hk/yr11-12/english/panels/hg/papers/hg0104cb1-699-4-e.pdf</p>

Hyperlinks to relevant Council Questions:

Date	Council Questions
14 November 2007	<p>Council question raised by Hon LEE Wing-tat http://www.info.gov.hk/gia/general/200711/14/P200711140138.htm</p>
24 November 2010	<p>Council question raised by Hon Frederick Fung http://www.info.gov.hk/gia/general/201011/24/P201011240149.htm</p>
2 March 2011	<p>Council question raised by Hon Frederick Fung http://www.info.gov.hk/gia/general/201103/02/P201103020148.htm</p>
19 October 2011	<p>Council question raised by Hon LEE Wing-tat http://www.info.gov.hk/gia/general/201110/19/P201110190217.htm</p>
2 November 2011	<p>Council question raised by Hon LEE Wing-tat http://www.info.gov.hk/gia/general/201111/02/P201111020299.htm</p>
11 January 2012	<p>Council question raised by Hon WONG Kwok-kin http://www.info.gov.hk/gia/general/201201/11/P201201110253.htm</p>

Hyperlinks to relevant Motions:

Date	Motions
5 December 2007	Motion moved by Hon CHAN Kam-lam as amended by Hon LEE Wing-tat http://www.legco.gov.hk/yr07-08/english/counmtg/agenda/cmtg1205.htm#m_2 Progress report provided by the Administration http://www.legco.gov.hk/yr07-08/english/counmtg/motion/cm1205-m2-prpt-e.pdf
4 November 2009	Motion moved by Hon LEE Wing-tat as amended by Hon WONG Kwok-hing and Hon James TO http://www.legco.gov.hk/yr09-10/english/legco_rpt/legco_motion11052-e.pdf Progress report provided by the Administration http://www.legco.gov.hk/yr09-10/english/counmtg/motion/cm1104-m4-prpt-e.pdf
3 February 2010	Motion moved by Hon CHEUNG Kwok-che as amended by Dr Hon Joseph LEE, Hon IP Wai-ming, Hon KAM Nai-wai and Hon CHAN Hak-kan http://www.legco.gov.hk/yr09-10/english/legco_rpt/legco_motion02053-e.pdf Progress report provided by the Administration http://www.legco.gov.hk/yr09-10/english/counmtg/motion/cm0203-m5-prpt-e.pdf
17 March 2010	Motion moved by Hon Mrs Sophie LEUNG as amended by Hon Frederick FUNG, Hon CHEUNG Kwok-che and Hon Ronny TONG http://www.legco.gov.hk/yr09-10/english/legco_rpt/legco_motion03182-e.pdf Progress report provided by the Administration http://www.legco.gov.hk/yr09-10/english/counmtg/motion/cm0317-m17-prpt-e.pdf
10 November 2010	Motion moved by Hon LEE Wing-tat as amended by Hon Frederick FUNG, Hon CHAN Kam-lam and Hon Ronny TONG http://www.legco.gov.hk/yr10-11/english/legco_rpt/legco_motion11111-e.pdf Progress report provided by the Administration http://www.legco.gov.hk/yr10-11/english/counmtg/motion/cm1110-m3-prpt-e.pdf

Date	Motions
5 January 2011	<p>Motion moved by Hon WONG Shing-chi as amended by Hon CHAN Kam-lam http://www.legco.gov.hk/yr10-11/english/legco_rpt/legco_motion01071-e.pdf</p> <p>Progress report provided by the Administration http://www.legco.gov.hk/yr10-11/english/counmtg/motion/cm0105-m5-prpt-e.pdf</p>
4 May 2011	<p>Motion moved by Hon CHEUNG Hok-ming as amended by Hon Frederick FUNG, Hon LEE Wing-tat, Hon WONG Kwok-hing and Hon Paul CHAN http://www.legco.gov.hk/yr10-11/english/legco_rpt/legco_motion05061-e.pdf</p> <p>Progress report provided by the Administration http://www.legco.gov.hk/yr10-11/english/counmtg/motion/cm0504-m4-prpt-e.pdf</p>
6 July 2011	<p>Motion moved by Hon Alan LEONG as amended by Hon WONG Kwok-kin http://www.legco.gov.hk/yr10-11/english/legco_rpt/legco_motion07071-e.pdf</p> <p>Progress report provided by the Administration http://www.legco.gov.hk/yr10-11/english/counmtg/motion/cm0706-m2-prpt-e.pdf</p>